

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
February 19, 2019**

A meeting of the East Granby Planning & Zoning Commission was held on February 19, 2019. Members present when Chairman John Welsh called the meeting to order at 7:04 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Robert Ravens-Seger and with alternate members Daniel Velcofsky and Mark Ricketts.

PUBLIC HEARING

A. Chip Glanovsky – Special Permit Application #19-01/Brewery
17 Kripes Road (rec'd 1/08/19) (h/d 2/19/19) (d/d 4/09/19)

The legal notice was read.

Applicant, Chip Glanovsky, introduced others who were present who may be able to answer any questions from the Commission including his partner and the property owner. He thanked the Commission and Town staff for all their assistance with this project. He reviewed the indoor and outdoor site, including parking, room use and capacities. Sprinklers will be installed.

Gary Haynes reviewed his report and his recommendations for approval. There was discussion on hours of operation, parking, room capacities and food trucks. The Commission also reviewed entrances/exits for safety concerns, patio use and special events. The hours of operation were consistent with other breweries. It was noted that if bad weather occurred and the people on the patio came inside, they would not exceed the Fire Marshal recommended capacity for the space.

David McNally left at 7:25 p.m.

There was further questions on federal licensing (which has been delayed due to the shutdown), wholesale & retail sales and hours of operation for brewing.

No one spoke in favor. No one was opposed. There were no further comments or questions and the public hearing closed at 7:35 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None.

MINUTES

A motion was made by David Brassard & seconded by Robert Ravens-Seger to approve the minutes of 1/08/19 as submitted. Votes in favor were unanimous. Motion carried. (Thomas Derlinga & Mark Ricketts did not vote as they were not at the meeting.)

COMMUNICATIONS

The Commission received:

- Zoning Enforcement Report
- Board of Selectmen 8-24 request for the public buildings bonding project
- Revised Site Plan #19-02 by Caldwell Brothers for 72 Floydville Road
- Staff reports for Caldwell Application #19-02 and Glanovsky Brewery Application #19-01
- Special Permit Application #19-03 by Cumberland Farms for a gas station/convenience store

OLD BUSINESS

A. Zoning Enforcement Report – Mr. Haynes reviewed the report. Members commented on the progress with several of the issues and stated that they were “moving in the right direction”.

B. Planner Report - Administrative Site Plan Approvals: – Mr. Haynes briefly reviewed a shed addition at 72 Floydville Road and minor site plan revisions for 38 Russell Road for sidewalks/paving.

C. CRCOG Regional Meeting Report – Amanda Thompson reported on several of the strategies for the future but currently, there is no funding. This included a rail connection to Boston, a rail/bus connection from Windsor Locks to the Airport. There was also discussion on expansion of current tech industries and food truck regulations. Mr. Haynes offered to review what other Towns have in place for regulating the food truck industry. He also commented that it may conflict or hurt current food businesses in Town.

NEW BUSINESS

A. Chip Glanovsky – Special Permit Application #19-01/Brewery
17 Kripes Road (rec'd 1/08/19) (h/d 2/19/19) (d/d 4/09/19)

A motion was made by Thomas Derlinga and seconded by David Brassard to approve Special Permit Application #19-01 by Chip Glanovsky for a brewery at 17 Kripes Road subject to conditions set forth in a report by Town staff. Votes in favor were unanimous. Motion carried. (Daniel Velcofsky voted in place of David McNally who had left the meeting.).

Chairman Welsh wished the applicant well and noted that this will hopefully be a benefit to the community and bring more people to Town.

B. BOS 8-24 Request – Public buildings bonding work

Both John Welsh and Robert Ravens-Seger recused themselves on this request as they are members of the Board of Education. Amanda Thompson stepped in as acting Chair for this request.

Amanda Thompson reviewed the request and the scope of work. Mr. Haynes explained the State Statutes to the Commission that requires their comment on certain actions by the Town.

A motion was made by David Brassard and seconded by Daniel Velcofsky to approve the Board of Selectmen 8-24 request regarding the proposed resolution with respect to the planning, design, construction, reconstruction, replacement and improvements of various town building and school roofs; school hvac; school electrical upgrades; town roads and parking lots. Votes in favor were unanimous (5). Motion carried. (David McNally was not present. John Welsh & Robert Ravens-Seger recused themselves on this request).

C. Caldwell Brothers – Revised Site Plan – 72 Floydville Road
(#19-02) (rec'd 2/19/19) (d/d 4/09/19)

Jim Caldwell, applicant and owner at 72 Floydville Road explained that they had purchased an additional 75 feet of property and were looking to relocate sand & stone piles. Arborvitae and boulders would be used for screening. Stripped topsoil would be saved for future use and processed stone would be placed in the area.

Gary Haynes reviewed his report. The work was more than he could approve administratively. He recalculated the lot coverage to 58.25% which more than meets the regulations. There were questions on storm water run-off and the removal of the existing pine trees.

A motion was made by Mark Ricketts and seconded by Amanda Thompson to approve the Revised Site Plan Application #19-02 by Caldwell Brothers for property at 72 Floydville Road as presented. Votes in favor were unanimous. Motion carried. (Mark Ricketts voted in place of David McNally).

ADJOURNMENT

A motion was made by Thomas Derlinga and seconded by Robert Ravens-Seger to adjourn the meeting at 8:02 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant