

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
March 12, 2019**

A meeting of the East Granby Planning & Zoning Commission was held on March 12, 2019. Members present when Acting Chair Amanda Thompson called the meeting to order at 7:02 p.m. were David McNally, Thomas Derlinga, David Brassard, Robert Ravens-Seeger and with alternate members Daniel Velcofsky and Mark Ricketts.

PUBLIC HEARING

A. Cumberland Farms – Special Permit Application #19-03

62 Rainbow Road /Gas Station & Convenience Store
(rec'd 2/19/19) (h/d 3/12/19) (d/d 5/14/19)

The legal notice was read.

Joseph Williams with the firm of Shipman and & Goodwin, was present to represent the applicant. He introduced other members of the team:

Peter Yeskey - real estate developer for Cumberland Farms

Chris Tamula – project civil engineer

Jason Adams – traffic engineer

Mr. Williams gave a brief history of the company, discussed their standards, charitable works, and food offerings. He noted that they had contracted to lease property for a combined parcel of 1.25 acres. Zoning allows for this type of business. Currently there is a house and barns on the overgrown site. He displayed a color rendition of the proposed site plan. Revised plans have been submitted before the hearing as the building size was reduced by 900 sq. ft. He will display a photo simulation at the next hearing.

Wetlands approval is pending. That meeting is scheduled for 3/26/19. There is an access easement from Castro Properties. A letter from the owner, approving and supporting the application, was submitted as a part of the application. He reviewed the special permit considerations and noted that this proposal was suitable and compatible with the area and met all the criteria. A D.O.T. permit was still needed for the proposed ingress/egress onto a State highway. The site is not set up to fuel tractor trailer trucks. The company is geared toward passenger cars.

Chris Tamula, civil engineer, reviewed the application maps that had been prepared. He discussed the existing conditions, the demolition plan, and the proposed site plan. The site plan included a 4,384 sq. ft. building, a canopy with 4 islands/8 dispensers, dumpster location, tank locations, fencing, site lighting and grass areas.

He also reviewed E&S controls, utilities, landscaping and the designs for the building architecture and colors. The grading & drainage plan was reviewed. Comments had been

received by the Town Engineer regarding discharge. The applicant would defer to the Wetlands Commission on this issue.

Mr. Ricketts questioned whether the buildings could be reused/rebuilt elsewhere. Mr. Yeskey noted that the current plan is to relocate/re-use the barns but the house is not salvageable.

Jason Adams, traffic engineer, noted that a traffic impact study had been submitted with the application but distributed a revised version based on the reduced size of the building. He discussed his analysis of the site, traffic data collected and growth data projections which included future traffic from the approved residential developments on East Street. He determined that the additional volume from this site would not have a significant impact to the traffic lighted intersection. The additional traffic from the proposed development is at acceptable levels. Sight distances were reviewed. A D.O.T. encroachment permit would be needed. As proposed, the layout would provide for convenient, efficient and safe operations around the site and access to the roadway network.

Daniel Velcofsky requested the applicant comment on staff reports regarding the egress/ingress onto Route 20. Mr. Adams stated that multiple accesses onto Rainbow Road was better as it distributes the trips to multiple points. The design accommodates the site.

Mr. Haynes stated that the safety of the patrons was more important than the convenience. He discussed several potential risks for an increase in accidents. With traffic at peak volume hours and traffic speed, use of the lighted intersection is best. Mr. Haynes reiterated that for 250 feet, why increase the danger. He had distributed CRCOG crash data on fatalities to the Commission. He noted that this design barely meets the minimum standard. He read the Access Management portion of the Zoning Regulations which limits the number of driveways and gives the Commission more power and discretion. The applicant should read this section and take it into consideration.

Many members commented on the current dangers of a left turn out at existing businesses such as Dunkin Donuts and the Phillips 66 gas station. This situation would be the same. Amanda Thompson stated that she'd rather see a fender bender in the parking lot than a crash on Route 20. Most members of the Commission commented that the Route 20 access should be right turn in and out only. Mr. Adams reiterated that this was not an unsafe design and sightlines were good. The drivers have options.

There was also comments regarding tanker trucks and their turning radius which forces them to have to enter into other lanes to maneuver. Mr. Haynes requested the applicant submit information at the next meeting on the tanker delivery schedule. He also noted that the design of the building was excellent and fit into the Village Center Zone. He requested the applicant also look into the lighting proposed as it appeared to be "over-lit". Lights are full cut-off and not a nuisance but the candles appeared high. The norm is 30 ft. candles under the canopy and 15 ft. candles in the parking areas. This plan is at 69 candles.

Mr. Brassard noted that he frequents the Cumberland Farms in Bloomfield which is heavily used and has similar ingress and egress issues.

Mr. Williams stated he appreciated all the feedback and they would have further information for the next hearing. Mr. Haynes reviewed his staff report. The applicant is requesting two waivers concerning the parking setback and coverage. If the Commission considers the easements to be a part of the site, then the proposal meets the requirements. (i.e. coverage is at 64.7% but including the easement area the coverage is 58.5 %.). He noted that the signage met the regulations and other items within his report were discussed during the hearing. The Town Engineer is reviewing the wetland application.

No one spoke in favor. No one was opposed. For general comments resident Paul Oliva stated he was strongly against the egress/ingress on Route 20 as proposed. He stated it should be a right turn in or out only and both deceleration and acceleration lanes should be considered.

There were no further comments or questions and the public hearing portion of the meeting closed at 8:20 p.m. The hearing for Application #19-03 will be continued to the 4/09/19 meeting.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None.

MINUTES

A motion was made by David Brassard & seconded by Thomas Derlinga to approve the minutes of 2/19/19 as submitted. Votes in favor were unanimous. Motion carried. (Alternates Daniel Velcofsky & Mark Ricketts voted as John Welsh was absent and David McNally was not at the entire meeting last month.)

COMMUNICATIONS

The Commission received:

- Staff comments for Application # 19-03 for Cumberland Farms
- Revised Map Sheets & revised traffic data for Application #19-03
- Staff submittal of CRCOG crash data and Crash map for application #19-03

OLD BUSINESS

A. **Zoning Enforcement Report** – No report

B. **Planner Report** - Administrative Site Plan Approvals: None

C. **CRCOG Regional Meeting Report** – No CRCOG meetings have taken place since the last report. David Brassard will be attending the March 21st meeting.

NEW BUSINESS

A. **Cumberland Farms – Special Permit Application #19-03**

62 Rainbow Road /Gas Station & Convenience Store
(rec'd 2/19/19) (h/d 3/12/19) (d/d 5/14/19)

No action taken. The hearing has been continued to April 9, 2019.

ADJOURNMENT

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:24 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant