

**PLANNING & ZONING COMMISSION**  
**EAST GRANBY, CONNECTICUT**  
**MINUTES**  
**April 25, 2019**

A special meeting of the East Granby Planning & Zoning Commission was held on Thursday April 25, 2019. Members present when Chairman John Welsh called the meeting to order at 7:06 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, Robert Ravens-Seger and with alternates Daniel Velcofsky and Mark Ricketts.

**COMMUNICATIONS**

As the list applied to the current application, Mr. Welsh read it into the record.

The Commission received:

- IWC minutes for 3/26/19 & 4/03/19
- Revised maps (full set) dated 4/04/19, revised 10 sheets dated 4/22/19 for Application #19-03 by Cumberland Farms
- Comments from staff & the Town Engineer for Application #19-03 by Cumberland Farms both dated 4/24/19.
- 11'x17' full set revised copies for Application #19-03 distributed at the start of the meeting.
- Farmington River News
- A copy of the IWC approval letter was made a part of the record by the applicant during the public hearing.

John Welsh recused himself for the rest of the meeting. Amanda Thompson took over as Acting Chair. The applicant distributed 11'x17' copies of the complete revised set for the Commission.

**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 cont'd to 4/09/19 & 4/25/19) (d/d 6/11/19)

Attorney Joseph Williams, representing the applicant, noted that they have been working hard on the application. Maureen Slyveck was present to explain the map changes with regard to traffic flow and any questions with regard to the traffic study. Attorney Williams distributed a copy of the IWC approval letter. He also displayed a photo simulation of what the site would look like once complete from two different angles. He explained that they heard the Commission's and staff's concerns and have revised the plans. Staff reports dated 4/24 have been reviewed. A meeting was held with DOT regarding a median on Route 20. They were willing to install one but the DOT was an adamant "no" in that regard. They did as much as possible to revise the plan design to make left turns difficult to near impossible. The lighting at the canopy has been addressed to achieve the levels requested and other minor issues have been addressed.

Chris, Tymula, project civil engineer, focused his presentation on the major changes made since the last hearing. Based on conditions set forth by the IWC, staff & DOT, maps were revised on 4/04 and 4/22. The major changes included the lighting design, the drainage outlet and the driveway design for Route 20. The canopy lights were reduced from 69 to 30 candles and some light poles were added. The swale was revised and extra E&S controls were added. The design meets the storm standards as recommended by the Town Engineer.

Mr. Tymula explained that the Route 20 entrance was redesigned by increasing the size of the driveway island. The rumble strip was increased from 3" in height to 6" in height. Signage was added for "Do Not Enter" and "No Left Turn". A deceleration lane has been added. The applicant tried to listen to all comments, and they worked hard to meet all Town concerns.

Mr. Haynes requested that the "No Left Turn" sign should have "Do Not Enter" on the other side. That change was agreed too.

Maureen Slyveck, a professional traffic engineer, focused on the plan changes for traffic flow. She noted that the deceleration lane had plenty of room for stacking, a painted median would be added on Route 20 and cross hatching was added. The width of the deceleration lane was twenty (20) feet. Mr. Haynes stated his preference for a tapered painted pavement marking to prevent cars from "sitting there" to try and make a left turn. If tapered, a car would be unable to "sit and wait" there. He recommended modifying his condition that this issue be worked out with staff and DOT to reach an amenable solution.

Ms. Slyveck noted that the area of the traffic light has a low crash rate and the "right in/right out" reduces any conflicts. Amanda Thompson noted her preference for the raised median as there have been deadly crashes on Route 20 just north and south of this intersection. Could they revisit this issue? Unfortunately, the DOT was adamantly opposed. Ms. Slyveck explained that both fatal crashes were more than 4,000 feet away from this intersection – 200 feet would be the standard for concern. Mr. Haynes stated that he thought the DOT was being very short-sighted for future Town development on Route 20. Mr. Williams stated that they have done all they could and they have made vast improvements to the plan design.

Mr. Haynes reviewed his report. Items 2.3 & 2.4 were in regard to the waiver requests for the canopy overhang and side yard setback for parking. For reasons stated in his comments, he recommended approval of both waivers.

Item 3.3 with signage, he requested the detached sign be moved closer to the entrance drive. Mr. Yeskey explained that the sign would then not be on their property. There is a ground lease for that area but only in respect to pavement and landscaping. The lease is already filed. They'd be willing to have the conversation but it would not be in their control. Cumberland Farms prefers the detached sign be centered with the canopy. Mr. Haynes asked them to at least have the conversation and any change can be done administratively in the future. Therefore – Item 3.3 can be removed as a condition.

Item 3.5 recommended additional landscape trees as some had been removed from the original plan. Those were removed because of their location to the detention basin. New trees were added in another area. Therefore, Mr. Haynes recommended removal of this item as a condition of approval.

There was discussion on Item 3.6 with regards to obtaining an easement or purchasing land from the State of CT. This item was revised to removing “prior to a Building Permit being issued” to “prior to obtaining a Certificate of Occupancy”. Item 3.7 was revised to add “Do Not Enter” on the reverse of the “No Left Turn” sign at the Route 20 exit signage.

Under Item 4.2, there was discussion on revising the Route 20 pavement marking to make it more tapered to prevent it becoming a “safe area” for cars “to sit” if attempting to make illegal left turns. This change was agreed to by the applicant and the maps shall be revised to reflect the revision. The Town Engineer’s comments and conditions were briefly reviewed and agreed to by the applicant.

In conclusion, Attorney Williams stated that this development would be an asset to the Town and it satisfies all the special permit criteria.

No one spoke in favor. No one was opposed. There were no further comments. The Commission closed the public hearing and took a short recess at 8:12 p.m.

The special meeting resumed at 8:22 p.m.

### **OLD 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 cont’d to 4/09/19 & 4/25/19) (d/d 6/11/19)

Mr. McNally began to introduce a motion but was reminded that the waivers had to be voted on first, so he withdrew his motion.

Thomas Derlinga made a motion to approve the two (2) waiver requests by the applicant for the canopy overhang and the parking setback as recommended by staff. David McNally seconded.

Under discussion, Robert Ravens-Seger noted his reasons to be opposed to the application (including having a row of gas stations on Route 20, modest tax revenue for the Town, minimum wage jobs only and it not in conformance with the POCD) and therefore could not vote in favor of the waivers.

All in favor were five (McNally, Thompson, Derlinga, Velcofsky & Ricketts). One opposed (Ravens-Seger). Motion carried.

A motion was made by David McNally and seconded by Thomas Derlinga to approve Application #19-03 by Cumberland Farms for a gas station/convenience store at 62 Rainbow Road subject to conditions #1- 7 as set forth by the Town Engineer in a letter dated 4/24/19 and for conditions set forth by staff in a report dated 4/24/19 for #3.1, 3.4, 3.6, 3.7, & 4.2 as revised during the public hearing.

Amanda Thompson stated that the applicant did everything asked but she still had safety concerns without the median installed on Route 20. She referred to a point from the Special Permit considerations regarding suitable access and safety.

The votes in favor were four (McNally, Derlinga, Velcofsky & Ricketts. Two opposed (Thompson & Ravens-Seeger). Motion carried.

### **ADJOURNMENT**

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 8:35 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant