

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

A meeting of the East Granby Planning & Zoning Commission was held on June 25, 2019. Members present when Chairman John Welsh called the meeting to order at 7:03 p.m. were David McNally, Amanda Thompson, David Brassard, Robert Ravens-Seger and alternate member Daniel Velcofsky. Thomas Derlinga arrived at 7:04 p.m.

PUBLIC HEARING

The legal notice was read. It was noted item “B” Application #19-05 will be re-noticed and the hearing date has been rescheduled to July 9, 2019.

Thomas Derlinga arrived at 7:04 p.m.

A. Special Permit Application # 19-04 by Mike Grillo/Oversized In-Law Apt.
10 Washington Ridge Road (rec'd 5/14/19) (h/d 6/25/19) (d/d 7/09/19)

Mike Grillo, was present to represent the owner who was also in the audience and available to answer questions. Mr. Grillo explained that the owner wished to add on an in-law apartment for his in-laws which would be approximately 776 sq. ft. Due to medical reasons, two sleeping areas are needed. A two car garage was also to be added.

Mr. Haynes explained that the zoning regulations required a special permit if the in-law apartment exceeded 700 sq. ft. or was 2 bedroom. Approval has been received from the FVHD. The current system, which was installed 3 years ago, can accommodate 5 bedrooms. Mr. Haynes recommended approval in his report dated 6/25/19.

There were no further questions or comments and the hearing on this application closed.

B. Special Permit Application # 19-05 by Timothy Brignole/103 Hartford Avenue
Revisions for the winery/vineyard (rec'd 5/14/19)
(h/d 6/25/19 cont'd to 7/09/19) (d/d 8/13/19)

This item has been rescheduled to July 9, 2019.

C. Regulation Change Application # 19-06 by the Commission
Eliminate Professional Office Signs (rec'd 5/14/19) (h/d 6/25/19) (d/d 7/09/19)

Mr. Haynes explained that the Professional Office Zone had been eliminated and it was an oversight that the sign section was not also deleted at that time. There were no further questions or comments and the hearing on this application closed.

The public hearing portion of the meeting closed at 7:13 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None.

MINUTES

A motion was made by David McNally & seconded by Thomas Derlinga to approve the minutes of 5/14/19 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Copies of legal notices for ZBA meetings on 6/27/19 for 8 Old Hartford Avenue for an encroachment into the front yard for a porch and on 7/09/19 for 4 Russelton Avenue for an encroachment into the front yard for an addition.
- A letter from abutting neighbors – the Tobins – regarding Application #19-05 for the winery revised special permit at 103 Hartford Avenue
- Comments from staff for Application #19-04 by Mike Grillo for 10 Washington Ridge Road for an oversized in-law apartment
- A letter from Attorney Thomas Fahey, representing the applicant for Application #19-05, requesting a postponement of the public hearing to July 9, 2019.
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OLD BUSINESS

A. Zoning Enforcement Report – Mr. Haynes updated the Commission on the Pride gas station with an agreement reached and work on the retaining wall should commence soon.

B. Planner Report - Administrative Site Plan Approvals:

2 Conn South Drive /concrete pads & tanks

1 Turkey Hills Road – bank canopy

Mr. Haynes briefly reviewed these approvals as the changes were minor.

C. CRCOG Regional Meeting Report – No report as no one is available to attend the May 16th meeting.

D. Possible Future Regulation Changes

The proposals for discussion were to eliminate Medical Marijuana Dispensaries and Gas Stations from the regulations. Based on the last hearing for Cumberland Farms it was apparent that with 4 gas stations in town that there were enough of them. As to the MMD, the one approved is all set and not affected but Mr. Haynes explained that there was concerns with the State considering legalizing recreational marijuana and why the Commission should be proactive. There was a long discussion on this and most members agreed to proceed with the applications and the outcome will be determined by the public hearings. As with any regulation, these uses can be added back in with a future application if desired.

NEW BUSINESS

- A. Special Permit Application # 19-04 by Mike Grillo/Oversized In-Law Apt.
10 Washington Ridge Road (rec'd 5/14/19) (h/d 6/25/19) (d/d 7/09/19)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Special Permit Application #19-04 by Mike Grillo for an oversized in-law apartment for 10 Washington Ridge Road as presented. Votes in favor were unanimous. Motion carried.

- B. Special Permit Application # 19-05 by Timothy Brignole/103 Hartford Avenue
Revisions for the winery/vineyard (rec'd 5/14/19)
(h/d 6/25/19 cont'd to 7/09/19) (d/d 8/13/19)

This item has been rescheduled to July 9, 2019.

- C. Regulation Change Application # 19-06 by the Commission
Eliminate Professional Office Signs (rec'd 5/14/19) (h/d 6/25/19) (d/d 7/09/19)

A motion was made by Thomas Derlinga and seconded by Robert Ravens-Seger to approve the Commission's own Zoning Regulation Change Application #19-06 to delete the sign section for Professional Office. Votes in favor were unanimous. Motion carried. The effective date shall be 7/20/19.

ADJOURNMENT

A motion was made by David McNally and seconded by Amanda Thompson to adjourn the meeting at 7:45 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant