

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
March 9, 2021**

A meeting of the East Granby Planning & Zoning Commission was held via ZOOM on March 9, 2021. Members present when Chairman John Welsh called the meeting to order at 7:07 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, and with alternate members Katie Hastings and Mark Ricketts.

PUBLIC HEARING

The legal notice was read. Mr. Welsh stated that an email had been received regarding Special Permit Application #21-02 for 4 Copper Hill Terrace requesting the opening of the hearing be delayed to either the next meeting on 4/13/21 or possibly special meeting on 3/23/21.

**B. Arnold Bernstein – Re-subdivision Application (#21-01) 102 North Main Street
(rec'd 1/12/21) (h/d 3/09/21) (d/d 5/11/21)**

T.J. Barresi, Engineer & Surveyor for the applicant, gave an overview of the history of the property. The land currently consists of 62.43 acres which had been subdivided into 2 lots. A house currently exists on one of the lots that the owner is looking to re-subdivide for two additional lots. Mr. Barresi discussed wetlands issues, the conservation restrictions the shared driveway access road which would accommodate all four lots within the PRD Zone. F.V.H.D. approval had been received. He agreed with the recommendations from Mr. Haynes in his report dated 3/07/21 and would work with the Town for the installation of a dry hydrant. In response to a question, it was noted that the house addresses had been determined by the Fire Marshal.

Mr. Haynes reviewed his report and his recommended conditions of approval. There were questions regarding the conservation restrictions. There was no public comment. The public hearing closed on this application.

**A. School Street Square LLC Special Permit Application (#20-08)
Apartment/Retail Complex – 12/14 School Street
(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)**

Chris Alford, Civil Engineer for the project, displayed a revised landscape map. He stated he met with the abutting neighbors and revised the landscaping to include fencing, arborvitaes and Norway spruce to enhance the area. He also added a side walk between the buildings and the dumpster was relocated and screened with fencing & shrubs. He noted that he had reviewed Mr. Haynes' conditions of approval at the last meeting and had agreed with those recommendations.

The Commission had received a letter from the Schoolhouse Landing Homeowners' Association listing their outstanding concerns. Mr. Alford stated he had not received a copy. Mr. Haynes noted that lighting was questioned in that letter and he addressed the issue in his report noting full cut off fixtures will be installed and this will not affect the adjacent property. Many of the Association's other concerns in the letter were safety issues.

There was discussion regarding the sidewalk and “on street” parking. Mr. Haynes stated he had revised his comments to label the on street parking as in reserve for the future with an easement to the Town to install when the Town proceeds with a village center development. Mr. Haynes quickly reviewed his revised comments dated 3/07/21. Mr. McNally suggested additional lighting be added to the conditions of approval to the sidewalk area between the buildings.

Under public comments, many residents of Schoolhouse Landing were still strongly opposed to the development. They again cited major concerns for the size of the proposal, impact on home values, impact on Town services, privacy issues for the homes that abut the area, strong objections to the additional traffic on School Street, and child safety for school bus drop off. This development would create a major impact on the 60 homes from Schoolhouse Landing.

As to the screening issue, it was reiterated that part of problem was that a permanent 25 foot landscape buffer had been removed which had been located between some of the homes on Schoolhouse Landing and this proposal. The applicant is proposing to add that screening back.

Mr. Welsh requested notes be added to the plan that the parking lot was for parking only. Items such as basketball hoops, commercial vehicles, or unregistered motor vehicles would not be allowed.

The public hearing closed on this application.

C. J. Kirk MacNaughton - Special Permit Application (#21-02)
Fill @ 4 Copper Hill Terrace
(rec'd 2/09/21) (h/d 3/09/21 delayed to 3/23/21) (d/d 5/11/21)

The opening of this hearing was delayed at the request of the applicant.
The public hearing portion of the meeting closed at 8:23 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

A. Silverman Group – 130 acre parcel

Attorney T.J. Donohue, presented a similar handout as the last time they were before the Commission. He stated that there is a market for large distribution facilities. He noted that the Commission had commented on concerns for building scale, truck traffic, noise and aesthetics. The site is 143 acres and near an interstate and a regional hub.

He displayed a picture of a distribution facility more to the rear of the property and keeping the transitional zone to the front, adjacent to the town center. He discussed the increased tax revenues for the Town. Distances to the High School and residences, and the natural buffers that separate those uses. This type of development is necessary to justify the cost of developing this site. He discussed how they would mitigate impacts to the area, with landscaping, berms, traffic circulation/access roads and orienting sound and light away from the abutting properties. He was present to see if the Commission would be willing to continue the discussion and keep a dialog open. Mr. Welsh stated that the Commission is planning a land use workshop to revisit and review a few key areas and would get back to Mr. Donohue and the Silverman Group with an update.

B. William Wilson – East Granby Meadows & Bramble Bush Village

Mr. Wilson's Attorney, Amy Souchins, discussed the history of the two projects approved off East Street back in 2006. All statutory extensions have been exhausted. All the infrastructure has been installed. Mr. Wilson plans to resubmit for approval again but had concerns with the East Granby Meadows development which expires in 2023. The property had previously been zoned Elderly Housing. A zone change was approved to MFDR with the condition that 60% of the units be 2 bedroom and 40% be 3 bedroom with first floor master bedrooms in all units to keep the development within the "spirit" of elderly housing.

Due to the cost of construction, Mr. Wilson wished to modify the development and have all units be 3 bedroom and only 50% would have a first floor masters. Homes would be approximately 1650 sq. ft. If he could make this change, he would bring both developments in for re-approval. It was noted that the floor plans were approved as a part of the original application.

There was discussion on the history of the properties on East Street. Mr. Welsh stated he was receptive to some revisions but stated that "elderly/over 55" housing stock was something the Town lacked and needed. Many residents have had to move out of Town when time came to downsize or look for 1st floor living. With some creativity, any revisions could still be a successful development without being far off from what the Commission had previously envisioned. He suggested Mr. Wilson work with Mr. Haynes to come to a compromise that works for all.

MINUTES

A motion was made by David McNally and seconded by Thomas Derlinga to approve the minutes of 2/09/21 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- IWC Minutes for 2/08/21 & 3/03/21
- Commission's Zoning Regulation Change Application (#21-03) Yard Requirements
- Commission's Zoning Regulation Change Application (#21-04) Signs
- Revised Site Plan Application by Russell Road Associates (#21-05) for 38 Russell Road
- ZBA legal notices & minutes for 3 Jefferson Drive for a detached garage
- Special Permit Application #21-06 by John D'Agata for an accessory Apartment at 73 North Main Street
- 40% request for a detached garage at 3 Jefferson Drive
- Revised map for planting for Application #20-08 for 12/14 School Street
- FVHD comments for Bernstein subdivision- Application #21-01
- Staff comments for Application #20-08 12/14 School Street, #21-01 for Bernstein subdivision, #21-02 for 4 Copper Hill Terrace & 40% request for 3 Jefferson Drive.
- Town Engineer comments dated 3/09/21 for 4 Copper Hill Terrace
- An email from J. Kirk MacNaughton requesting a delay in the start of the public hearing for 4 Copper Hill Terrace.

OLD BUSINESS

A. Zoning Enforcement Report – Mr. Haynes reported Mr. Brignole has filed an appeal regarding the two cease & desist letters that were sent for the winery. Also a cease & desist was sent to 32 Rainbow Road for the parking of a trailer.

B. Planner Report - Planner Report

a. Administrative Site Plan Approvals – None.

C. CRCOG Regional Meeting Report (3/18/21) – No meetings to date

D. School Street Square LLC Special Permit Application (#20-08)

Apartment/Retail Complex – 12/14 School Street

(rec'd 12/08/20) (h/d 1/12/21 cont'd to 2/09/21) (d/d 4/13/21)

A motion was made by David McNally and seconded by Thomas Derlinga to approve Special Permit Application #20-08 by School Street Square LLC for a 36 unit apartment complex with retail offices at 12/14 School Street subject to the conditions set forth in revised staff comments dated 3/07/21 and with additional conditions noted during the public hearing.

There was discussion on development within the Town center and Mr. Welsh explained the confusion for the homeowners at Schoolhouse Landing with the type of development that was built. It is a Planned Unit Development. There are no individual lots. The land is owned by the Association. It was also noted that having more people within the Town Center will help support existing businesses as well as bring in new business. Mr. Ricketts questioned how the homeowners would know that his would devalue their homes. He was told that it was their assumption. It was also stated that with the current cost of construction, these apartments would be upscale with high rents.

Votes in favor were five (Welsh, Derlinga, McNally, Thompson & Ricketts). Opposed one (Hastings). Motion carried.

E. Arnold Bernstein – Re-subdivision Application (#21-01) 102 North Main Street

(rec'd 1/12/21) (h/d 3/09/21) (d/d 5/11/21)

A motion was made by Thomas Derlinga and seconded by David McNally to approve the Re-Subdivision Application #21-01 by Arnold Bernstein for an additional two building lots at 102 North Main Street subject to the conditions set forth in staff comments dated 3/07/21. Votes in favor were unanimous. Motion carried.

NEW BUSINESS

A. J. Kirk MacNaughton - Special Permit Application (#21-02)

Fill @ 4 Copper Hill Terrace

(rec'd 2/09/21) (h/d 3/09/21) (d/d 5/11/21)

No action taken. Public hearing delayed.

**B. Commission's Zoning Regulation Change (#21-03) Yard Requirements
(rec'd 3/09/21) (h/d 4/13/21)**

No action taken.

**C. Commission's Zoning Regulation Change (#21-04) Signs
(rec'd 3/09/21) (h/d 4/13/21)**

No action taken.

**D. Russell Road Associates (#21-05) Revised Site Plan/38 Russell Road
(rec'd 3/09/21) (d/d 5/11/21)**

No action taken.

**E. John D'Agata (#21-06) Special Permit/Accessory Apartment
73 North Main Street (rec'd 3/09/21)(h/d 4/13/21) (d/d 6/08/21)**

No action taken.

F. Kevin Claffey – 3 Jefferson Drive/40% rule request/detached garage

Mr. Haynes reviewed his report dated 3/07/21 noting that a ZBA variance had been granted, the abutting neighbor was not concerned and screening would be planted. The 40% maximum under the regulations would increase to 84.7%. He recommended approval.

A motion was made by Thomas Derlinga and seconded by David McNally to approve the 40% waiver request by Kevin Claffey for a detached garage as presented and subject to the conditions set forth in staff comments dated 3/07/21. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

Before adjournment, the Commission discussed when to open the public hearing for Application #21-02 for 4 Copper Hill Terrace. The Commission agreed to schedule a special meeting on 3/23/21 at 7 p.m. with an adjournment to a workshop.

A motion was made by Thomas Derlinga and seconded by David McNally to adjourn the meeting at 9:45 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant