

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
May 11, 2021**

A meeting of the East Granby Planning & Zoning Commission was held on May 11, 2021 via ZOOM. Members present when Chairman John Welsh called the meeting to order at 7:04 p.m. were David McNally, Amanda Thompson, David Brassard, Thomas Derlinga, Daniel Velcofsky and with alternate members Katie Hastings and Charlie Allen.

PUBLIC HEARING

The legal notice was read.

**A. William Wilson Revocable Trust – Revised Special Permit Application (#21-07
East Granby Meadows (rec'd 4/13/21) (h/d 5/11/21) (d/d 7/13/21)**

Amy Souchens, Attorney representing Mr. Wilson, gave a brief background of the previous approvals. She explained that Mr. Wilson was looking to amend the restriction on the number of bedrooms and allow all houses to be three (3) bedrooms. She discussed the current housing market and costs of construction. She also noted that they were looking to revise the duplex styles to allow for two (2) car garages instead of one (1) car garages. She noted that with the creation of the Commerce Park Transitional Zone, the Commission's recent approvals satisfied the two bedroom demographic and allowed for diversity in housing. She stated the market demands all three bedrooms.

The Commission reviewed the new housing styles submitted with the application. Mr. Haynes had concerns with the bonus room area as a possible 4th bedroom. There was discussion on this. Attorney Souchens reviewed the four (4) items from the original approval from 2009 that are a part of this application that Mr. Wilson is requesting be either deleted or revised.

Mr. Welsh reiterated the history of this parcel. He strongly saw this property as the last remaining piece for development that would appeal to "last time buyers". He understood the saturation of the market and the changes with "over 55" developments but he still wanted all the units to appeal to that age group and have 1st floor master bedrooms. Mr. Wilson already had the development to the north, "Bramble Bush" that had no restrictions and could appeal to anyone, including first time buyers.

Discussion continued on the plan designs, number of bedrooms, and the bonus areas. Mr. Haynes displayed the original models from the previous approval for comparison. The Commission did not have a concern with increasing the garages for the duplexes to two (2) car instead of one (1) car. Several liked the idea of allowing for some interior flexibility with the layout designs. The major sticking points were the number of units that were three (3) bedrooms and requiring all units to have 1st floor master bedrooms.

Mr. Haynes reviewed his staff comments. Under the original proposal, the number of three (3) bedroom units was limited to 40% with 60% at two (2) bedroom. He suggested that the duplexes remain two (2) bedroom and the remainder of the units be three (3) bedroom. This would change the percentages to 25% (2 bedroom) and 75% (3 bedroom). He noted that this was a reasonable compromise. He was trying for middle ground for the applicant and the Commission.

In response to a question from the Commission, Mr. Wilson stated that he planned to begin construction in the fall. The development was delayed due to housing market changes and health issues on his part. Mr. Allen agreed with Mr. Haynes suggestion to work out a compromise that would work for all.

There was further discussion on the bonus rooms and concerns for a 4th bedroom. Attorney Souchens noted that as this is a common ownership development, the limit of three (3) bedroom would be a part of the association documents to control that from happening. Mr. Wilson stated he did not want to deviate from what he was presenting.

Amanda Thompson agreed with the 1st floor master design to appeal to older people but she did not have a concern with the number of 3 bedrooms or the bonus space.

Attorney Souchens stated that they would need to evaluate the feasibility of 2 bedrooms with possibly a larger square footage, changes in layouts and designs with 1st floor masters. She requested the Commission continue the hearing to allow for time to do so. Everyone agreed that they would like to see this move forward and stated that the applicant and Mr. Haynes could work together to find a compromise that works for all.

There was no public comment. The Commission stated that they would continue the hearing to May 25, 2021.

The public hearing portion of the meeting closed at 8:25 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by Daniel Velcofsky and seconded by Thomas Derlinga to approve the minutes of 4/13//21 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Quarterly newsletter from the CT Federation of PZC Agencies
- A letter of withdrawal for Ross Express @ 38 Kripes Road
- ZBA minutes of 4/22 for the decision to uphold the truck parking enforcement order for the winery at 103 Hartford Avenue.
- A copy of the ZBA legal notice for a variance request for a shed for 12 Old Hartford Avenue
- Staff comments dated 5/11/21 for Special Permit Revision Application #21-07 by William H Wilson for East Granby Meadows.

- Staff comments dated 5/11/21 & an aerial photo for a PRD side yard request for a shed at 4 Tuckahoe Road by Michael Bilodeau.

OLD BUSINESS

A. Zoning Enforcement Report – No report.

B. Planner Report – Administrative Site Plan Approvals
None

C. CRCOG Regional Meeting Report (6/17/21) – Mr. Brassard offered to attend the next meeting in June.

NEW BUSINESS

A. William Wilson Revocable Trust – Revised Special Permit Application (#21-07 East Granby Meadows (rec'd 4/13/21) (h/d 5/11/21) (d/d 7/13/21)

The hearing on this application was continued to 5/25/21.

David McNally left the meeting at 8:27 p.m.

B. Michael Bilodeau - 4 Tuckahoe Road/PRD side yard request/shed

Mr. Bilodeau explained he wished to place a shed at the end of his driveway fifteen (15) feet from his property line. Mr. Haynes displayed an aerial photo which showed the existence of a Town ROW to Town land (mostly wetlands). Therefore, Mr. Bilodeau was actually forty (40) feet away from his neighbor's property and with the house location, the shed was approximately 100 feet away from the neighbor's house. The neighbor has submitted a letter that he had no issues with the proposal.

A motion was made by Amanda Thompson and seconded by Daniel Velcofsky to approve the request as submitted. The vote in favor were unanimous. Motion carried. (Charlie Allen voted in place of regular member David McNally).

ADJOURNMENT to Workshop

A motion was made by Thomas Derlinga and seconded by John Welsh to adjourn the meeting at 8:32 p.m. The votes in favor were unanimous. Motion carried. Mr. Welsh noted the workshop was cancelled and would take place at a future date.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant