ECONOMIC DEVELOPMENT COMMISSION

East Granby, Connecticut

Monday, December 22, 2025
5:30 pm Town Hall Meeting Room & Via ZOOM
Regular Meeting

MINUTES

1. **Call to Order:** 5:31 pm- present when Chairman David Iannucci called the meeting to order were: Glenn Zaugg , Alternate Eric Jones & Peter Ritter on ZOOM. Members absent: Tom Lally, Dan Barrett, Kerry Flaherty & Todd Zessin

2. Welcome to new member Eric Jones, he is part owner of Farmington Valley Plumbing in town.

3. **Minutes:** Chairman Iannucci tabled approving the minutes till the January meeting.

4. **Discussion with public:** N/A ~ no one here or on ZOOM

5. **Communications:** Economic Development Activities Report received from Robin Newton, Town Planner:
   - **CT Connectivity Grant** ~ completion of Town Hall Campus sidewalks;
   - **LOTCIP** ~ prelim design phase on School Street realignment and pedestrian improvement; We are at about 90% design for this project. A 90% review meeting occurred on December 18, 2025. Appraisals are underway.
   - **Small Business Passport Program**- The Town kicked off their 3rd year of promoting small businesses with their small business' passport program. This has been very popular with businesses and the community providing a way for newer residents to learn of all the local businesses in Town they did not know about. The final day to participate was Small Business Saturday in November.
   - **Various Land Use Applications:**

     a. Rainbow Road- Application for 2 warehouse buildings, 1-400,000 and 1-300,000 square feet with associated site improvements. The Planning and Zoning Commission approved this development on 11/17/25. Appeal is currently underway.

     b. 1 Gateway Boulevard- Application for a Special Permit and Site Plan Review for a proposed 11,031 square foot retail building to include a Tye A drive-thru establishment. Public Hearing will open in January.

     c. 60 South Main Street- Galasso Materials-Special Permit and Site Plan Approval for a quarry expansion at an existing facility. Approved on 12/9/25 -Special Permit and Site Plan Approval for a quarry expansion at existing facility.

   - **Projects Under Construction:**
     a. 12-14 School Street: Framing is taking place on this apartment complex.
     b. Bramble Bush: 52 Buildings have been given Certificate of Occupancy for the multi-family development.
     c. East Granby Meadows- This development of 48 single-family home rentals has started discussions for applying for building permits.

d. AdEmbroidery- Hartford Ave- is rebuilding their commercial space after being destroyed by fire.
e. 119 Rainbow Road- has a use permit pending to change for SFH to an office space.
f. Hartford Avenue- Chic & Antique opened their showroom and applied for a building permit to "manufacture" furniture at the same location.
g. 16 South Main Street- New Restaurant opened called Franks Place.

6. **Other Business:**

A. **Business Retention & Visitation:** Glenn Zaugg & Tom Lally will visit Frank's place
B. **Marketing ~ articles in LTT:** Chairman Iannucci requested we plan on an article in February's Talk Turkey
C. **Passport Program:** winners will picked at January BOS meeting
D. **New Business discussion**
E. **POCD meeting on Monday, January 5 @ 6:00 pm in the town hall meeting room.** Chairman Iannucci encouraged all members to atta=end. It will be focusing on Economic Development/Business input this meeting.

7. **Adjournment**: Peter Ritter made a motion to adjourn the meeting; Glenn Zaugg seconded the motion. Votes in favor were unanimous, meeting adjourned at 6:09 pm.

Respectfully submitted this 23rd day of December 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant