PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, January 13, 2026
Regular Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:07 pm, Members present when Chairman Tom Derlinga called to order: John Welsh, Austin Gelinas, Brian O'Connor, Bob Ravens-Seger, Alternates Patrick McKenney & Bill Hearn & Town Planner Robin Newton; Absent: David Brassard & Alternate: Joel Strong.

2. **Welcome New Members:** Chairman Derlinga welcomed new members: Bob Ravens-Seger, Bill Hearn & Patrick McKenney. Each introduced themselves and shared some background.

   Chairman Derlinga thanked Robin Newton for her time as the Town Planner, as this is her last meeting.

3. **Election of Officers**:

   - **Chairman:** Brian O'Connor made a motion to nominate John Welsh as Chairman, Tom Derlinga seconded the motion; Votes in favor were unanimous, motion carried.
     John Welsh made a motion to close nominations; Brian O'Connor seconded it. Votes in favor were unanimous, motion carried.
     Tom Derlinga made a motion to elect John Welsh as Chairman; Votes in favor were unanimous, motion carried.

   - **Vice Chairman:** Bob Ravens-Seger made a motion to nominate Brian O'Connor as Vice Chairman, John Welsh seconded the motion; Votes in favor were unanimous, motion carried.
     Bob Ravens-Seger made a motion to close nominations; John Welsh seconded it. Votes in favor were unanimous, motion carried.
     John Welsh made a motion to elect Brian O'Connor as Vice Chairman; Tom Derlinga seconded the motion. Votes in favor were unanimous, motion carried.

   - **Secretary:** John Welsh made a motion to nominate Tom Derlinga as Secretary; Brian O'Connor seconded the motion; Votes in favor were unanimous, motion carried.
     John Welsh made a motion to close nominations; Bob Ravens-Seger seconded it. Votes in favor were unanimous, motion carried.
     John Welsh made a motion to elect Tom Derlinga as Secretary; Brian O'Connor seconded the motion. Votes in favor were unanimous, motion carried.

   - **CRCOG Representative**: John Welsh made a motion to nominate Bob Ravens-Seger as the CRCOG Representative; Brian O'Connor seconded the motion; Votes in favor were unanimous, motion carried.
     John Welsh made a motion to close nominations; Brian O'Connor seconded it. Votes in favor were unanimous, motion carried.
     John Welsh made a motion to elect Bob Ravens-Seger as the CRCOG Representative Votes in favor were unanimous, motion carried.

- **CRCOG Alternate:** John Welsh made a motion to nominate Austin Gelinas as the Alternate CRCOG Representative; Tom Derlinga seconded the motion; Votes in favor were unanimous, motion carried.
  John Welsh made a motion to close nominations; Tom Derlinga seconded it. Votes in favor were unanimous, motion carried.
  John Welsh made a motion to elect Austin Gelinas as the Alternate CRCOG Representative; Votes in favor were unanimous, motion carried.

OFFICERS: Chairman ~ John Welsh
Vice Chairman ~ Brian O'Connor
Secretary ~ Tom Derlinga
CRCOG Representative ~ Bob Ravens-Seger
Alternate CRCOG Representative ~ Austin Gelinas

4. **Public Hearing:**
Chairman Welsh read the Legal Notice into record.

- **PZC#25-11**: Special Permit & Site plan review: Rainbow Development, LLC; 1 Gateway Blvd, construction of an 11,031 sq ft retail building to include a Type A drive-thru establishment.

Jay Ussery, JR Russo & Associates,LLC, representing the applicant, presented the application. Mr. Ursuli stated tonight's hearing is for consideration of Phase 1, the first building, of the project which in all would be a 5 building development. Phase 1 is for an 11,000 sq ft building with a Type A drive thru. The plans meet all the zoning regulations for frontage, lot size, setbacks, etc.
Mr. Ussery discussed the plans for size, location, lighting and landscaping. He shared that the Drive-thru specifications met all the requirements and would have a stacking lane of 300'; while town regulations only require 100'.
He stated that the applicant is working closely with the Town Engineer on the drainage report and that will be ready to present at the next meeting.

Commission members comments & questions included: timeline, which is tenant based; the width of the "escape" lane, sufficient in case of emergency; lighting, photometric plan clarification.

Scott Hesketh, FA Hesketh, presented the traffic study.

Commission members had concerns on traffic and safety concerns on turning in left or out left on Route 20.
OSTA (Office of State Traffic Administration) has received an application to consider signalization on Gateway Blvd/Route 20 intersection.

Matthew Wittmer, Colliers Engineering & Design, shared the architectural design; 6 tenant space building; including materials to be used and New England "Village" style aesthetic.

Additional commission members' comments, concern on the "side" drive-thru actually facing Route 20. Mr. Ussery shared that hedges & plantings would be used to block the line of cars, but low enough to show the building.

Chairman Welsh opened the hearing for public comment.

Several residents shared concerns about a fast-food drive thru causing traffic safety, pedestrian safety and waste pollution in the area. One resident applauded the design & concept; felt it was a nice development.

Bob Ravens-Seger made a motion to continue the Public Hearing to the next meeting on February 10, 2026 @ 7:00 pm in Town Hall meeting room; Brian O'Connor seconded the motion. Votes in favor were unanimous, motion carried.

5. **Public Comment on Non-Agenda Items:** Lisa Mendes, Crystal Drive, shared an email she sent: Regarding the Public Hearing PZC#25-12: Special Permit & Site plan review: Galasso Materials; 60 South Main Street; quarry expansion. I spoke about my concern that emissions from Galasso's asphalt processing plant caused terrible smells in town, as did another resident. I don't believe that specific aspect of discussion was highlighted in the minutes. The suggestion for a quarterly emissions report grew from that discussion. There was also discussion regarding how asphalt could potentially be a larger percentage of their business in the future which necessitates additional trucks entering the site with sand to complete the process.

6. **Minutes:** Tom Delinga made a motion to accept the minutes from December 9, 2025, as written; Chairman Welsh seconded the motion. Votes in favor were all, but Bob Ravens-Seger who abstained; motion carried.

7. **Communications:**
   - **A.** Zoning Enforcement Report: nothing to report
   - **B.** Planner Report : N/A

8. **Old Business:** N/A

9. **New Business:**
   - **Public Hearing: PZC#25-11**: to be continued next month

10. **Adjournment**: 8:55 pm, Tom Derlinga made a motion to adjourn the meeting, Brian O'Connor seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 15th day of January 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant