PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Tuesday, February 10, 2026
Regular Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:08 pm, Members present when Chairman John Welsh called to order: David Brassard, Tom Derlinga, Austin Gelinas, Brian O'Connor, Bob Ravens-Seger, Alternate Patrick McKenney & Town Planner Justin La Fountain; Absent: Alternates: Bill Hearn & Joel Strong.

2. **Public Hearing:**

   - **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. ~Applicant requested hearing to be extended to March 10, 2026; commission accepted.

3. **Welcome:** New Town Planner, from Goman & York, Justin La Fountain. Justin introduced himself and gave a brief history of his experience with several local municipalities and looks forward to working with the commission.

4. **Public Comment:** none

5. **Minutes:** Bob Ravens-Seger made a motion to accept the minutes from January 13, 2026, as written; Brian O'Connor seconded the motion. Votes in favor were all, motion carried. Brian O'Connor made a motion to accept the minutes from the Special Meeting on January 29, 2026, as written; Austin Gelinas seconded the motion. Votes in favor were all but Bob Ravens-Seger, who abstained; motion carried.

6. **Communications:**
   - **A.** Zoning Enforcement Report: Chairman Welsh read into record the legal notice for 2 Administrative Approvals; PZC#26-01- shed added at Senior Community Center & PZC#26-02 14-A Airport Park Rd, Fortify PT for change of use from business to assembly -3 and sign approval.
   - **B.** Planner Report : Chairman Welsh gave a brief summary of the transition memo received from former town planner, Robin Newton.

7. **Old Business:** none

8. **New Business:** Commission received PZC#26-03 ~ Zoning Regulations' text amendments; II.A.2 (pg 3) add inclusions; II.C.definitions (pgs 10 & 12) 2 additions; V.D.4.c (pg 50) remove warehouses in CPT zone. Application requires a referral from CRCOG, submitted 30 days prior to public hearing. Public Hearing scheduled for April 14, 2026.

9. **Adjournment**: 7:19 pm, Brian O'Connor made a motion to adjourn the meeting, Bob Ravens-Seger seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted this 11th day of February 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant