PLANNING AND ZONING COMMISSION
EAST GRANBY, CONNECTICUT

Tuesday, April 14, 2026
Regular Meeting
East Granby Town Hall Meeting Room
9 Center Street, East Granby
7:00 pm

MINUTES

1. **Call to Order :** 7:02 pm- Members present when Chairman John Welsh called meeting to order: Brian O'Connor, Tom Derlinga, Austin Gelinas, Bob Ravens-Seger, Alternates: Pat McKenney & Bill Hearn. Town Planner: Georgie Driver. Absent: David Brassard & alternate Joel Strong.

2. **Public Hearing:**
PZC#26-03 ~ Zoning Regulations' text amendments; II.A.2 (pg 3) add inclusions: prohibiting junkyards & penal institutions; II.C.definitions (pgs 10 & 12) 2 additions: junkyards & penal institutions; V.D.4.c (pg 50) remove warehouses in CPT zone.

Chairman John Welsh read the legal notice into record. He seated alternate Bill Hearn as a voting member tonight in the absence of David Brassard.

Town Planner Georgie Driver presented the application. She stated that the definition and prohibition of both junkyards and penal institutions are in alignment with our current POCD. She also explained that although we may prohibit penal institutions, the state & federal government has authority to override such a regulation if they so choose.
Ms. Driver stated that removing the warehouses from the Commerce Park Transition zone would not affect the current approval that was made in said zone. That approval is vested and will remain.
This amendment is also aligned with the current POCD.

Chairman Welsh asked for commission comments. Commissioner Tom Derlinga stated it is sad that no one sees an issue with changing this warehouse regulation while in the middle of an application for one.
Town Planner Georgie Driver stated again that the prior approval is vested, and they can continue to go forward with the development per state statute CGS § 8-2h: zoning applications are protected if passed prior to a change in regulations.
Commission members reviewed the location of the zones on the zoning map and further discussed the difference in commercial and industrial intensity as the zones progress from Commerce Park-A to Commerce Park-B to Commerce Park Transition to Village Center.

Chairman Welsh opened the floor for public comment. Several residents commented that removing warehouses is a good idea and in line with the transition zone being the pathway to the Village Center. Points were made about the noise, the traffic and dangerous area of Route 20 from the airport to & from the center. One resident spoke against the warehouse amendment and felt removing this regulation is not a good message to developers. He also stated removing multi-family developments would be a more prudent amendment considering the strain on our school system.

Chairman Welsh closed the public hearing at 7:36 pm.

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3. **Public Comment on Non-Agenda Items :** none

4. **Minutes:** Tom Derlinga made a motion to approve the minutes from March 10, 2026; Bob Ravens-Seger seconded the motion; Votes in favor were all, except Austin Gelinas abstained; motion carried

5. **Communications:**
   - **A. Zoning Enforcement Report** ~ nothing to report
   - **B.** Brian O'Connor read the two CRCOG referrals re: the text amendments, into record.
   - **C. Planner Report:** Georgie Driver suggested at meetings going forward; have the public hearing, closing and moving on to actions all together under one order of business. It would be easier to record and more business friendly not to tie up an applicant and their legal council any longer than necessary.

     Georgie also requested the opportunity to edit and update the Commission's applications to make them easier to understand; more user-friendly. Commission agreed.
   - **D. CRCOG Meeting ~** Austin Gelinas stated meetings are quarterly, therefore nothing to report tonight.

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

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7. **New Business:** Brian O'Connor made a motion to vote on Planning & Zoning Commission application **PZC#26-03** ~ Zoning Regulations' text amendments; II.A.2 (pg 3) add inclusions (prohibiting penal institutions and junk yards); II.C.definitions (pgs 10 & 12) 2 additions (penal institutions and junk yards); V.D.4.c (pg 50) remove warehouses in CPT zone. The application is in alignment with the current POCD and will become effective May 4, 2026;
Bob Ravens-Seger seconded the motion;

Votes in favor were: Chairman John Welsh, Brian O'Connor, Bob Ravens-Seger, Austin Gelinas and Bill Hearn.
Opposed: none
Abstained: Tom Derlinga
Motion passed.

Receipt of PZC#26-04: Application for a text amendment to amend Section 3.06.1.c of the East Granby Subdivision Regulations; Kirk MacNaughton, Applicant; Carl Landolina, Representative

8. **Adjournment:** Tom Derlinga made a motion to adjourn; Chairman Welsh seconded the motion, votes in favor were unanimous.
   Meeting adjourned at 7:47 pm.

Respectfully submitted this 15th day of April 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant