

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Monday, March 3, 2025
Plan of Conservation and Development Meeting
Regular-Hybrid Meeting
6:00 pm

MINUTES

1. **Call to Order:** 6:05 pm ~ Chairman Tom Derlinga called the meeting to order, those in attendance: Jay Tran, John Welsh, alternates Ryan Rea & Austin Gelinias, Town Planner Robin Newton, on ZOOM from Tyche: Jeremy DeCarli & Johnneil Clarke. Absent: David Brassard, Brian O'Connor, Todd Zessin & alternate Brian Kleinman
2. **Minutes:** John Welsh made a motion to approve the minutes from February 3, 2025, Chairman Derlinga seconded it, votes in favor were unanimous, motion carried.
3. **POCD:**
 - a. **2016 Goals & Policies:**

Jeremy DeCarli began the meeting stating our goal tonight is to review the document Robin shared reviewing Goals & Policies from the 2016 POCD and decide what changes we would like to implement, what goals have been met and what we may want to add. Page numbers in parentheses from current POCD.

 1. **Goal: EG natural features are an invaluable resource & help define the character of the town, therefore should be identified & protected (p.10)**

Most of these policies have been incorporated. Subdivision regs can be built on for open space, density bonuses, cluster development to enhance open space; community wells; protecting environment & natural resources; review regs and update regarding stormwater guidelines 2024. Important to protect connectivity to current natural resources and open spaces. Also in subdivision regs it's important to adjust the language from "may" to "shall", "may" infers a suggestion.
 2. **Goal: Improve & maintain Water quality (p. 14)**

Where Monrovia was there will be a solar farm They are taking steps to better stabilize the soil by planting grass under where the panels will be, less erosion, less possibility of run off into Salmon Brook and other water sources. The Conservation Commission can suggest areas along Salmon Brook for proper buffers before the water gets to the brook. Austin questioned some of the vegetation near the water and if we can suggest more native species and less invasive options.
 3. **Goal: Protect Water Supply & Increase Water Conservation Efforts (p.14-15)**

The quarry continues to monitor the water supply there. The town would have to petition MDC to consider expanding into certain areas. John Welsh asked about an update on

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

Aquifer? Would be a good idea to have an update, has not been done in probably 15 years.

4. Goal: Reduce Nonpoint Source Pollution (p. 15-16)

This is a goal for Conservation Commission to do a public outreach and take the lead on this.

5. Goal: Maintain open space & preserve areas for recreation; develop & maintain adequate recreational facilities for EG's growing population (p. 18-20)

Again, this is a goal to maintain through our subdivision regulations. There is an Open Space account in town. It's a good idea to consider budgeting in contributions to the account yearly so if and when a parcel became available there would be funds to purchase for recreational, natural resources or historic sites.

We will have an Open Space piece that will be interactive looking at maps at future workshops.

6. Goal: Encourage Preservation of Farmland (p. 22)

EG does have quite a bit of farmland. P.A. 490 program is a tax incentive piece to encourage landowner not to develop their land. We need to get a list from the Assessors' office of properties that are part of the P.A. 490 program. Acreage for this program varies dependent on municipalities, generally 25 acres.

7. Goal: Preserve Cultural & Historic sites (p. 25)

Would be nice to have an inventory of historic sites. Should contact the Historical Society for this, they have a detailed list of town historical sites. Newgate Copper Mine being a prominent one in town. Consult the regulations on the historic piece.

8. Goal: Increase Housing variety & affordability to serve changing demographics (p. 28)

We have updated the regulations for Village Center and CPT zones, increasing density. School Street & Nicholson Road will have apartments built. We feel we have checked this box on promoting housing.

9. Goals & Policies: Creating a Viable Village Center Zone (p. 34-35)

This goal has been met with more projects in the works. Sidewalks in the town center, School Street road configuration, etc. Successful Farmer's Market yearly.

10. Public Facility Goals & Policies (p. 36-37)

Acquire land next to existing facilities as we grow; continue to support & improve facilities at EG Farms, Granbrook Park & Cowles Park to meet local recreation needs- need some updates. The dedicated Senior Center has been established. Should do a study on the status of the aging sewer infrastructure in Bradley Park Road area and other aging areas-stormwater interconnected becomes an issue. Leave in the plans as a long term goal to work with MDC re: extending sewer & water service to highly concentrated areas (Spoonville Rd)

11. Public Utility Infrastructure Goals & Policies (p. 38-39)

Much of this septic and sewer management is part of FVHD

PLANNING AND ZONING COMMISSION

EAST GRANBY, CONNECTICUT

12. Vehicular Transportation Goals & Policies (p. 40)

This section applies mainly to subdivisions, can considering removing altogether.

13. Other Transportation Goals & Policies (p. 41)

Walkways in Village Center, encouraging transit services when it serves the needs of a largest employment area (Commerce Park area); connecting walkways and bike paths within road rights of way: All relevant goals.

b. Link for the Website: [EG POCD | Tyche Planning Social Pinpoint](https://tyche.mysocialpinpoint.com/eg-pocd)

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Will keep the website updated with notes.

Next meeting we will finish the last few goals & policies and further discuss next steps.

4. **Adjournment:** 7:35 pm Jay Tran made a motion to adjourn the meeting, Chairman Derlinga seconded the motion, votes in favor were unanimous, motion carried.

Respectfully Submitted,

Michele Leadbeater

East Granby Building & Land Use Administrative Assistant