

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
APRIL 26, 2016  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Jonathan Boardman, Margaret Chapple, Charles Kraiza, Mark Lockwood and James Sansone. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

**Public session:** There was no public comment.

**Minutes:** The minutes of April 12, 2016 were received.

**ON A MOTION** by Mark Lockwood, seconded by Charles Kraiza, the Commission voted (2-0-4) to approve the minutes of April 12, 2016. Jonathan Boardman, Margaret Chapple, Paula Johnson and James Sansone abstained.

**Public hearings:**

The continuation of an application seeking a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 114 East Street, File Z-2-16 resumed at 7:03 p.m. Gary Melnysyn, owner discussed the proposed construction of a barn/garage containing 936 square feet (26x36) and located 22 feet from the East Street front property line. The barn/garage will be residential barn style of wood construction, larger windows, 2 barn doors, storage above and designed to blend with the existing home and overall environment of the area. The outside lighting will be motion detected. The Zoning Board of Appeals approved a front yard variance of 28 feet on March 15, 2016. There was no public comment. The public hearing closed at 7:07 p.m.

The public hearing for an application seeking a Special Permit to construct a garage in excess of 1,000 square feet for property located at 239 Salmon Brook Street, File Z-3-16 opened at 7:08 p.m. William and Nancy Ross presented detailed packets to the Commission illustrating the construction and design of the proposed 1,224 square foot (36x34) barn/garage with a 12 foot attached lean-to. Mr. Ross noted that the building will be used to park their cars and for storage of equipment. The building will be placed in an aesthetically pleasing and functional location behind their historic home, avoiding the need to remove mature trees that contribute to the landscape architecture of the property. The building is designed to be consistent with the existing driveway and with the side yards of other outbuilding/garages in the neighborhood. The barn/garage is designed to blend with the existing home and neighborhood. It will be 1½ stories and of post and beam construction. The outside lighting will be motion detected lights. The Zoning Board of Appeals approved a side yard variance of 28 feet on April 19, 2016. Mark Lockwood commented that the design was very attractive and that the building would complement the neighborhood. Chairwoman Johnson complimented the applicant on the very detailed and beautifully illustrated packets they presented. There was no public comment. The public hearing closed at 7:20 p.m.

**Receive Application:**

The Commission received an application seeking a Special Permit to sell alcoholic beverages per Section 8.3 of the Zoning Regulations for a restaurant at 9 Mill Pond Drive. The public hearing is scheduled for May 10, 2016.

**Board of Selectmen referral seeking recommendation on:**

- State DOT proposed Major Intersection Improvements on Route 10/US 202 (Salmon Brook Street) at Route 20/189 (North Granby Road/East Granby Road) and at Route 189 (Hartford Avenue)
- State DOT proposed Intersection Improvements at Route 10, East Street and Notch Road, plan for a roundabout.

Fran reviewed the above improvements, proposed by the State Department of Transportation. He explained that public information hearings were held on March 16 and 23, 2016. He briefly discussed the need for these improvements and noted that these projects will not move forward without the endorsement of the Granby Board of Selectmen. The Board of Selectmen requests a recommendation on the proposals from the Planning and Zoning Commission. Mark Lockwood encouraged the endorsement from the Commission.

**ON A MOTION** by Mark Lockwood, seconded by Jonathan Boardman, the Commission voted (6-0-0) to recommend that the Board of Selectmen authorize and encourage the State DOT to move forward with the following projects:

- Major Intersection Improvements on Route 10/US 202 (Salmon Brook Street) at Route 20/189 (North Granby Road)/East Granby Road) and at Route 189 (Hartford Avenue)
- Intersection Improvements at Route 10, East Street and Notch Road, plan for a roundabout.

**Staff Reports and Correspondence:**

Fran noted the apartments on Mill Pond Drive are under construction and completion is scheduled for the fall and will help to support the new restaurant. He also commented on the sidewalks along Salmon Brook Street and replanting of trees. He also noted the need for a change to the Zoning Regulations concerning linear dimensions and Tire King went out of business and the building is for sale.

**Commission discussion of items of interest or concern:**

Mark Lockwood commented on the landscaping along Salmon Brook Street for property located at 566 Salmon Brook Street, owned by JRL Construction and the need to replant. Fran commented that he recently discussed that matter with the property owner and that the owner said that new plants will be installed this spring.

**Consideration of an application seeking a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 114 East Street, File Z-2-16:**

**ON A MOTION** by Margaret Chapple, seconded by Charles Kraiza, the Commission voted (6-0-0) to approve an application for a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 114 East Street, File Z-2-16.

**Consideration of an application seeking a Special Permit to construct a garage in excess of 1,000 square feet for property located at 239 Salmon Brook Street, File Z-3-16.**

**ON A MOTION** by Mark Lockwood, seconded by Jonathan Boardman, the Commission voted (6-0-0) to approve an application for a Special Permit to construct a garage in excess of 1,000 square feet for property at 239 Salmon Brook Street, File Z-3-16.

Chairwoman Johnson noted that Brian Rodger was in attendance and that he was the new Drummer correspondent.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary