

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JANUARY 12, 2016
MINUTES**

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

The meeting opened at 7:00 p.m.

Chairwoman Johnson noted a request to add an item to the agenda. The owner of property at 103 Petersen Road is seeking a 90-day extension for the filing of the mylar copy of the subdivision plan.

ON A MOTION by Mark Lockwood, seconded by Jonathan Boardman, the Commission approved (7-0) a request to add to the agenda the consideration of a 90-day extension for the filing of the Mylar copy of the subdivision plan which creates an additional lot for property at 103 Petersen Road.

Public session: There was no public comment.

Minutes: The minutes of December 8, 2015 were received.

ON A MOTION by Margaret Chapple, seconded by James Sansone, the Commission voted (6-0-1) to approve the minutes of December 8, 2015. Christine Chinni abstained.

Public Hearings:

The public hearing for an application seeking a Special Permit to allow a Customary Home Occupation within an enclosed accessory building, as provided in Section 8.8.1 for property located at 80 Canal Road, File Z-18-15 opened at 7:02 p.m. Richard Santasiere, owner of 80 Canal Road, noted that the property contains a 2-family home and separate garage. Mr. Santasiere does not reside at this location but would like to use the finished upper level garage space as a home office for his real estate business. Mr. Santasiere noted he also owns 84 Canal Road. He commented that this office would be preferable to his current home office. It was noted that the driveway that provides access to the garage encroaches onto the neighboring property to the north. Mr. Santasiere stated it has been that way for many years and was that way when he purchased the property. He has been in communication with the abutting owner. The Commission members expressed concern about approving a home occupation for a person who does not live on the property and noted that the regulations do not specifically state that this is allowed. Other thoughts expressed were in regard to the access, lighting, signage and commercial use in a residential zone. An abutting neighbor opposed the application because of increased traffic, lighting and access. The Commission members briefly discussed allowable uses that a property owner, who did not live on the property, might normally do without benefit of a permit. The public hearing closed at 7:16 p.m.

Discussion of Gatehouse Road:

Fran reviewed the status and completion of the Gate House Road development. JR Beaudry, Builder, is requesting the Town accept Gate House Road as a Town Road. The process of acceptance begins with a recommendation by the Planning and Zoning Commission to the Board of Selectmen. Kevin Clark, Town Engineer expressed concern with the length of time storm water remains in the retention pond. Mr. Clark proposes that a \$15,000 cash bond be held by the Town until the retention pond issue is addressed. Gatehouse LLC has agreed to accept the terms and conditions of the Granby Town Engineer and agrees that work will be completed by May 30, 2016. Granby Board of Selectmen approval is required for Road acceptance

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted (7-0) to recommend to the Board of Selectmen the acceptance of Gatehouse Road per the conditions and approval of the Town Engineer.

Discussion of 103 Petersen Road:

The Commission held a brief discussion concerning the 90-day extension for the filing of the Mylar copy.

ON A MOTION by Mark Lockwood, seconded Jonathan Boardman, the Commission voted (7-0) to approve a 90-day extension for the filing of the Mylar copy of the subdivision plan which creates an additional lot for property at 103 Petersen Road. This motion allows the mylar copy of the maps to be filed no later than May 3, 2016.

Staff Reports and Correspondence:

Fran briefly commented on the Greenway Apartments construction starting as soon as the weather allows, Anytime Fitness, Middle School Generator, Plan of Conservation and Development, Housing Rehab, Granby Center redesign and progress for the Roundabout located at the intersection of Salmon Brook Street, East Street and Notch Road.

Commission discussion of items of interest or concern: There was no discussion.

Consideration of the above applications, where the Commission has concluded the public hearing:

The Commission held a discussion concerning the application seeking a Special Permit to allow a Customary Home Occupation within an enclosed accessory building.

ON A MOTION by James Sansone, seconded by Mark Lockwood, the Commission voted (5-2) to deny the application seeking a Special Permit to allow a Customary Home Occupation within an enclosed accessory building as provided in Section 8.8.1 for property located at 80 Canal Road, File Z-18-15, as the members found that the application was not in compliance with Section 8.8 of the Zoning Regulations.

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Paula Johnson, Margaret Chapple, Christine Chinni, James Sansone, Mark Lockwood voted to approve the motion to deny. Jonathan Boardman, Charles Kraiza opposed the motion.

The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary