

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MARCH 22, 2016
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, Eric Myers and James Sansone. Also present, Francis Armentano, Director of Community.

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

Minutes: The minutes of February 9, 2016 were received.

ON A MOTION by Eric Lukingbeal, seconded by James Sansone, the Commission voted (5-0-2) to approve the minutes of February 9, 2016. Margaret Chapple and Charles Kraiza abstained.

Discussion of Small Cities Application:

Fran reported that the Town is working on a Small Cities Application seeking funding for improvements to the Salmon Brook Housing Development at 278 Salmon Brook Street. This Housing Development is comprised of 32 housing units in 3 buildings. These apartments are ideally located within the Granby Center where the residents have easy access to the Center businesses, including many medical offices, pharmacies, food stores and more. These units are also in close proximity to the Granby Municipal Complex which includes the Granby Senior Center. The apartments are income-restricted and affordable apartments and have provided a needed benefit to the tenants for over 25 years. They are currently in need of various updates. The State funded grant would allow for ADA upgrades, tub cuts, replacement of intercoms and door locksets, reconstruction of existing sidewalks, paving and installation of ADA curb cuts, code compliant fire alarm system including panel replacement, heat/smoke detectors in each unit, heat pumps, ADA compliant automatic doors and insulation. Letters of support have been received from the Zoning Enforcement Officer, Visiting Nurses, Development Commission, Fire Marshall, Senior Center, CRCOG and others. The Board of Selectmen has adopted a resolution in support of the application.

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted (7-0-0) to prepare a letter in support of the Small Cities Application grant application.

Pre-application discussion of property at 8 East Granby Road:

Fran noted that the new buyer of property at 8 East Granby Road could not attend the meeting but he asked that the Commission be informed of his desire to use the subject property as a "Gift Store, European style wine bar and café with outside rock garden seating". He asked for any thoughts or suggestions that the Commission may have on the matter. The Commission explained that the specific development site needed to be properly prepared in accordance with the regulations. Fran spoke of the need to coordinate the proposed relocation of the driveway with the specific design of the parking lot. He also discussed buffering and drainage.

The Commission's members support for the preservation of the historic home appeared to be unanimous. The home is an integral part of the Salmon Brook Historic District. The Commission generally supported the commercial use of the property, as proposed, but noted their desire to see the black walnut and other beautiful trees on the property preserved. Also discussed was the need for buffering between properties and the entrance and exiting of vehicles onto East Granby Road. Overall the Commission noted that the concept is in line with the vision of the Center.

Receive application:

The Commission received 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. The public hearing is scheduled for April 12, 2016.

Staff Reports and Correspondence:

Fran reviewed the history of the property located at 257 North Granby Road. He also commented on the presentation of the Center design by the State Department of Transportation and the next meeting concerning the roundabout at the intersection of Notch Road/ East Street and Salmon Brook Street.

Commission discussion of items of interest or concern:

Fran noted the site work has been started for the Greenway Apartments located at 24 Mill Pond Drive. The developer is accepting applications from those who wish to rent an apartment. He also noted a new restaurant located on Mill Pond Drive.

Kurt Craver, 10 Hungary Road, inquired about the proposed changes to 8 East Granby Road by the new owner.

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary