

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

Present: Eric Lukingbeal, Acting Chairman, Mark Lockwood, Charles Kraiza, and Eric Myers
Also present was William Volovski, Building Official/ZEO

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

Minutes: The minutes of March 22, 2016 were reviewed. M. Lockwood stated that in the motion section of the approval of the minutes of February 9, 2016 it was he who abstained, not Charles Kraiza.

ON A MOTION by C. Kraiza, seconded by E. Myers, the Commission voted (4-0-0) to approve the minutes of March 22, 2016 with the noted correction.

Public Hearing:

The public hearing for an application seeking a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 114 East Street opened at 7:04 p.m. The applicants were not in attendance and the Commission agreed to continue this matter to the April 26th meeting.

Pre-application discussion of property at 174 Canton Road, regarding a Special Permit Request for a Residential Landscaping Business.

Shaun Levesque, owner of LandTek Landscaping and Construction appeared to discuss use of property at 174 Canton Road. The property is currently on the market and he is considering buying it, if he could use the seven acre parcel for his residential landscaping business, per Section 8.24 of the Zoning Regulations. He provided a handout of his objectives and intentions which included drawings of the property. He explained the topography of the lot, noted how he would create berms with plantings as screening to diffuse sounds, explained his fleet of trucks, trailers and equipment, and noted he expects to store mulch and stone on the premises. He stated the Tennyson Road parcels that abut this property look up a 30 foot hill in their backyard. The Munnisunk Road parcels (in Simsbury) have an empty lot and some houses. The plantings in the berm would help as a sound barrier and keep dust, etc. out of the neighbor's yards, as well as to buffer the sight of equipment. The landscaping business portion is proposed to use about 1 ½ - 2 acres of the parcel. There is a barn there presently, that he would like to repair and add on to so he could use it for the business. He hopes to use a portion of the lot for farm animals and gardening. He has considered hours of operation to be 7 a.m. to 6 p.m., Monday thru Friday. The Commission suggested that, should he make an application, he might want to include Saturday hours from 8 a.m. to 3 p.m. as well. With regard to using his equipment on the premises, Mr. Levesque stated he would be willing to disconnect the backup beepers on some equipment in an effort to be courteous to the neighbors. No-one from the public would be coming and going from the property to make purchases. The Commission encouraged Mr. Levesque to contact neighbors and talk with them about his possible purchase of the property and his plans for the use of it. Also, he was encouraged to read through Section 8.2 of the Planning and Zoning Regulations. If an application for this proposal is made, the Commission would probably plan to walk the property. Detailed specifications and plans to scale would be necessary to be submitted with an application. If approved, it would most likely have some conditions of approval attached.

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:

Acting Chairman Lukingbeal reviewed the application with the commission members and the commission agreed to set this matter for a public hearing for the April 26, 2016 meeting.

Staff Reports and Correspondence:

- Bill Volovski reported the first round of building permits have been issued for the apartments on Mill Pond Drive. There will be a total of 34 apartments, with 24 being built in the first phase. These 24 units are expected to be ready for occupancy in the fall of 2016.
- About ten houses are under construction at any given time in town.

Commission discussion of items of interest or concern: It was noted there is no new information regarding the Leake house. B. Volovski mentioned that the two information sessions held by DOT regarding the proposed road changes, in the center and the roundabout, were well attended.

ON A MOTION by E. Myers, seconded by M. Lockwood, the Commission voted (4-0-0) to adjourn the meeting at 7:36 p.m.

Respectfully submitted,

Susan Christian
Acting Recording Secretary