

TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JULY 28, 2015
MINUTES

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

The meeting opened at 7:04 p.m.

Public session: There was no public comment.

Minutes: The minutes of July 14, 2015 were reviewed. Mark Lockwood noted Page 3, paragraph 7, sentence 1 should read: **M. Lockwood stated some state roadway signage by Granby Green is being blocked by overgrown trees and plant growth.**

ON A MOTION by Mark Lockwood, seconded by Eric Lukingbeal, the Commission voted to 6-0-1 (Eric Myers abstained) to approve the minutes of July 14, 2015 with the noted correction.

Public hearings:

The public hearing for an application seeking a Special Permit for a Beauty Salon per Section 3.12.2 of the Granby Zoning Regulations for property located at 308 Salmon Brook Street, File Z-10-15 opened at 7:06 p.m. Dan Fauteux, representing applicant, Shirley Dunn, noted that Ms. Dunn currently operates a beauty salon at 17R Hartford Avenue and wants to move it to this location. She proposes to convert this existing single family home to a small beauty salon. The building was built in 1900 and contains a usable area of 1,600 square feet. The proposed Salon will contain 4 seats and 2 sinks and have 2 fulltime and 2 part-time employees. The hours of operation are anticipated to be week days from 11:00 a.m. to 7:00 p.m. and Saturday 11:00 a.m. to 3:00 p.m. The salon is served by public water, natural gas and a private septic system. The Farmington Valley Health District has approved the septic system for the proposed use. The parking lot design, driveway, sight line, traffic and the need for a state roadway permit were discussed. Also discussed were items such as the site lighting, signage and drainage. The public hearing closed at 7:17 p.m.

The public hearing for an application seeking a Special Permit for a Rear Lot per Section 8.14 of the Granby Zoning Regulations for property located at 291 Mountain Road, File Z-11-15 opened at 7:18 p.m. The property as described by deed and shown on the file map contains 9.947 acres in Granby and 3.026 acres in Hartland. The applicant proposes to split the property along the boundary of Hartland and Granby, so that the new lots are in separate towns. As separated the Hartland property, known as 219 Mountain Road will meet the requirements of the Town of Hartland Zoning Regulations. It currently contains a single family home and a separate driveway. The proposed rear lot currently contains a large barn with a residential unit. The barn is located mostly in Granby with a small portion in Hartland. The residential unit is in a portion of the barn that is entirely in Granby. Approval of the application will establish 291 Mountain Road as a legal lot for assessment purposes and place the existing two residential units on

separate lots in conformity with the regulations. The design of the proposed rear lot complies with the Zoning Regulations. The public hearing closed at 7:30 p.m.

Consideration of an application for a Special Permit for a Beauty Salon per Section 3.12.2 of Granby Zoning Regulations for property located at 308 Salmon Brook Street, File Z-10-15:

ON A MOTION by Eric Lukingbeal, seconded by Mark Lockwood, the Commission voted 7-0 to approve an application for a Special Permit for a Beauty Salon per Section 3.12.2 of the Granby Zoning Regulations for property located at 308 Salmon Brook Street, as shown on a map prepared by David Little, Licensed Land Surveyor, dated July 10, 2015 and titled Zoning Location Survey Prepared for Shirley Lessard, 308 Salmon Brook Street, Granby, CT., File Z-10-15 with the following conditions:

1. The applicant/owner shall notify the Town Engineer prior to paving the proposed parking lot.
2. The site lighting shall not be installed until it is reviewed and approved by the Director of Community Development.
3. The applicant/owner shall obtain all necessary permits from the State DOT prior to installing the driveway and parking area.
4. The parking lot layout shall be redesigned as outlined in Town exhibit A1.

The Commission agreed to waive the specific requirement for 2 foot contours as provided in Section 4.2.11, as the site details and the conditions of approval were sufficient for the decision.

Consideration of an application for a Special Permit for a Rear Lot per Section 8.14 of the Granby Zoning Regulations for property located at 291 Mountain Road, Granby, File Z-11-15:

ON A MOTION by Mark Lockwood, seconded Margaret Chapple, the Commission voted 7-0 to approve a Special Permit for a Rear Lot per Section 8.14 of the Granby Zoning Regulations for property located at 291 Mountain Road, as outlined on a map; "Proposed Rear Lot, property of Estate of Hazel O. Kraiza, 219 Mountain Road, Hartland and 291 Mountain Road, Granby dated 7/09/15 and prepared by Denno Land Surveying, File Z-11-15.

The Commission found that the proposed Rear Lot was in compliance with the Granby Zoning Regulations. The members noted that the proposed Rear Lot was located entirely within the Town of Granby and that they had no jurisdiction or comment related to any future property modification within the Town of Hartland.

Staff Reports and Correspondence:

Fran noted he has been working on annual reports for the Planning and Zoning Commission, Office of Community Development and others. He continues to work on the Plan of Conservation and Development and the FEMA grant. He also commented on the overall level of activity in town.

Chairwoman Johnson expressed concern for the dead trees that are located near the Salmon Brook Elderly Housing.

The next Planning and Zoning Commission meeting is scheduled for September 8, 2015.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary