

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
APRIL 8, 2014
MINUTES**

PRESENT: Paula Johnson, Chairwoman, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, Stephen Royer, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community.

The meeting opened at 7:01 p.m.

PUBLIC SESSION:

Attorney Mark Branse, representing Carol Day of 96 Lost Acres Road, read into the minutes a letter from Mrs. Day concerning the Lost Acres Vineyard, 80 Lost Acres Road. The letter was in response to Ms. Neidermeyer's presentation at the last Planning and Zoning Commission meeting and the activities scheduled for the vineyard. Also expressed were issues concerning noise, parking, number of people allowed to attend an event and overall compliance with the Special Permit and Zoning Regulations.

ACTION ON MINUTES:

ON A MOTION by Linda Spevacek, seconded by James Sansone, the Commission voted to approve the minutes of March 11, 2014 with the following correction: Page 1, paragraph 7, line 3 should be April **15**, 2014. All approved. Mark Lockwood abstained.

PUBLIC HEARING:

The public hearing for an application for a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 7 Clemons Spring Road, File Z-4-14 opened at 7:18 p.m. Brian Denno, Engineer, presented site plans and renderings of the 1,080 square foot wood sided, detached barn. The barn will be one and a half stories high and used for storage of equipment. They may have horses in the future. The property contains 4.46 acres and is located on a private road. Inland/Wetland Commission approval has been granted. There was no public comment. The public hearing closed at 7:23 p.m.

NEW BUSINESS:

The Commission considered an application seeking a site plan approval for an industrial building and storage yard for property located at 566 Salmon Brook Street, File Z-3-14. Jason LaChance, applicant presented the application. He stated he owns Small Town Septic Company and needs a facility for the storage of his equipment especially in the winter months. This property contains 2.2 acres and is located in an I zone. Arrow Concrete has agreed to give him an easement so that he can access the property through their driveway. Mr. LaChance proposes to build a 2,688 square foot industrial storage building, with a lean-to containing an additional 1,408 square feet. He noted he plans to re-grade the site to blend with the property to the south

and east and that excess earth material will be delivered to the property of Tilcon, Inc., through the Arrow Concrete site. No excess earth material will be brought out onto Salmon Brook Street. Topsoil will be spread along the re-graded slopes and seeded with a mix of grasses and allowed to return to its natural state. A future sign maybe placed along Salmon Brook Street, near the access drive. The Commission received comments from the Town Engineer, Kevin Clark and agreed that these comments should be addressed. Doug Max commented that he was in support of the application as it was a good fit for the town and tax base.

ON A MOTION by Mark Lockwood, seconded by Linda Spevacek, the Commission voted to approve the application for a site plan for property located at 566 Salmon Brook Street, as outlined on a map titled, Site Plan prepared for JRS Construction, sheets 1 and 2, dated 3/28/14. Exhibit A, with sign location, File, Z-3-14 with the following modifications/requirements:

1. The subject map sheet #1 shall be modified to note:
 - That the property corners are to be set.
 - To replace the top of the existing catch basin (located in the existing access drive to Arrow Concrete where the new driveway will intersect), with a 'CL' top.
2. The subject map sheet #2 shall be modified to:
 - Review and remove superfluous notes from the sheet. (Example: references to wetlands, stream siltation, etc.)
 - Show location of interceptor dike.
 - Add a section on dust control (refer to 2002 CT ESED Guidelines)
 - Add a section on surface roughening (refer to 2002 CT ESED Guidelines)
3. The outside lighting shall be approved by the Director of Community Development prior to installation.
4. The applicant shall provide a deed reference and /or show physical description of proposed access and utility easement across 564 and 566B Salmon Brook Street, prior to the issuance of a building permit.
5. The applicant shall provide a sketch map, from the Town GIS, showing the proposed truck route to the final location on Tilcon Property, prior to the start of any re-grading activity.

All approved.

The Commission considered a Board of Selectmen referral regarding the addition of ground mounted solar panels to the Town's East Street farm, 100 East Street. Fran informed the members that the Town is considering the use of solar panels to produce electricity, which would be applied to some of the town's school and municipal buildings to cut electrical costs and promote solar energy. The idea is to place panels on 6 to 7 acres, located in the west corner of the farm property, away from nearby homes. The exact location would be determined at a future date. The Commission expressed concern for the large amount of voltage being produced,

safety, fencing, heat production and the impact that such a project might have on the long range plans for the property. They were not prepared to make a recommendation at this time.

RECEIVE APPLICATIONS:

- Application seeking a Zone Change for property located at 68 Quarry Road, 1.57 acres from R50 to R30, File Z-5-14. The public hearing is scheduled for May 13, 2014.
- Application seeking a Special Permit for the sale of alcoholic beverage for Jake's Way Back Burgers Restaurant, 10 Hartford Avenue, File Z-6-14. The public hearing is scheduled for April 22, 2014.
- Application seeking a Special Permit for an accessory apartment for property located at 37 Wolcott Drive. File Z -7-14

STAFF REPORTS AND CORRESPONDENCE:

No reports were provided at this time.

COMMISSION DISCUSSION OF ITEMS OF INTEREST OR CONCERN:

The Commission intends to review the issues presented in Mrs. Day's letter regarding the Lost Acres Vineyard. The matter will be placed on the next agenda.

The Commission held a discussion concerning the application for a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 7 Clemons Spring Road, File Z-4-14.

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted to approve an application for a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 7 Clemons Spring Road, File Z-4-14. All approved.

The meeting adjourned at 8:11 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary