

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JULY 22, 2014
MINUTES**

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

The meeting opened at 7:02 p.m.

Public session: There was no public comment.

ON A MOTION by Margaret Chapple, seconded by Mark Lockwood, the Commission voted 6-0-1 to approve the minutes of June 8, 2014 as presented. Stephen Royer abstained.

Public hearing:

The public hearing for an application seeking a Special Permit for personal services under Section 3.12.1 of the Zoning Regulations for the use of property located at 9 Hartford Avenue (rear portion of the building, k/a Granby Pharmacy) for a nail salon, file Z-9-14 opened at 7:04 p.m. The applicant, Ju Ho Lee, 1 Hoskins Road, Simsbury appeared, as well as Esther Spoonmaker who identified herself as his translator. The applicant proposes to offer manicure, pedicure, and waxing services. There are 37 parking spaces available on this lot, which is adequate for the proposed business. The commercial space was formerly occupied by the offices of Prudential Realty. It was noted the Farmington Valley Health District inspects nail salons and the owner should contact them. A building permit is necessary for the proposed interior modifications, which the applicant described as eight pedicure stations and eight nail stations. Four technicians are expected to be working there. There was no public comment. The public hearing closed at 7:08 p.m.

Receive applications:

No new applications have been received.

Staff Reports and Correspondence:

Fran Armentano reported that Thursday, July 24th is expected to be the final meeting of the Subcommittee for Earth Excavation. Their report will be given to the Commission in September for their review. Once the Commission has read, reviewed, and commented, it will go to a public hearing. This document is a total rewrite of Section 9 of the Zoning Regulations.

The Commission received a letter from Peggy Lareau, 17R Reed Hill Road regarding the potential proposal for a restaurant in the center of town, at 261 Salmon Brook Street. The Commission briefly discussed the matter.

Commission discussion of items of interest or concern:

The Commission had a brief discussion about the Scenic Road Ordinance and how it was written to regulate the Public Works Department activities along roads that are designated as scenic. Property owners are not permitted to remove trees that are within the Town's ROW without the approval of the tree warden. If the trees are located along a scenic road and the

tree warden approves the removal of healthy trees, the matter needs to go before the Planning and Zoning Commission for a decision.

Consideration of an application seeking a Special permit for property located at 9 Hartford Avenue. File Z-9-14:

ON A MOTION by Jim Sansone, seconded by Charles Kraiza, the Commission voted unanimously (7-0-0) to approve the Special Permit for personal services under Section 3.12.1 of the Zoning Regulations for the use of property located at 9 Hartford Avenue for a nail salon, file Z-9-14, as the Commission found the application to be in conformance with the Zoning Regulations.

The meeting adjourned at 7:19 p.m.

Respectfully submitted,

Susan Christian
Acting Recording Secretary