

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2014
MINUTES**

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

The meeting opened at 7:00 p.m.

Public session: Susan Geusic, 29 Canton Road, came before the Commission to voice her concerns over activities that regularly occur at a neighboring property. She stated there are numerous issues including inappropriate storage, such as a boat in the front yard, dirt bike riding, excessive noise and activity, sale of vehicles from the property, and unleashed animals (brought there by visitors). Mr. & Mrs. Geusic have spoken with the property owner and the police have been call many times. Evan Geusic, 29 Canton Road, also spoke, elaborating on his wife's comments. A Commission member suggested that they document some of their concerns by photographing/videoing the activity. The Geusic's have spoken with the ZEO, but are not satisfied that sufficient attention is being paid to their concerns. Fran Armentano stated he will look into the matter, but that identifying clear violations of the regulations is not always simple. Another Commission member suggested contacting a lawyer, but the Geusic's indicated that they wanted the town to take care of their concerns. Members also suggested that they speak with the Town Manger and perhaps appear before the Board of Selectmen.

Minutes:

The minutes of July 22, 2014 were reviewed.

ON A MOTION by E. Lukingbeal, seconded by C. Kraiza, the Commission unanimously voted (6-0-0) to approve the minutes of July 22, 2014 as presented.

Receive applications:

An application seeking a Special Permit for an accessory apartment for property located at 14 Juniper Drive, File Z-10-14 has been received. E. Lukingbeal stated he will be recusing himself from this matter.

Fran Armentano mentioned that he has been discussing a possible special permit application for a store front at 345 Salmon Brook Street, but the application is not yet complete.

New Business:

The Commission members received a report from the Earth Excavation and Removal Subcommittee. The report included a Proposed Amendment, Section 9, Earth Excavation Filling and Grading prepared by the Subcommittee. Chairman Johnson commented that she thought the report was well written. The Commission agreed to consider the adoption of the proposed amendment. Fran Armentano will begin the process. A public hearing is anticipated in October, following a submittal to CRCOG.

Staff Reports and Correspondence:

- Fran Armentano noted that two Housing Rehab jobs are being finalized.
- The design of a new parking lot at Holcomb Farm has been approved.
- Work has begun on the new pavilion at Holcomb Farm.
- The State Superior Court has upheld the ZBA action confirming the Cease and Desist Order in the Cavaciuti matter. The plaintiffs recently filed a motion for Re-argument/Reconsideration and the town will file an objection to this motion.
- Fran reported on site preparation and progress at 566 Salmon Brook Street (Small Town Septic).
- A possible application for a STEAP grant was discussed.
- Fran Armentano commented that the town has not received an application for building permits for the construction of the approved apartments at 24 Mill Pond Drive.
- In regard to the Lost Acres Vineyard, Fran understands that constructive dialogue continues between the neighbors.

Commission discussion of items of interest or concern:

Chairman Johnson commented that when the Commission received the report from the Recreational Vehicles Subcommittee, they agreed to send the report on to the Board of Selectmen for their consideration. The Commission members did not indicate whether they would support the adoption of a noise ordinance if and when such an ordinance was proposed.

M. Lockwood asked if there was any further information on the proposal to convert the property at 261 Salmon Brook Street to a restaurant. Fran Armentano stated that to his knowledge the access issue has not been resolved. Chairman Johnson expressed her desire to see a comprehensive development plan for the area, rather than piecemeal development.

Jim Sansone asked about two properties that were damaged by fire, property at 380 Salmon Brook Street and property at 257 North Granby Road. Property at 380 Salmon Brook Street is in foreclosure and will probably be sold in the near future. Property at 257 North Granby Road is listed for sale.

The meeting was adjourned at 8:46 p.m.

Respectfully submitted,

Susan Christian
Acting Recording Secretary