

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
FEBRUARY 26, 2013
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

Public session: There was no public comment.

ON A MOTION by Paul Lambert, seconded by James Sansone, the Commission voted to approve the minutes of February 12, 2013. All approved.

Public Hearing:

The public hearing for an application seeking a Special Permit for the serving of alcoholic beverages for property located at 10 Hartford Avenue, in the former Granby Chinese Restaurant storefront opened at 7:03 p.m. The proposal seeks to expand the existing beer/wine permit to a full alcoholic beverages permit, File Z-2-13. James Chen, applicant and owner of the Green Tea Restaurant in Simsbury and Jimmy Chen's Chinese Restaurant in East Windsor, stated he is totally renovating the existing facility and will have a small bar in the waiting area serving alcoholic beverages. He noted the types of food he will be serving are Chinese, Tai and Sushi. Fran commented that the Fire Marshall and Building Inspector have reviewed the plans and visited the facility. They have said that he is doing a nice job with the renovations and they have no issues with this facility. The Police Chief has reviewed the request and has no concerns regarding the full alcohol permit for the restaurant. Members of the public and patrons of Mr. Chen's other restaurants spoke favorably of the cleanliness, food and management of his other restaurants. They also commented that Mr. Chen and his wife were a very hardworking, successful family and this would be a benefit to Granby. The public hearing closed at 7:09 p.m.

Old Business: There was no old business.

Receive Applications:

The Commission received applications for the following:

1. An application for a Special Permit for a non-profit use, Safe Haven Wildlife Rehabilitation Center, located at 26 Loomis Street. File Z-3-13.
2. An application for a Special Permit seeking approval for an accessory apartment for property located at 2 Gloucester Lane. File Z-4-13.

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The Commission will do a site visit to Safe Haven Wildlife Rehabilitation Center, 26 Loomis Street Saturday, March 9, 2013 at 9:00 a.m.

The public hearings will be held March 12, 2013.

Staff Reports and Correspondence:

Fran stated that he expects that the road construction for the Gatehouse Subdivision would be started this spring, the Peppermill Country Bakery and Deli will open Friday, March 1, 2013. Fran noted that he is working on the Natural Hazard Mitigation Plan update.

Commission Discussion of Items of Interest or Concern: There was no discussion.

ON A MOTION by James Sansone, seconded by Linda Spevacek, the Commission voted to approve the application seeking a Special Permit for the serving of alcoholic beverages for property located at 10 Hartford Avenue, in the former Granby Chinese Restaurant storefront. The proposal seeks to expand the existing beer/wine permit to a full alcoholic beverages permit, File Z-2-13. All approved.

The meeting adjourned at 7:16 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary