

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MARCH 12, 2013
MINUTES**

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

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

ON A MOTION by James Sansone, seconded by Paul Lambert, the Commission voted to approve the minutes of February 26, 2013. All approved.

Linda Spevacek and Charles Kraiza entered at 7:03 p.m.

Public hearings:

The public hearing for 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, opened at 7:03 p.m. Susan Dwyer, property owner and Director of the non-profit use, reviewed the history and operation of the facility as well as her credentials. She noted the activity occurs primarily on the second floor of the garage. This wildlife rehabilitation operation is one of the few in the state. Chairwoman Johnson stated that some of the Commission members revisited the site on March 9th and found that significant improvements had been made. She noted the Commission's concern for the large number of outside cats that exists in the area. Ms. Dwyer noted she has 10 cats and that other cats seem to have been abandoned in and around her property. Ann Hornish, State Director Humane Society, stated that there are organizations in the State that are available to assist with the feral cat population such as TRN (Trap-Neuter-Return). She is willing to offer assistance in this matter. Ms. Dwyer anticipates that the State Department of Environmental Protection will be inspecting the facility next month. Local neighbors commented that the Dwyer's did a good job cleaning up the property but expressed concern for the proposed non-profit use and questioned whether it was an appropriate use in a residential area. Kathy Agresta, a Safe Haven volunteer, spoke in favor of the application and presented a letter. The public hearing closed at 7:25 p.m.

The public hearing for an application seeking approval for an accessory apartment for property located at 2 Gloucester Lane, File Z-4-13 opened at 7:26 p.m. Robin and Miriam Sidwell stated the apartment has been used for visiting family members but they now want to rent it. The apartment is located above the garage with an outside entrance to the side and shares a common wall with the main structure. There is ample parking. They stated that they anticipate renting to a single person. As the person will be living in their home they will be very selective with who they rent to. William Volovski has inspected the property and has no issues with the in-law apartment. There was no public comment. The public hearing closed at 7:35 p.m.

New Business:

The Commission held an informal discussion with Thomas Fredo, and Gregory F. Ugalde and Joe Duva of T & M Builders regarding property at 235 Salmon Brook Street. Mr. Fredo stated this is a 14-acre parcel with an existing home at the front of the site. He is seeking the Commission's comments on the possible development of the property. The development would include a private road which would extend towards the rear portion of the site. Mr. Ugalde suggested that they might build approximately 70-75 homes on the property. The homes would be approximately 1,300 to 2,000 square feet each. Each home would be privately owned, but the road network and open space would be commonly owned. Commission members felt that the primary issues were access and density. The design of a new access way should not be detrimental to the historic nature of the area and the density should blend with the overall area density. Consideration must also be given to the existing historic homes in the area and traffic. Local neighbors commented on the road abutting their properties, blending the design of the project with the area, the number of units, style and timeframe of the project. Greg Ugalde noted that they had presented a similar idea to the Granby Development Commission, which supported the general concept of multi-family development for this site.

Receive application:

The Commission received the following application:

An application for a Special Permit Earth Excavation for property located at 329 Granville Road, with its primary access on Peck Orchard Road. File Z-5-13.

Staff Reports and Correspondence:

Linda Spevacek noted the new bakery (Pepper Mill) opened and within 4 hours were sold out. Fran reported the Gatehouse Subdivision would be under construction in a week

Commission discussion of items of interest or concern:

The Commission held a discussion concerning 26 Loomis Street and decided to postpone a decision until the DEP report is available.

ON A MOTION by Eric Lukingbeal, seconded by Charles Kraiza, the Commission voted to approve an application for a Special Permit seeking approval for an accessory apartment for property located a 2 Gloucester Lane, File Z-4-13 with the following conditions:

1. The applicant agrees to allow the ZEO to inspect the apartment on an annual basis.
2. The applicant agrees to eliminate the additional unit prior to any future sale of the property. This may be accomplished by adding interior, and eliminating exterior access, following the issuance of a building permit.

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3. The property shall be considered a single-family use for all municipal purposes.
4. The entire structure shall be metered by one common electrical service.
5. The owner of the property subject to the permit shall reside on the premises throughout the duration of the permit.

All approved.

The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary