

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MAY 14, 2013
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal, James Sansone and Linda Spevacek. Also present were Francis Armentano, Director of Community Development and Kevin Clark, Town Engineer.

The meeting opened at 7:03 p.m.

Public session: There was no public comment.

ON A MOTION by Paul Lambert, seconded by Eric Lukingbeal, the Commission voted unanimously to approve the minutes of April 23, 2013.

Public hearing:

The public hearing for an application seeking a Special Permit to construct a barn/garage in excess of 1,000 square feet for property located at 96 Notch Road, File Z-7-13, opened at 7:04 p.m. Leonard Bourbeau, representing Lorraine and Lee Mack stated the barn will be 30 feet wide by 40 feet long, built in the area of a former structure. The proposed barn will be of standard wood frame construction, designed to blend with the house and area. The exterior siding will be vertical hardy plank. There will be no second floor. There was no public comment. The public hearing closed at 7:06 p.m.

The public hearing on an application for approval of a Special Permit to convert the property and existing buildings located at 156, 160 and 162 Granville Road to a church, religious buildings and associated uses by a non-profit religious organization, Valley Brook Community Church, File Z-8-13, opened at 7:07 p.m. Clark Pfaff, Pastor, stated the property contains 85 acres made up of 3 separate parcels. The existing equestrian building, which contains a riding arena, horse stalls, meeting rooms, handicap accessible bathrooms, an apartment and more, will be converted into classrooms and a worship center. This building is located on 156 Granville Road containing 28.11 acres. The access for the property is from Route 189, Granville Road. The Valley Brook, Building Committee Chairman, reviewed the approximate number of cars that will be parked on the site for worship services on Sunday and stated that a much smaller number of people will use the property throughout the week. Currently approximately 200 adults attend the church services. Pastor Pfaff noted the Reynolds' family would continue to occupy 160 Granville Road, the existing home, for 18 months. The house would eventually be used for meetings, meals and guest lodging. Jim Sansone, as well as other Commission members, stated that more specific information concerning this application was needed before any decision could be made. Members of the congregation commented on access, parking and use. Local neighbors expressed concern for runoff from the parking area into the brook, increased traffic at that location on Granville Road, children and bus stops. The public hearing will be continued to May 28, 2013 to allow Valley Brook Community Church Committee time to prepare detailed site and use plans for the property, building, parking area and access. The Commission would like to

have a complete understanding of how the property will be used. The public hearing adjourned at 7:25 p.m.

New Business:

The Commission held an informal discussion with Thomas Fredo and T & M Builders regarding property located at 235 Salmon Brook Street. Ed Lally, Engineer, presented site plans and renderings of the proposal to seek the Commission's opinion of the conceptual design. The proposal is for 67 dwelling units (multi-units) on 14.26 acres on the west side of Salmon Brook Street. The homes will be in groups of 1, 2, 3 units reasonably priced, with underground utilities and access onto Salmon Brook Street. The consensus of the Commission was that this was not an appropriate development for this historic area, that the density was excessive and the access problematic. Abutting neighbors expressed great concern for the traffic, access onto Salmon Brook Street, density, the impact on the historic area, placement of the road, wildlife and compatibility with neighboring properties.

Margaret Chapple entered at 7:48 p.m.

Old Business:

The Commission held a lengthy discussion concerning an application seeking approval of a Special Permit under Section 9.0 of the Zoning Regulations to excavate and remove sand, gravel, stone, loam, dirt and/or other earth products for property located at 329 Granville Road, with the proposed access to the site located on Peck Orchard Road, File Z-5-13. The Commission members reviewed the application with attention to the requirements for the Special Permit. Due to the late hour and length of the discussion, the Commission will meet Friday, May 17, 2013 at 6:00 p.m. in the Granby Town Hall to continue their discussion. Margaret Chapple and Paula Johnson will prepare a list of conditions of approval and Eric Lukingbeal will prepare a list of reasons for denial to help in moving the discussion forward.

ON A MOTION by Eric Lukingbeal, seconded by Linda Spevacek, 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 96 Notch Road, File Z-7-13. All approved. Margaret Chapple abstained.

Receive Applications:

The Commission received an application for Special Permit seeking an accessory apartment for property located at 7 Rickwood Lane.

Staff Reports and Correspondence:

There were no staff reports or correspondence.

Commission discussion of items of interest or concern:

Fran reported that the Han Asian Grill would be opening this week and that the new owners had done a great job with the renovations.

The meeting adjourned at 9:07 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary