

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
MAY 28, 2013  
MINUTES**

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

The meeting opened at 7:00 p.m.

**Public session:** Doug Marshall, 309 Granville Road, stated that his Peck Orchard Road 10-year nightmare continues. He expressed concern for the future development of this property and how the regulations would be applied. He also suggested that the Zoning Regulations be reviewed.

**ON A MOTION** by Margaret Chapple, seconded by Linda Spevacek, the Commission voted to approve the minutes of May 14, 2013. All Approved.

**ON A MOTION** by Paul Lambert, seconded by Linda Spevacek, the Commission voted to approve the minutes of the Special Meeting, May 17, 2013. All approved.

**Public hearings:**

The public hearing for continuation of an application seeking approval of a Special Permit to convert the property and existing buildings located at 156, 160 and 162 Granville Road to 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. The matter was immediately continued to the June 11, 2013 meeting.

The public hearing for an application for a Special Permit seeking approval of an accessory apartment for property located at 7 Rickwood Lane, File Z-9-13 opened at 7:08 p.m. Lori DiBattisto, Architect, representing Darlene Buckland, presented sketches of the proposed addition, which would contain the accessory apartment. She stated that the design would blend with the other contemporary homes in the neighborhood. She explained that Ms. Buckland's mother had recently been widowed and that she wanted her mother to live with her, but in her own independent living area. The proposed accessory apartment would be a one-story unit with 670 square feet of living space. The accessory apartment will have access from a door located towards the front and side of the addition and a door located at the rear of the addition. There would be no direct access into the existing home. Local neighbors expressed concern that this would now be considered a 2 family house that could become a rental or commercial property. They felt this would change the integrity of the neighborhood of all single-family homes. Other concerns expressed related to the size and style of the addition. It was stated that the original development should remain the same and that accessory apartments did not belong on this cul-de-sac of contemporary homes. A letter was submitted from Deborah Johnson of 4 Rickwood Lane. Chairwoman Johnson asked Ms. DiBattisto if the applicant would consider putting an

interior door between the units. Ms. Buckland stated that this would be fine as it is her intention to keep this as a shared family home and not a rental unit. The public hearing closed at 7:37 p.m.

**New Business:**

Fran reviewed the history of the Town's property at 83 Salmon Brook Street and noted that the renters of Peppermill Deli and Bakery have made a request to build an addition to the existing building to provide customer seating for 14 people. They will pay for the complete cost of the improvement. They are now paying the town rent and have a lease that runs through 2018. This permanent improvement will economically benefit the town, as it adds value to the building and supports additional business activity. The Development Commission has recommended approval.

**ON A MOTION** by Charles Kraiza, seconded by Paul Lambert, the Commission voted to recommend that the Board of Selectmen approve the request to construct an addition to the Town Building located at 83 Salmon Brook Street. All approved.

**Old Business:** There was no old business.

**Receive application:**

The Commission received an application for an accessory apartment at 219 West Granby Road. The public hearing is scheduled for June 11, 2013.

**Staff Reports and Correspondence:**

Fran reported the State of CT approved a traffic light at the intersection of Floydville Road and Salmon Brook Street. Installation is scheduled to occur in 2015.

Fran reported that the Gatehouse Road Subdivision is continuing and they will be paving the road soon. He briefly discussed a culvert repair on Northwoods Road/Granville Road and noted a noise complaint.

**Commission discussion of items of interest or concern:**

The public hearing for State funding for the Route 10 sidewalks is scheduled for June 17, 2013. The May 23, 2013 meeting for a recreation vehicle demonstration, as part of the Recreational Vehicle Study Subcommittee was canceled. The Town worked with the Granby Civic Club on the planting of flowers in the center of town. Fran noted that the Town is having discussions with Connecticut Natural Gas Company regarding the extension of gas lines to the Town Center. The State DOT will soon be paving Route 10. Fran reported that he will be attending a State Historic Preservation training session which is required in order to apply for a Historic Restoration Fund grant.

Tom Sullivan, 240 Hungary Road inquired about the application process for building a barn over 1,000 square feet.

The Commission held a brief discussion concerning the regulations for gravel removal and excavation. Fran will review other town's regulations for earth removal for discussion at a future meeting.

The Commission held a discussion concerning an application for a Special Permit seeking approval of an accessory apartment for property located at 7 Rickwood Lane, File Z-9-13.

**ON A MOTION** by Margaret Chapple, seconded by Linda Spevacek, the Commission voted to approve an application for a Special Permit seeking approval of an accessory apartment for property located at 7 Rickwood Lane, File Z-9-13 with the following conditions:

1. There shall be a connecting door between the single family home and the proposed accessory apartment.
2. The applicant agrees to allow the ZEO to inspect the apartment on an annual basis.
3. The applicant agrees to eliminate the additional unit prior to any future sale or any transfer of the property, unless the new owner re-applies and the accessory apartment is re-approved by the Commission. The removal of the apartment may be accomplished by adding interior, and eliminating exterior access, following the issuance of a building permit.
4. The property shall be considered a single-family use for all municipal purposes.
5. The entire structure shall be metered by one common electrical service.
6. The owner of the property subject to the permit shall reside on the premises throughout the duration of the permit.
7. No additional curb cuts are permitted.
8. Motor vehicles shall only be parked on impervious surfaces and may not be parked between the street and the front of the house.

All approved.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary