

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JUNE 11, 2013
MINUTES**

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

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

ON A MOTION by Eric Lukingbeal, seconded by Linda Spevacek, the Commission voted to approve the minutes of May 28, 2013. All approved.

Public hearings:

The 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, (VBCC) File Z-8-13 opened at 7:02 p.m. Clark Pfaff, Pastor of VBCC, discussed typical church activities and presented a document dated June 11, 2013, which identified the proposed use of the property use by VBCC. He then presented a historic calendar of events and attendance. Ed Lally, Engineer, representing VBCC, provided various maps of the property. He stated the application is for 79.44 acres of the total 85 acre property, and provided a map which clearly outlined the limit of this special permit request. Property along Silver Street is not a part of this application. Mr. Lally discussed the updated property survey which shows all the buildings that are located on the property. He is currently working with the State DOT regarding the site line and access. To improve the site line looking north he anticipates the removal of trees/vegetation and earth material along the east side of Granville Road. Mr. Lally proposed to widen the existing driveway to 22 feet. He discussed the existing and proposed parking areas. Most are currently gravel and will remain that way. The new parking areas will also be gravel lots. There will be a total of 192 parking spaces. The above improvements are outlined on the plan. The plan also shows the location and design of the proposed LED lights. These will be on sensors and timers and used only when needed. The sign is also shown on the plan. The applicant has been working with the Farmington Valley Health district about the need to expand the septic system. The system will service the new kitchen and some adjacent bathrooms. The file contains a letter from Kristin Kula from the Farmington Valley Health District stating that she agrees that the site is capable of supporting the increase in sewage flow that will result from the expanded use. The final septic system plans need to be submitted to the State Department of Public Health for their review as the septic flows will exceed 2000 gallons per day. Pastor Pfaff reviewed the purpose of the church, the plans of the buildings, weekly and annual events and attendance. Neighbors from abutting properties expressed concern for the proposed changes. These concerns included, environmental issues, stream encroachment and pollution, increased traffic, lighting,

noise, insurance costs, chemicals used for snow removal, children trespassing and the overall inappropriate use of the property. Many members of the Valley Brook Community Church spoke in favor of the application and stressed they want to be the best neighbors that they can. The file contains a letter from Robin and Stephen Newberg, who also attended the meeting and spoke at the hearing. The public hearing closed at 8:09 p.m.

The public hearing on an application for a Special Permit seeking approval for an accessory apartment for property located at 219 West Granby Road, File Z-10-13 opened at 8:12 p.m. Joseph Ferolano, owner, stated that he and his wife recently purchased this property which contains a raised ranch style home. They hope to convert the lower level into an accessory apartment for his parents. They further discussed the plans and reasons for the application. There was no public comment. The public hearing closed at 8:14 p.m.

Receive applications:

The Commission received an application seeking a Special Permit to construct a barn in excess of 1,000 square feet for property located at 240 Hungary Road. The public hearing is scheduled for June 25, 2013.

Staff Reports and Correspondence:

Fran commented on the status of the Gatehouse Road subdivision. He discussed erosion and sedimentation control in relation to the vast quantities of rain that has fallen recently. The roadway is almost ready for paving, though this will depend on the rain.

Commission discussion of items of interest or concern:

There was no discussion.

ON A MOTION by Margaret Chapple, seconded by Charles Kraiza, the Commission voted to approve an application for a Special Permit seeking approval for an accessory apartment for property located at 219 West Granby Road, File Z-10-13 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 or transfer of the property.
3. The property shall be considered a single-family use for all municipal purposes.
4. The applicant agrees to use and maintain the apartment in conformance with Section 8.5 of the Zoning Regulations.

All approved.

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The Commission held a brief discussion concerning the 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 used by a non-profit religious organization, Valley Brook Community Church, File Z-8-13. Fran was asked to draft a list of possible conditions of approval for the June 25, 2013 meeting.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary