

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JANUARY 24, 2012
MINUTES**

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

The meeting opened at 7:00 p.m.

Public Session: Ken Kuhl, presented a preliminary site plan for a self service storage facility at 566 Salmon Brook Street. The Commission members supported the concept but noted the need for a functional and quality design. Issues such as landscaping, lighting, access and drainage were noted. A complete rendering of the building facades and site would need to be presented at the public hearing. The Commission members discouraged the clear-cutting of trees prior to an approval of the plan.

ON A MOTION by Paul Lambert, seconded by Linda Spevacek, the Commission voted to approve the minutes of December 13, 2011. All approved.

Public Hearings: There were no public hearings.

Receive Applications:

The Commission received an application for a Special Permit seeking to establish a recreation area for the riding of a dirt bike in a residential R50 zone for property located at 18 Candlewood Lane. Chairwoman Johnson asked that a site visit be scheduled so that the Commission members can view the area and listen to the dirt bike before the public hearing. The public hearing is scheduled for February 28, 2012.

The Commission received an application for a Special Permit seeking to place a barn in excess of 600 square feet, within 100 feet of the street line for property located at 183 Day Street. The public hearing is scheduled for February 14, 2012.

Old Business:

Fran gave a brief review of the tree cutting that occurred in the right of way on Silver Street. A letter from the Tree Warden, James Klase was reviewed. The letter requires the property owner at 93 Silver Street to plant 5 native trees to replace the trees that were inappropriately cut.

The Commission continued a discussion concerning Trap Rock Ridgeline Regulations. The consensus of opinion was that the proposed regulation was overly restrictive and that a lesser amount of regulation may more appropriately address the concern. Fran will offer suggestions at a future meeting.

New Business:

Fran reviewed the Cardwell vs. Town of Granby Zoning Board of Appeals situation.

Fran provided a power point presentation. Using various maps he highlighted the amount of permanently preserved open space property in Town, then over-layed the map with existing wetlands, FEMA floodplain, contours, and existing development. The presentation clearly outlined the open space connections and the linkages provided through FRD subdivisions. The overlays demonstrated limitations of and opportunities for future development and open space preservation. These materials will be useful in the upcoming re-write of the Town's Plan of Conservation and Development.

Fran also gave a power point presentation on the 2010 census data and compared this data with data from the previous census years.

Staff Reports and Correspondence:

Fran reported on a reconfiguration of lots located at 10 Thronebrook Road, 42 Hartland Road and 47 Old Messenger. The reconfiguration results in the 3 lots averaging around 12 acres each.

Chairwoman Johnson reported she received a letter from the Charter Revision Commission. They are seeking suggestions of possible revisions.

The members noted the untimely death of Edie Duncan. Edie aided the Planning and Zoning Commission by serving on the Plan of Conservation and Development Subcommittee and the Economic Development Zone Subcommittee. Her attendance was always exemplary and her contributions invaluable. Edie truly cared about the present and future of the Town of Granby and was willing to put forth her time and efforts to help maintain the Town as the wonderful place that she had come to know and love. She will be missed by all.

The meeting adjourned at 8:11 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary