

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
May 8, 2012
MINUTES**

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

The meeting opened at 7:01 p.m.

Public session: There was no public comment.

ON A MOTION by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve the minutes of June 10, 2012, with the following clarification: the first paragraph of the 2nd page should read; Commission members Paula Johnson, Margaret Chapple, Eric Lukingbeal and Linda Spevacek voted in support of the motion to deny the application, Paul Lambert voted against the motion and Charles Kraiza abstained from the vote. James Sansone had previously recused himself from the application and did not participate in the matter.

Old Business:

Fran Armentano provided the Commission with an extensive update on land use and preservation and discussed the status of previously approved applications.

Fran Armentano discussed with the Commission members a zoning concept that would allow the use of recreational vehicles within some residential zones. Regulatory ideas included a minimum lot size, a minimum setback to neighboring property lines, the number of hours and times that such vehicles could be used, prohibiting the use in wetlands, maximum noise levels, dust control, neighborhood compatibility and others. The Commission members discussed the concept and expressed a willingness to continue a discussion of the matter.

Receive applications:

The Commission received the following applications:

1. Application seeking a special permit for a sign under Section 8.6.13 of the Zoning Regulations for property located at 215 North Granby Road, First Congregational Church of Granby. The application proposes to increase the size of an existing free standing sign. File Z-2-12.
2. Application seeking a special permit for a rear lot under Section 8.14 of the Zoning Regulations for property located at 123 Old Messenger Road, with access proposed from Silkey Heights. File Z-3-12.

Note an application seeking a special permit for a rear lot under Section 8.14 of the Zoning Regulations for property located at 189 Broad Hill Road was not received, as it was incomplete.

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A public hearing on application for File Z-2-12 will be held on May 22, 2012. The public hearing on file Z-3-12 was not scheduled.

Staff Reports and Correspondence:

There was no additional discussion.

Commission discussion of items of interest or concern:

There was no additional discussion

The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Francis Armentano
Acting Recording Secretary