

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
NOVEMBER 27, 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 Eric Lukingbeal, the Commission voted to approve the minutes of October 9, 2012. All approved. Margaret Chapple abstained.

**Public hearings:**

There were no scheduled public hearings.

The application for a Special Permit for Earth Excavation for property located at 329 Granville Road, with its primary access on Peck Orchard Road, File Z-17-12 has been withdrawn. The public hearing was held October 9, 2012.

The application for a Special Permit for a non-profit use, Safe Haven Wildlife Rehabilitation Center located at 26 Loomis Street; File Z-16-12 has been withdrawn. The public hearing was held October 9, 2012.

**Old Business:**

Margaret Chapple and Linda Spevacek, Co-chairpersons of the Recreational Vehicle Subcommittee gave an update on the activities and progress of the Subcommittee.

**New Business:**

Fran discussed the phases of Cider Mill Heights and the work completed to date. He provided a map that showed the roads that have been completed and the lots that are subject to a Security Agreement. Cider Mill Heights road is a loop road, approved as part of the Cider Mill Heights Subdivision by the Commission as a Town owned road. To date the Town has accepted the eastern portion of Cider Mill Heights Road and the westerly section of Cider Mill Heights Road as Town Roads. As the entire loop road is now complete Fran Armentano recommends that all of Cider Mill Heights Road, extending from the eastern intersection with Mountain Road to the western intersection of Mountain Road be accepted as a Town Road. Jamie Klase and Kevin Clark agree with this recommendation.

**ON A MOTION** by Eric Lukingbeal, seconded by Linda Spevacek, the Commission voted to recommend that the Board of Selectmen accepted as a town road:

A portion of Cider Mill Heights which connects the eastern portion of Cider Mill Heights with the western section of Cider Mill Heights, thereby making all of Cider Mill Heights, extending from the eastern intersection with Mountain Road to the western intersection of Mountain Road an accepted Town Road. The connecting portion contains approximately 1900 linear feet, beginning in the vicinity of #49 Cider Mill Heights and ending in the vicinity of #32 Cider Mill Heights. All approved. Jim Sansone abstained

Receive Applications:

The Commission received the following applications:

1. An application for a special permit for an accessory apartment for property located at 103R Bushy Hill Road. File Z-19-12.
2. An application for a modification of a special permit for motor vehicle repair facility, seeking to add retail sales to property located at 539 Salmon Brook Street. File Z-18-12

**Staff Reports and Correspondence:**

Fran discussed the Bushy Hill Orchard and their intent to have “haunted hayrides” next fall. This would be done in conjunction with the operation of the orchard. The Commission found that such events are often a part of agriculture today, also known as agricultural tourism.

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

The Commission held a brief discussion concerning the withdrawal of the Special Permit for the Earth Excavation for property located at 329 Granville Road, File Z-17-12 and Safe Haven Wildlife Rehabilitation Center located at 26 Loomis Street, File Z-16-12.

Fran discussed the earth excavation operation that was completed at 100 Wells Road. He provided photos of the completed project and the vegetation that was installed along the neighboring property lines. He explained that most neighbors did not want the buffer installed, preferring to have an open view of the farm. Fran also said that contrary to recent comments made by an abutting property owner, the project operated in compliance with the approval and the conditions of approval were enforced. Throughout the operation all but one complaint came from the same neighbor.

The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary