

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MAY 22, 2012
MINUTES**

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

The meeting opened at 7:02 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 8, 2012. All approved.

The public hearing for an 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, File Z-2-12, opened at 7:04 p.m. The application proposes to increase the size of an existing freestanding sign. Elizabeth Betsch stated as part of the capital improvement project, the First Congregational Church intends to replace the existing, single post freestanding sign, located in front of the church, with a new 2 post sign of 17 square feet. The sign will have a side bracket for the announcement of special events. The sign will be placed perpendicular to the street, with 2 identical sides. Mrs. Betsch indicated the overall difference would be the minor increased size and the lighting. The lighting will either be bar lighting or recessed lighting in the ground. There was no public comment. The public hearing closed at 7:09 p.m.

Old Business:

Fran gave a brief review of a zoning concept that would allow the use of recreational vehicles within some residential zones. Linda Spevacek suggested a study committee be formed to review the issue, determine how other towns have addressed it and to report on how the Town might address the issue. Chairwoman Johnson asked Fran to prepare an article for the July Drummer that invites Granby citizens to participate in the study committee. Workshops would begin in September and Paul Lambert and Margaret Chapple volunteered to co-chair the committee.

The Commission scheduled the public hearing for an application seeking a Special Permit for a rear lot located at 123 Old Messenger Road for June 12, 2012.

New Business: There was no new business.

Receive Applications:

The Commission received an application seeking a Special Permit for a Bed and Breakfast under Section 8.10 of the Zoning Regulations for property located at 289 Granville Road, File Z-4-12 and set the public hearing is for June 10, 2012.

The Commission received an application for a Special Permit seeking a Beauty Salon for property located at 17 Hartford Avenue, File Z-7-12 and set the public hearing for June 12, 2012.

Staff Reports and Correspondence:

Dorcus Forsyth reported on recent home sales and noted that the Assessor's Office had an increase in the number sales for the month of April.

Commission discussion of items of interest or concern:

The Commission discussed the sign application for 215 North Granby Road.

ON A MOTION by Linda Spevacek, seconded by Eric Lukingbeal, the Commission voted to approve an application seeking a Special Permit for a sign as proposed for property located at 215 North Granby Road, First Congregational Church of Granby, File Z-2-12 with the following condition:

The sign lighting design must receive the approval of the Director of Community Development, prior to installation.

The Commission noted the following reasons for the approval:

- The multiple uses of the property
- The type and style of the sign
- The relationship between the Historic Building and the sign
- The campus style of the property

All approved.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary