

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
September 11, 2012
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Paul Lambert, Eric Lukingbeal, and James Sansone. 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 June 12, 2012. All approved.

Public hearings:

The public hearing for an application for a Special Permit for an accessory apartment for property located at 10 Silver Brook Lane, File Z-09-12, opened at 7:03 p.m. Scott Roy stated that the accessory apartment would be for his parents, who would use it when they visit. Fran noted that the Building Official, William Volovski visited the property and that he had no concerns relative to this application. He noted that there are no exterior changes proposed for the house or any changes to the grounds. The commission discussed several conditions that should be part of the approval. There was no public comment. The public hearing closed at 7:07 p.m.

The public hearing for an application seeking to establish a cemetery in the Center Commons Zone under Section 3.12.2 for property located at 298 Salmon Brook Street, File Z-8-12 opened at 7:08 p.m. Terri Ann Hahn, applicant and president of the Granby Cemetery Association, gave a brief narrative of the Granby Cemetery Association, followed by a review of a cemetery layout including placement of headstones and the circular roadway. She noted there is no need for a specific parking area as the attending vehicles will be parked on the circular drive. She introduced Frank William (Bill) Carmen, director of Carmen Funeral Homes. He addressed the importance of thinking ahead and made comparisons of other like-minded towns. He went on to comment on a wide variety of matters related to this application. Ms. Hahn introduced Richard Martindale, member of the Board of Directors GCA. He read the agreement the Granby Cemetery Association (GCA) has with the State of Connecticut. Commission member Margaret Chapple asked what the GCA plans to do with the parcel prior to its use as a cemetery. Ms. Hahn noted that they would let the farmers continue to farm it until the association needs it. Paula Johnson asked for any public comment and resident Shelia Glackin, 301 Salmon Brook Street, commented about the school kids that use this property as a cut through to

athletic fields and the dangers in crossing Route 10. She believes that any clearing of the property would just increase this activity. Jim Oates, 330 North Granby Road expressed his support for the GCA to purchase this parcel. Fran Armentano read a letter from the Development Commission and a letter from the Town Engineer, Kevin Clark. He also discussed his memo regarding the proposal. There were no further public comments. The public hearing closed at 7:36 p.m.

The public hearing for an application seeking a Special Permit and subdivision for a rear lot for property located at 189 Broad Hill Road, File Z-6-12 opened at 7:37 p.m. Fran noted the applicant recently made further revisions to the plans. These plans have not been fully reviewed by staff. He asked that the public hearing be carried over to the next meeting. The Commission agreed and continued the public hearing to the next meeting

The public hearing for an application seeking a change of zone from Economic Development (ED) to Planned Development Multifamily (PDM) for property located at 24 Mill Pond Drive, File Z-11-12, opened at 7:38 p.m. The property contains 6.2 acres and is located at the end of Mill Pond Drive and to the rear of the Stop and Shop Plaza. Leonard Jacobs, Attorney for the applicant, Rashid Hamid, presented the application. He discussed the location of this parcel, the land layout and the area businesses. He stated that the proposal was consistent with Granby's Plan of Conservation and Development. He also discussed the economy and the need for multifamily housing units. He noted that upon approval of the zone change the applicant would return to the Commission seeking approval of a specific site plan. David S. Ziaks P.E. of F.A. Hesketh & Associates, Inc. spoke briefly on the conceptual site design. He indicated that of the 6.1 acres, about 5.3 are developable. The intermittent waterway to the north would be left wooded, as would a portion of land on the south side of the property. Paul Selnau, AIA of Henry Schadler Association, PC discussed the design of the anticipated 30 new units, noting that the architectural style will blend well with the surrounding area. He noted that there would be a mix of one and two bedroom units. The monthly rental rate was estimated at \$1,400 to \$1,800. Some of the units would be handicap accessible. He felt this project would create about 200 jobs during construction. There was much discussion in regards to rental units, the market needs and style of the units as well as the need to change the zone. Paula opened public comments at 8:04 p.m. Many residents from Hunt Glen spoke. Concerns were voiced in regards to a variety of issues, including traffic, design, need, lighting, school children and taxes. Fran Armentano read a letter from the Development Commission supporting the zone change. The Commission members discussed the pros and cons of a zone change, the style of the units and the best use for this property. Paula Johnson closed the public hearing at 8:42 p.m.

The public hearing for an application seeking to amend the Zoning Regulations by permitting accessory apartments within the Center Commons and Center Edge Zones and by modifying the criteria for accessory apartments as outlined in Section 8.5. File Z-12-12, opened at 8:45 p.m. Fran presented the application. The Commission agreed that accessory apartments should be allowed in the Center Commons and Center Edge Zones, but only by Special Permit. They also agreed with the minor changes that clarify the existing wording. There was no public comment. Fran agreed to make the changes as noted by the Commission. The Commission will review the wording at the next meeting. Paula Johnson closed the public hearing at 8:54 p.m.

Old Business: The Commission reviewed the list of residents who volunteered to serve on a subcommittee to study the use of recreational vehicles. All but 2 of these members were appointed to the subcommittee. The list of members is attached and made a part of these minutes. The subcommittee will be chaired by Peggy Chapple. It was thought that she would be a co-chair and the Commission discussed who might co-chair it with her. Fran will notify the volunteers of their appointment and work with Peggy as needed.

New Business: The Commission received a memo from Town Manager, William F. Smith, Jr. regarding the keeping of chickens. He referenced a BOS meeting where the Selectmen heard about a problem some residents are having concerning the keeping of chickens on residential property. The BOS asked that the PZC review its regulations regarding the keeping of chickens. The Commission members noted that the Zoning Regulations clearly state; *“on a lot of less than one acre but at least 30,000 square feet, the following livestock may be kept”*. They agreed that the logical interpretation of this regulation is that the livestock must be “kept” on the property.

Fran discussed Section 8.15.19 of the Zoning Regulations regarding an Agricultural Advisory Board. The Commission agreed that as the town now has an Agriculture Commission, they could serve as the Advisory Board.

Receive Applications: The Commission received the following applications:

- Special Permit seeking a home occupation in an accessory building for property located at 62 Notch Road. File Z-10-12
- Special Permit seeking a non-profit use for Bandit’s Place for property located at 16R Enders Road. File Z-13-12

- Special Permit for a freestanding sign for property located at 500 Salmon Brook Street, State Line Propane. File Z-14-12
- Special Permit seeking an accessory apartment for property located at 20 Duncaster Wood. File Z-15-12.

Staff Reports and Correspondence: There were no new reports.

Commission discussion of items of interest or concern: There were no new items of concern discussed at this time.

ON A MOTION by Jim Sansone, seconded by Eric Lukingbeal, the Commission voted to approve an application, under Section 8.5 of the Zoning Regulations seeking an accessory apartment for property located at 10 Silver Brook Lane, File Z-09-12, with the following conditions:

1. The applicant agrees to allow the ZEO to inspect the apartment on an annual basis, upon request.
2. The applicant agrees to eliminate the additional unit prior to any future sale of the property. This may be accomplished by adding interior and eliminating exterior access, following the issuance of a building permit. The permit may be transferred to a new owner upon approval of the Commission.
3. The property shall be considered a single-family use for all municipal purposes.
4. The entire structure shall be metered by one common electrical service.

All approved.

The commission discussed the application for a Special Permit seeking to establish a cemetery in the Center Commons Zone under Section 3.12.2 for property located at 298 Salmon Brook Street, File Z-8-12. The Commission took no action on the matter and will continue the discussion at the next meeting.

The commission discussed the application seeking a change of zone from Economic Development (ED) to Planned Development Multifamily (PDM) for property located at 24 Mill Pond Drive, File Z-11-12. The Commission took no action on the matter and will continue the discussion at the next meeting.

Planning and Zoning Commission

September 13, 2012

Page 5 of 6

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The meeting adjourned at 9:21 p.m.

Respectfully submitted,

Annemarie Winsor
Acting Recording Secretary

Peggy Chapple - Chairwoman
10 Burleigh Drive

Bob Smith
227 Salmon Brook Street

Nancie Farley Wardrop
2 Nestor Way

Jeff Bolton
51 North Church Rd Ext

Russ St John
13 Boxwood Court

Evan Geusic
29 Canton Road

Gerald Weis
27 Griffin Road

Chris Stock
100 Bushy Hill Road

Steve Pestretto
15 Trout Drive

Wayne Cahoon
151 North Granby Road

Joseph Obrien
16 Stagecoach Road

Brian Colton
124 Silkey Road

Peter S. Jackson, PE
6 Juniper Dr

Tom Meyers
76 Canton Rd.