

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
NOVEMBER 8, 2011  
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 7:02 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 25, 2011 with the following correction: Page 3, next to the last sentence the word **there** should be **their**. All approved.

**Public Hearing:**

The public hearing on application seeking a Special Permit for an accessory apartment for property located at 8 Dara Lane was continued until December 13, 2011, as the applicant was not in attendance.

The public hearing on an application seeking a renewal of a Special Permit for excavation and removal of sand and gravel from property located at 359 North Granby Road, File Z-13-11 opened at 7:05 p.m. Mr. Hayes, applicant, indicated that although a majority of work has been completed per the initial plan, they were unable to complete the entire project within the time frame. Due to economic and weather conditions the process has taken longer than anticipated. Mr. Hayes stated that per the original operating plan only final excavation, grading and seeding of area 2 needs to be finished. He noted that the areas that have been completed produced a very good quality of hay. Mr. Hayes feels that he can complete the work in one year, but he seeks a 2-year permit as permitted under the regulations. Mr. Jim Oates, 330 North Granby Road, who resides across the street from the activity, commented on the improved appearance of the land and the limited truck activity. He supported the renewal of the permit. The public hearing closed at 7:21 p.m.

**New Business:**

The Commission held an informal discussion with Attorney John Laudati regarding Section 3.1.2.4 of the Zoning Regulations, specifically recreational areas, as applied to residential zones. James Sansone excused himself from the discussion and left the room. Attorney Laudati stated that he is representing Jamie and Tracy Cavaciuti, 18 Candlewood Lane. He noted that on May 17, 2011 a Cease and Desist order was issued for operating dirt bikes on their property. The order was appealed to the Zoning Board of Appeals and the ZBA upheld the order. At this time there is an appeal in Superior Court challenging the ZBA action. Attorney Laudati spoke with the Town Attorney, Don Holtman and with Town Staff about possible ways to resolve the matter. One possibility

is to seek a Special Permit from the Planning and Zoning Commission. A Special Permit is site specific and can contain conditions to lesson any negative impacts of the proposal. Attorney Laudati was here seeking the Commission's basic concurrence with that process. Fran reviewed the regulations for a Special Permit with the Commission, noting criteria of Section 8.2. Chairwoman Johnson commented on the noise of dirt bikes and there was a general discussion about the type of bikes and engines. The Commission members agreed that the Cavaciuti's had the right to seek a Special Permit for a Recreational Use of their property. If an application is made the Commission will hold a public hearing and base any decision on the evidence and comments presented and the criteria for Special Permits. Attorney Laudati stated that he intended to prepare an application and would reach out to the neighborhood. A local neighbor stated there are still other dirt bikes in the area.

The Commission held a discussion of the 50-foot front yard requirement. Based on the recently approved Gate House Road subdivision, Fran suggested that if front yards were reduced along dead end roads, it would improve the neighborhood atmosphere of such subdivisions and enhanced the back yards of the homes. A map and a draft amendment were presented to further explain this. The Commission was in general agreement with the idea. Fran will submit the amendment to CRCOG as required and a public hearing will be held on the matter in December or January.

**Receive Applications:** There were no applications.

**Staff Reports and Correspondence:** There were no staff reports or correspondence.

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

Chairwoman Johnson stated that she was impressed with the Town crew and their performance during the recent storm. They made every attempt to open the roads and make them passable.

Fran reported on the damage to the Granby Oak. He indicated that the Town and the Granby Land Trust were working together to have a professional arborist determine the condition of the tree. He noted he had received calls from concerned citizens.

The Commission held a discussion concerning the application seeking a renewal of a Special Permit for excavation and removal of sand and gravel from property located at 359 North Granby Road, File Z-13-11. It was noted that the operation is not in close proximity to many homes, has direct access to a State road, is being carried out with limited truck traffic and is undertaken more to enhance the agricultural use of the property then for the value of the earth material.

**ON A MOTION** by James Sansone, seconded by Eric Lukingbeal, the Commission voted to approve an application seeking a renewal of a Special Permit for excavation and removal of sand and gravel from property located at 359 North Granby Road, File Z-13-11 with the following conditions:

1. Erosion and sedimentation control devices shall be installed and maintained under the direction of Town Engineer.
2. The permit shall expire on 11/30/13.
3. The applicant is advised of the State DOT requirement for the proposed curb cut. Only this curb cut may be used by trucks entering and exiting the site under the subject application
4. The earth excavation and removal shall occur in accordance with the Operation plan identified as Exhibit B.

All approved.

Fran reviewed with the Commission the status of East Granby Subdivision off Petersen Road.

The meeting adjourned at 8:04 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary