

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
DECEMBER 13, 2011  
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 7:02 p.m.

**Public session:** There was no public comment.

**ON A MOTION** by Margaret Chapple, seconded by Eric Lukingbeal, the Commission voted to approve the minutes of November 8, 2011. All approved. Linda Spevacek and Charles Kraiza abstained.

**Public hearings:**

The public hearing on an application seeking a Special Permit for an accessory apartment for property located at 8 Dara Lane, File Z-11-11, opened at 7:04 p.m. George Mattingly, applicant stated that he built an apartment over his garage for his mother-in-law who passed away. At this point in time he would like to rent this apartment to a close friend. He noted there is ample parking, shared smoke detectors, electric, water, heat and septic system. It also has exterior and interior access. The Commission noted that this is unusual and that most applications propose to use the accessory apartments for close relatives. Fran stated that a large number of the approved accessory apartments are eliminated when the homes are sold, as most families do not want renters living with them. He also noted that the “owner of the property, subject to the permit shall reside on the property throughout the duration of the permit” and that the apartments must be re-inspected annually. There was no public comment. Fran noted there was a letter in the file from Norman and Linda Case, 9 Dara Lane, stating they do not object. The public hearing closed at 7:10 p.m.

The public hearing seeking a Special Permit for a subdivision sign under Section 8.6.13 of the Zoning Regulations for property located at 76 Cider Mill Heights, File Z-15-11 opened at 7:11 p.m. Ed Lally stated that he and Tom Fredo (TFHB, LLC) as owner and developer of the lots are requesting permission to place a sign on the open space parcel located at the southwest corner of the easterly intersection of Cider Mill Heights and Mountain Road to replace a typical realtor’s sign that was originally installed. The proposed sign would assist potential buyers in locating available lots within the upper portion of the development. The proposed sign is a 2 post, 3.5’ x 4’, wood sign. The sign has a total of 14 square feet, a maximum height of 8 feet and will not be illuminated. The design of the sign was created in response to input from and with the cooperation of the Cider Mill Heights Homeowners’ Association, Inc. The new sign will serve as a directional sign and is more in keeping with the aesthetics of the neighborhood and the desires of the neighbors. The Commission discussed the regulations as they relate to

residential subdivision signs. There was no public comment. The public hearing closed at 7:22 p.m.

The public hearing for an application, which proposes to amend Section 5.2.9 of the Zoning Regulations, opened at 7:23 p.m. The proposal would allow a reduction of the required front yard setback when new residential subdivisions are proposed, File Z-14-11. Fran noted he had previously discussed this with the Gate House Road subdivision applicant and with the Commission. He sent the required notification to CRCOG for review. He briefly reviewed the Front Yard Requirements and noted this change will provide for better neighborhoods and increase the usefulness of rear yards. He stated a letter of approval has been received from CRCOG. Attorney Richard Case, representing Ed Beaudry, stated that they are very supportive of the amendment and noted that the rear yards of some lots at the Gate House Subdivision are impacted by wetlands. By moving the homes forward the homeowners will have larger, more useable rear yards. The public hearing closed at 7:30 p.m.

**New Business:**

Fran reviewed with the Commission the items for consideration of Board of Selectmen referral per Section 8-24 of the Connecticut General Statutes. The Commission members discussed each item.

**ON A MOTION** by Eric Lukingbeal, seconded by James Sansone, the Commission voted to support each of the following items, which were referred to them by the Board of Selectmen in accordance with Section 8-24 of the Connecticut General Statutes.

- a) Replacement of the Silver Street Bridge.
- b) Purchase of land adjacent to the Cossitt Library.
- c) Construction of sidewalks within the Granby Center area.
- d) Purchase of the Evonsion Farm.
- e) Construction of a Salmon Brook Pond House.
- f) Construction of a DPW Wash Bay and Storage Bay.

The Commission noted pollution concerns in regards to the purchase of land adjacent to the Cossitt Library. They felt that the Town Attorney should be consulted on the property transfer.

All approved.

**Staff Reports and Correspondence:**

Fran reports that an Urgent Care Facility recently opened on Mill Pond Drive. Everyone seems to feel that this business is an excellent addition to the town.

Fran also noted that the Pierce building at 522 Salmon Brook Street is quickly being rebuilt, following the recent fire; that the Kelly Lane School was awarded the National Blue Ribbon Honor; that the Valley Bicycle shop closed; and that Housing Rehab activity remains constant.

Fran reported there is significant damage to the Granby Oak. Arborists have reviewed the tree and reports indicate the large branch over Day Street will have to be removed. The wood from other branches is being stored and the Land Trust will decide what to do with it.

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

There was no discussion.

**ON A MOTION** by Margaret Chapple, seconded by Paul Lambert, the Commission voted to approve an application seeking a Special Permit for an accessory apartment for property located at 8 Dara Lane, File Z-11-11 with the following conditions:

1. The apartment must be used in accordance with Section 8.5 of the Zoning regulations.
2. The applicant agrees to allow the ZEO to inspect the apartment on an annual basis.
3. 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. Any new property owner may make application for the continuing use of the apartment.
4. The property shall be considered as single-family use for all municipal purposes.
5. The entire structure shall be metered by one common electrical service and a common heating system.

All approved as the Commission found that the application is in conformance with the regulation.

**ON A MOTION** by Linda Spevacek, seconded by Charles Kraiza, the Commission voted to approve an application seeking a Special Permit for a subdivision sign under Section 8.6.13 of the Zoning Regulations for property located at 76 Cider Mill Heights, as presented, File Z-15-11 with the following conditions:

The sign must be moved no later than January 1, 2014.

All approved as the Commission found that special circumstance related to the size of the subdivision, the subdivision phasing of development, the location of the lots, and the condition of the Sate Road warrant the approval.

Page 4  
Planning and Zoning Commission  
December 13, 2011

**ON A MOTION** by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve an application, which proposes to amend Section 5.2.9 of the Zoning Regulations. The proposal would allow a reduction of the required front yard setback when new residential subdivisions are proposed, File Z-14-11. All approved as the Commission found that the amendment was consistent with the Town's Plan of Conservation and Development. A copy of the amendment is attached and made a part of these minutes.

The December 27, 2011 meeting has been cancelled.

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary

Approved 12-13-11  
Effective 1/1/12

Proposed Amendment to Section 5.2.9 of the Granby Zoning Regulations, regarding the front yard setback (aka the building line). Change is underlined

5.2.9 Front Yard Requirement

All buildings shall be set back in accordance with Section 5.1 except that where no street line has been established buildings shall be set back seventy-five (75) feet from the center line of the road.

**Where new residential subdivisions are approved the Commission may permit a reduction of the 50 foot front yard requirement subject to the following criteria:**

**The reduced front yard may not be less than 30 feet.**

**The reduced front yard will only be permitted where lots are proposed within new residential subdivisions and where the front yard is measured from a proposed permanent dead end street which will be constructed as part of the subdivision.**

**The reduced front yards shall be shown and noted on the approved mylar copy of the subdivision and filed in the Town Land Records.**