

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, February 14, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Matthew Peters, Mark Lockwood, Eric Myers, Jonathan Boardman, Christine Chinni (via Zoom), Alternate Robert Lavitt, and Alternate Paula Johnson (via Zoom)

Absent: Brennan Sheahan

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Chairman M. Lockwood called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson was seated for B. Sheahan.

4. Public session, items not on the agenda or subject to a public hearing

None

5. Action on the minutes of January 24, 2023

ON A MOTION by J. Boardman seconded by E. Myers, the Commission voted (5-0-2) to approve the January 24, 2023 minutes as presented. E. Lukingbeal and C. Chinni abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 3.5.2.17 for a caretaker apartment for property located at 352 Salmon Brook Street, C2 Zone, File Z-23-22.

Applicant and property owner Shaun Levesque was present to discuss the application. He is applying to construct a 475 square foot, 1-bedroom and 1-bathroom caretaker apartment above an existing business at 352 Salmon Brook Street. The apartment would be occupied by an employee. The space was constructed as an office when the original structure was built, and already has electrical and plumbing roughed-in. The site is served by public water and a septic system. The applicant has received approval from the Farmington Valley Health District. A. Kenyon provided background on the property, which received Special Permit approval for a landscaping business and automotive repair shop a few years ago. The proposed parking for the caretaker apartment would be behind the existing fence, and she reiterated for the record that the apartment is for an individual who works on the property and cannot be leased out to the general public. There was no public comment and the public hearing closed at 7:10 p.m.

b. Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet located at 96R Mountain Road, R2A Zone, File Z-1-23.

Applicant and property owner Filipe Pereira was present to discuss the application. He is applying to construct a 64' x 34' x 21' detached garage, inclusive of all overhangs for personal use. Due to the location of the existing septic system and presence of wetland soils, along with the topography, the applicant received approvals from the Zoning Board of Appeals and Inland Wetlands and Watercourses Commission. The property is wooded and is a rear lot, and the proposed structure would not be visible from the adjacent properties. The proposed structure would be a steel building, tan and brown in color to blend in with the environment. There would be no exterior lighting. There was no public comment and the public hearing closed at 7:16 p.m.

c. Application seeking an amendment to Zoning Regulations Section 3.11, which would allow rear lots in the R4A Zone by Special Permit, File Z-2-23.

Applicant Matt Reale of 96 Daniel Trace, Burlington, was present to discuss the application. Rear lots are not currently allowed in the R4A Zone, either by right or by Special Permit and the applicant proposes to amend the Zoning Regulations to allow rear lots by Special Permit in the R4A Zone. He is looking to create a rear lot on an existing parcel in order to preserve the lot frontage for agricultural purposes, which is currently being used for farming. By allowing rear lots in this area, the property owner would be able to continue farming the front fields while selling the remaining property for potential new homes. A. Kenyon provided an in-depth overview of the 2006 Case Street Study, which led to the creation of the R4A Rural Conservation Zone. M. Lockwood reiterated for the record and the public that this is a proposed text amendment, so the Commission must consider potential impacts on the entire zone. Reference was made to the Plan of Conservation and Development and questions were raised as to how this proposed change would affect the town, as well as property owners within the zone.

Public Comment

Stanley Kardis, 201 Case Street, is part owner of 186 Case Street and is looking to carve out and preserve the front portion of the property for agricultural purposes and the remaining property would be sold and developed. He stated how he's been working on preserving the fields since 2016 and trying to reach an agreement with relatives on the future of the property.

Chris Kardis, 201 Case Street, spoke in favor of rear lots within the R4A Zone, as it would allow for the construction of homes farther back from the road and preserve the existing streetscape.

Filipe Pereira, 96R Mountain Road, requested clarification on the process for text amendments.

Anna Sogliuzzo, 15 Old Orchard Road, spoke in favor of the application as it would allow development out of sight in order to preserve fields and the existing streetscape.

Deborah Kardis, 201 Case Street, spoke in favor of the application, stating property owners within the R4A Zone should have the same development potential as those in other residential zones.

E. Lukingbeal asked staff to analyze how many lots would be impacted by the proposed regulation amendment and C. Chinni questioned how this change would preserve farmland. M. Lockwood recommended continuing the public hearing to the next regular meeting on February 28th, which the Commission agreed.

- 7. Receive applications and schedule public hearings**
 - a. Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a wall sign that exceeds the maximum square footage for property located at 12 Mechanicsville Road, C2 Zone, File Z-4-23.**

The above application has been scheduled for a public hearing on February 28, 2023.

- 8. Consider and vote on proposed bond reduction and change in bond form for 76 West Granby Road, Harness Way Development** – This agenda item was withdrawn.

ON A MOTION by E. Lukingbeal seconded by J. Boardman, the Commission voted (7-0-0) to amend the agenda to add as Item #9, Consideration of above applications where the Commission has concluded the public hearing.

- 9. Consideration of above applications, where the Commission has concluded the public hearing**
 - a. Application seeking a Special Permit under Zoning Regulations Section 3.5.2.17 for a caretaker apartment for property located at 352 Salmon Brook Street, C2 Zone, File Z-23-22.**

ON A MOTION by E. Myers seconded by J. Boardman, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 3.5.2.17 for a caretaker apartment for property located at 352 Salmon Brook Street, C2 Zone, File Z-23-22. The caretaker apartment can only be occupied by an employee, it can't be leased to non-employees. If the employee terminates employment, the resident cannot continue to occupy the apartment.

- b. Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet located at 96R Mountain Road, R2A Zone, File Z-1-23.**

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet located at 96R Mountain Road, R2A Zone, File Z-1-23.

10. Commission Discussion: Neighborhood and Commercial Transition Zone (T1) proposed regulation changes

A. Kenyon provided the Commission with a redlined document that showed the most recent changes requested by the Commission based on prior discussion, as well as maps to show proposed setback changes, etc. She read through the modifications and the Commission discussed the proposed language at length, focusing heavily on landscape buffer requirements and parking setbacks. With a concern regarding the streetscape buffer and softening the view from the street, it was requested that staff prepare additional maps to demonstrate alternative setbacks. The Commission discussed a timeline for seeking public input. It was decided to solicit public input during either the March 14th or the March 28th regular meeting.

11. Commission Discussion: Granby Center Study Scope

A. Kenyon provided a memorandum for consideration from the Development Commission that outlined a potential list of items to include in the study of Granby Center, as well as a process for moving forward. M. Lockwood stated that he would like to receive public input as soon as possible. Discussion was postponed until the next regular meeting on February 28th so that public input could be received.

12. Staff Report and Correspondence

A. Kenyon informed the Commission that she has begun researching cannabis regulations and reached out to other municipalities for examples of adopted regulations.

13. Commissioner Reports and Correspondence

M. Lockwood reminded the Commission about the Land Use Training requirements and thanked A. Kenyon for providing information about upcoming seminars.

14. Adjourn

ON A MOTION by J. Boardman seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 9:16 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator