

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

September 5, 2023

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford

Jane Crego, Chairman

Rhonda Nipper

Lori Blackburn

Erin Palmitese

Carl Nysten, Vice Chairman

Tom Anthony - absent

Lisa Somers, Clerk

Also Present: Fred Driscoll and Tina Sawyer.

BUSINESS

Aneissa Brownell

Mrs. Brownell submitted the requested revised floor plan detailing the usage of only 1,000 sqft of the building for the dog kennel business. The Board members found the plan acceptable and the approval process was completed.

Fred Driscoll – Preliminary Meeting

Fred Driscoll approached the Board for review of his request for a SUP to have fowl and farm animals on his residential property located within the A/R zoning district – a homestead/hobby farm. An application was submitted on the opengov system and updated site plan and narrative was presented to the members; discussion ensued as follows:

- *Site Plan* contains existing 8’x12’ coop and existing pen with dimensions and side yard setback of 23-feet. A future 8’x8’ shelter and pen are also denoted. The board requested that the shelter dimensions and setbacks from both neighboring properties be added to the site plan. Mr. Driscoll stated that the proposed shelter would be approximately 40-feet from the property line and that he would add details to the site plan. The pen/fencing is not considered a structure and will not require adherence to setback regulations. The applicant currently has chickens, ducks and turkeys occupying the existing pen. Possible purchase of goats and sheep in the next two years would be housed in the existing dirt-floored pole barn and maintained in the proposed shelter and pen. There is also a possibility of purchasing swine in the future to be housed in the same fashion.
- *Narrative* contains approximate numbers of each animal to be raised on the property. Restates the structure details and usage. States a plan for a vegetable garden to be located behind the animal structures. All vegetables and animals are for personal consumption by the family.
- Board members asked about water supply and waste disposal for the farming. Mr. Driscoll replied that he is connected to city water, but that an existing well, if in usable condition, may be tapped for the animals. All solid waster will be composted on-site and used for fertilizer in the garden – Chairman Crego asked for it to be added to the narrative.
- Chairman Crego asked him to supply a copy of the original survey with surveyor’s stamp for the property file.

A Public Hearing was scheduled for October 3, 2023 at 7:00 pm.

Tina Sawyer; Axe Chuckers – Preliminary Meeting for Modification

Tina Sawyer presented Board members with a full package of information for review of proposed modifications to existing approved SUP and site plan. The axe throwing venue is existing and doing well, therefore the applicants would like to expand the usage to include a liquor license as well as incorporate various family friendly games and picnic tables on the property. Materials submitted were discussed as follows:

- *Floor plans for two existing buildings* - The front building (30’x80’) is the axe throwing venue and will not change. The rear building (40’x100’) was a gym/fitness studio that has moved out. The applicants plan to use the structure for family friendly games, and overflow entertaining space from the axe venue. The building will have a kitchenette/bar to support the conditions of a liquor license which they are processing with the ABC Board. Tina Sawyer stated that the current bathroom exists, and the mop sink area will be closed in and made an employee bathroom. The kitchenette/bar will be built in the corner and will require an exterior door. * The Board asked that approximate dimensions be added to the floor plan with the understanding that they may be subject to change in

accordance with the provisions established by the ABC Board and Health Department. * Add all interior and exterior doors existing and proposed.

- *Activities List* – A lengthy listing of family friendly games was provided with indication of being located inside the rear building or outside in one of the four areas indicated on the site plan for usage. The listing is proposed and will be determined by what is trending at the time.
- *Site Plan* – The site plan remains basically unchanged except for the following:
 - ~ addition of an exterior egress door from the proposed kitchenette/bar on the southeast corner of the rear building.
 - ~ Handicap parking (HP) denoted near door of front building.
 - ~ Location of fencing connecting the inner space between the two buildings to provide a containment area for alcohol consumption. Another contained area located west of the rear building outside barn doors.
 - ~ Four spaces are denoted as possible locations for exterior family friendly games and picnic tables as needed in the future.
- *Utilities* – Current use is well water. The Health Department is requiring a chlorination system; UV system not acceptable as an option. The Health Department required existing septic system to be dug up for verification of sizing – applicants had to eliminate some existing bathrooms in order to comply with regulations and not alter existing system. Kitchenette to be plumbed with required oil separator.
- *Refuse/garbage* – Currently the business does not generate much garbage so the owners remove to their home refuse pick-up. An on-site dumpster is planned for future food waste generated by new uses. * Add location to the site plan and details to the narrative.
- *Exterior lighting* – Mrs. Sawyer stated that they have no plans for more lighting because the property is already well lighted. * Suggested to add tentative plan for lighting in future to site plan.
- *Exterior Areas* - Four spaces are denoted on the site plan for outside games. Discussion of what base material exists currently and whether improvements will be considered was discussed. Area 1 is cement, pavement and grass; Areas 2 and 3 are grass – all three are planned to be used for games, activities and seating. Area 4 is overgrown and wooded currently, and if and when used in the future, would be developed for the same use as the other three spaces. * Add descriptors to the narrative.

The applicant was asked to apply on the opengov system, and a Public Hearing was scheduled for the October 3, 2023 at 7:00 pm.

MINUTES

A **motion** to approve meeting minutes with minor corrections for August 1, 2023 was **moved** by David Crockford and seconded by Erin Palmitese, all were in favor, and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 8:05 pm was **moved** by Lori Blackburn seconded by Rhonda Nipper, all were in favor, and the **motion carried**

Respectfully submitted by:

Lisa Somers
Planning Board Clerk