



December 10, 2024

TO: Planning and Zoning Commission
FROM: Robin Newton, AICP, CZEO, Town Planner
RE: Application #24-14, Pamela & Russell Martin, 10 Hillcrest Road, East Granby to establish a “Tourist Home”, Zoning District: R-30

Staff has prepared this review for the application listed above. Application Submittals included the following:

1. Application
 2. Written Description
 3. Floorplan
-

General Comments:

This application is for the establishment of a Tourist Home located at 10 Hillcrest Road. The owners have been renting their basement out through Airbnb and a complaint was received by our Zoning Enforcement Officer, Mark Goderre. Mr. Goderre followed up on the complaint with the owners who immediately applied for the required Special Permit which is the subject of this application.

The owners have provided an application, description of the use, and floor plan of the area to be used for the Airbnb rental. The regulations define Tourist Homes as “**Tourist Home** - A residence in which the owner offers overnight accommodations to not more than four (4) transient persons for compensation”. The regulations do not provide for any additional standards or considerations for this use.

As this is a Special Permit the following Special Permit consideration should be reviewed by the Commission to determine capability of the use in the Zoning District and adjacent properties.



Special Permit Considerations

1. **SUITABLE LOCATION FOR USE OR ACTIVITY-** This property is Zoned R-30 and is surrounded by R-30 zoned properties.
2. **SUITABLE STRUCTURES FOR USE OR ACTIVITY-** The structure what the owners referred to as an apartment when they purchased the home. There is a statement that the kitchen was removed. As this basement area is being used as a separate living space it is important to ensure all work that was completed in this area was completed with appropriate building permits and that there is safe egress from the area.
3. **NEIGHBORHOOD COMPATIBILITY-** The property is zoned residential and surrounded by residential. To the south is Galasso Holdings property where the Zone is Quarry Zone.
4. **SUITABLE ACCESS AND PARKING-** No information has been provided regarding parking. However it appears based on the aerial of the property there would be adequate parking for the owners and at least 1 additional car for a potential renter.
5. **SUITABLE STREETS FOR USE OR ACTIVITY-** As the limit on number of people allowed to rent at a time is 4 persons, it is assumed one car would be the most traffic using the public roads associated with the property and therefore should not pose any issues.
6. **ADEQUATE EMERGENCY ACCESS-** There are public roads and access to the structure.
7. **ADEQUATE PUBLIC UTILITIES-** already hooked up to well and septic.
8. **ENVIRONMENTAL PROTECTION & CONSERVATION-** No concerns noted as the use is interior to the structure.
9. **CONSISTENT WITH PURPOSES AND THE PLAN OF CONSERVATION AND DEVELOPMENT-** Section 10 of the PoCD Businesses in East Granby discusses the growing number of home occupations.

If the Commission wishes to approve this application Staff has prepared a Motion:

Motion to approve Application PZC#24-14 for a tourist home located on property at 10 Hillcrest Road, East Granby in the R-30 zoning district in accordance with Section IV.A.5.g and the special permit consideration with the following conditions:

1. No more than 4 people may occupy the rental at one time.