

**PLANNING & ZONING COMMISSION  
EAST GRANBY, CONNECTICUT  
July 19, 2016  
SPECIAL MEETING MINUTES**

A special meeting of the East Granby Planning & Zoning Commission was held on Tuesday, July 19, 2016. Members present when Chairman John Welsh called the meeting to order at 8:30 a.m. were David McNally, Daniel Velcofsky, David Brassard and alternate Yvon Lemieux.

It was noted that the Mr. Jackson was on vacation and unable to attend the special meeting date. As Mr. Broome was present, the Commission changed the order of business.

**NEW BUSINESS**

**B. Request by Christopher Broome for a 40% waiver for an above ground pool @ 62 Turkey Hills Road.**

Mr. Haynes reviewed his report dated 7/14/16. The proposal is to construct a 30' x 15' above ground pool. With the pool, the accessory structures include: pool (450 sq. ft.) existing detached garage (1080 sq. ft.) and existing wood shed (160 sq. ft.) which totals 1690 sq. ft. of accessory structures on the property. Mr. Broome has 2515 square feet of living area in the home. This equates to 67.20% accessory structures to principal structures.

Mr. Haynes stated that the request met the criteria for a waiver and recommended approval. He distributed aerial photos of the lot and Mr. Broome also distributed photos to show there would be no impact on neighbors. Mr. Broome stated that he has spoken with his neighbors and there are no issues.

A motion was made by David McNally and seconded by Daniel Velcofsky to approve the waiver request by Christopher Broome as submitted and recommended by staff for 62 Turkey Hills Road. Votes in favor were unanimous. Motion carried.

**A. Request by Marcus Jackson for a 40% waiver for a storage shed @ 3 Old County Highway.**

Mr. Haynes reviewed his report dated 7/14/16. The proposal is to construct a 10' x 20' shed. With the shed the accessory structures include: shed (200 sq. ft.) and the existing above ground pool (707 sq. ft.) which totals 907 sq. ft. of accessory structures on the property. Mr. Jackson has agreed to remove an existing non-conforming 10' x 14' shed. Mr. Jackson has 1978 square feet of living area in the home. This equates to 45.85% accessory structures to principal structures.

Mr. Haynes distributed aerial photos of the lot and that the request met the criteria for a waiver and he recommended approval.

A motion was made by David Brassard and seconded by Daniel Velcofsky to approve the waiver request by Marcus Jackson as submitted and recommended by staff for 3 Old County Highway. Votes in favor were unanimous. Motion carried.

**ADJOURNMENT**

A motion was made by John Welsh and seconded by Daniel Velcofsky to adjourn the meeting at 8:47 a.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant