

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, September 9, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org
Zoom: <https://us02web.zoom.us/j/87951647498?pwd=tcv4ZayRaZXximcXihtqPz6wjGiZqP.1>
Call-In: 1-929-205-6099
Meeting ID: 879 5164 7498
Passcode: 242855

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session
5. Action on the minutes of July 22, 2025
6. Public Hearings
 - a. Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25. (Continued from 7/22/25)
 - b. Application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for Event Space allowed by Special Permit: File Z-15-25.
 - c. Application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.
7. Receive applications and schedule public hearing (if applicable)
8. Consideration of applications, where the Commission has concluded the public hearing
9. Consider request by Granby Land Trust to accept dedicated open space instead of fee-in-lieu of open space for 120, 126 and 132 Silver Street
10. Staff Report and Correspondence
 - a. CRCOG Fall Housing Workshops: 9/24 and 10/16
11. Commissioner Reports and Correspondence
12. Adjourn

Please note: The Town of Granby invites any resident who wishes to provide materials to this Commission to provide them to the Office of Community Development by noon on the prior Thursday of the scheduled meeting. In the event you are unable to meet that deadline but still wish to provide the Commission with materials, the Town of Granby respectfully asks that you provide sufficient copies of your materials to the Office prior to the meeting so the materials may be distributed to the Commission. Thank you in advance for your cooperation.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, July 22, 2025, at 7:00 pm

Present: Eric Lukingbeal, Steve Muller, Paula Johnson, Eric Myers, Robert Lavitt, Meg Jabaily, and Brennan Sheahan

Absent: Mark Lockwood and Christine Chinni

Also Present: Director of Community Development Abigail Kenyon

1. Call to Order

Acting Chair Myers called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson and M. Jabaily were seated for M. Lockwood and C. Chinni.

4. Public Session

None

5. Action on the minutes of July 8, 2025

ON A MOTION by R. Lavitt, seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the July 8, 2025, minutes as presented. P. Johnson and S. Muller abstained.

6. Public Hearings

a. Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.

The above application was continued from the previous meeting. Kirk MacNaughton, applicant, from Peak Mountain Development was present to discuss the application. He explained that he is seeking approved for a 7-lot subdivision. The property has frontage on both North Granby Road and Day Street; two lots would enter onto North Granby Road and four lots would have access onto Day Street. The property is 15 acres and is in the R30 and R50 Zones.

In response to the comments from the previous meeting, changes have been made to the plans. The shared driveway for lots six and seven has been moved so it is only on lot six. This shared driveway provides access to two lots and is allowed under the regulations. K. MacNaughton noted that a driveway easement has been submitted and anyone buying lots six and seven would understand the provisions associated with purchasing a property with a shared driveway. He went on to state that a planted buffer has been added to screen the house on lot six from the shared driveway. Regarding the open space, it was noted that there would be no roadway to access it, and the open space would serve as a buffer for the neighbor.

Responding to a concern about runoff, K. MacNaughton stated that the stormwater runoff has been addressed in the overall drainage plan and a rain garden would accommodate runoff from the house and roof leaders. There would be no increase in peak flow off site. In response to a concern about pesticides, he noted that the property has been in the Longley family for over 100 years and has been a hayfield. There is no reason to go further based on what has been disclosed to him.

In response to comments about the landscape plan, K. MacNaughton stated that three trees have been added to the front yards to comply with the regulations. He also reviewed the proposed streetscape buffer along Day Street and discussed the wetland area and associated plantings. He reviewed the conditions that allow the Commission to consider a reduction in the streetscape buffer depth, noting that there is already a buffer in some areas and the proposed landscaping would enhance the buffer area.

He went on to discuss the lot lines, noting that the lot lines have been shifted so that the shared driveway is only on lot six. The lot area still complies with the zoning regulations. K. MacNaughton reviewed the side lot line angles. Professional Engineer, Skip Alford of Alford Associates, reviewed the drainage. It was stated that the Town Engineer had issued comments, and all comments have been addressed on the revised plans.

The Commission discussed the application. P. Johnson and S. Muller noted for the record that they reviewed the recording from the previous meeting. The Commission stated that the concern with the shared driveway has been addressed and the side lot lines comply with the regulations. The Commission discussed the streetscape and proposed landscaping at length, including the depth of the buffer, existing invasive species in the area, and proposed plantings. It was noted that the buffer should be expanded, and additional plantings proposed for the area.

Public Comment

Dana Warren, 10 Day Street South, expressed concerns regarding the slopes and questioned the calculation; questioned the developable area calculation; commented on the trees; stated perpendicular lot lines can be achieved if there are fewer lots; and commented on the driveway curb cuts along the state route.

Susan Courtemanche, 184 Day Street, asked about a water study and if the property could support seven new wells.

The Commission asked the applicant if he would be willing to grant an extension to keep the public hearing open so items raised could be addressed in September. Specifically, the Commission asked the applicant to look at the depth of the streetscape buffer along Day Street; consider other plantings; and in general, enhance the proposed streetscape buffer. The applicant agreed to extend the hearing, which will be continued to the Commission's meeting on September 9, 2025

7. Receive applications and schedule public hearing (if applicable)

None

8. **Consideration of applications, where the Commission has concluded the public hearing**
None

9. **Staff Report and Correspondence**
None

10. **Commissioner Reports and Correspondence**
None

11. **Adjourn**

ON A MOTION by P. Johnson, seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 8:37 p.m.

Respectfully submitted,

Abby Kenyon

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Kirk MacNaughton, Skip Alford

FROM: Abby Kenyon, Director of Community Development

DATE: September 3, 2025

RE: Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.

The applicant is applying for a 7-lot subdivision at 188 Day Street. The property is just over 15.5 acres and is in the R30 and R50 Zones, with frontage along both Day Street and North Granby Road. As shown on the subdivision plans, there would be five lots with access onto Day Street and two lots with access onto North Granby Road.

At the last meeting, the Commission discussed the streetscape buffer and proposed plantings. Please refer to the following describing the changes:

1. Sheet SUB-1: On lots 4 and 5, The visual streetscape buffer has been increased from 30' to 50'.
2. Sheet VPPP-1:

Lot 4:

No plantings were shown on previous plan set. The streetscape buffer has been enhanced with the following:

- 9 Bayberry (3-gallon container)
- 2 Eastern Redbud (6'-7' tall)
- 3 China Girl Holly (3-gallon container)
- 2 China Boy Holly (3-gallon container)
- 6 Canadian Yew (3-gallon container)
- 3 Coppertina Ninebark (3-gallon container)
- 6 Mountain Laurel (3-gallon container)

Lot 5:

The previous plan set showed 3 red sunset maple (3 ½" caliper). In addition to these trees, the streetscape buffer has been enhanced with the following:

- 2 China Boy Holly (3-gallon container)
- 6 China Girl Holly (3-gallon container)
- 3 Eastern Redbud (6'-7' tall)

- 15 Canadian Yew (3-gallon container)
- 6 Mountain Laurel (3-gallon container)
- 3 American Cranberry Viburnum (3-gallon container)
- 5 Bayberry (3-gallon container)

Lot 6:

The changes to the streetscape buffer are as follows:

- Removed 11 Norway Spruce (18" tall)
- Added 9 Balsam Fir (18" tall)
- Added 3 Swamp White Oak (1 ½" to 2" caliper)

Lot 7:

The changes to the streetscape buffer are as follows:

- Removed 8 Norway Spruce (18" tall)
- Removed 5 Bayberry (18" tall)
- Added 5 Swamp White Oak (1 ½" to 2" caliper)
- Added 5 Bayberry (3-gallon container)
- Added 2 Balsam Fir (18" tall)

In addition to the above items, when the Commission considers the application, please note the following:

Open Space

To comply with the open space requirement, which requires 20% of the property be dedicated open space, the applicant is proposing 3.748 acres of dedicated open space. This dedicated open space would be located to the east of the proposed lots and as outlined in the applicant's letter, is proposed to be deeded to the Town. The proposed open space complies with the subdivision regulations.

Visual Streetscape Buffer

Subdivision Regulations Section 3.1.4.1.5 requires a visual streetscape buffer. Specifically, "A visual streetscape buffer shall be established whenever subdivisions are proposed which have access or create new lots on any street, existing within the Town on 1/1/2000. The streetscape buffer shall stretch along the entire street frontage of the property, adjacent to the through street. The streetscape buffer shall extend from the street line, back into the property to a minimum depth equal to the lesser of 50% of the depth (as measured perpendicular from the street line to the furthest point of the rear property line), or a distance of 500 feet. The depth of the buffer shall be computed based on the configuration of the entire parcel, prior to subdivision. Within the streetscape buffer all existing vegetation shall be preserved, the removal and depositing of earth and other materials shall be prohibited, and all construction activity shall be prohibited, except as specifically approved by the Commission.....

The Commission may reduce the depth of the streetscape buffer where conditions exist which, while preserving the streetscape, lessen the required depth of the buffer. These conditions include, but are not limited to:

- The vertical and horizontal alignment of the roads,
- The quality and quantity of the existing vegetation,
- The quality and quantity of proposed vegetation,
- The existence of natural and geological features, which serve as a buffer,
- The existence of man made and historical features, which serve as a buffer.

The streetscape buffer shall be permanently preserved through the creation of a conservation or similar easement, shown on the approved subdivision map and/or by deeded the fee or easement to an approved entity.”

The property measures just over 700 feet from the street line on Day Street to the rear of the property. Therefore, a streetscape buffer of about 350 feet would be required. The submitted plans show a proposed buffer of 30 feet along North Granby Road on lots 1, 2, and 3; a 20-foot buffer on lot 3 along Day Street; and a 50-foot buffer on lots 4 and 5 along Day Street. Lots 6 and 7 have a conservation restriction area associated with the mapped wetlands. Therefore, the actual streetscape buffer area for those two lots is greater—about 125 feet on lot 6 and 160 feet on lot 7.

Easements

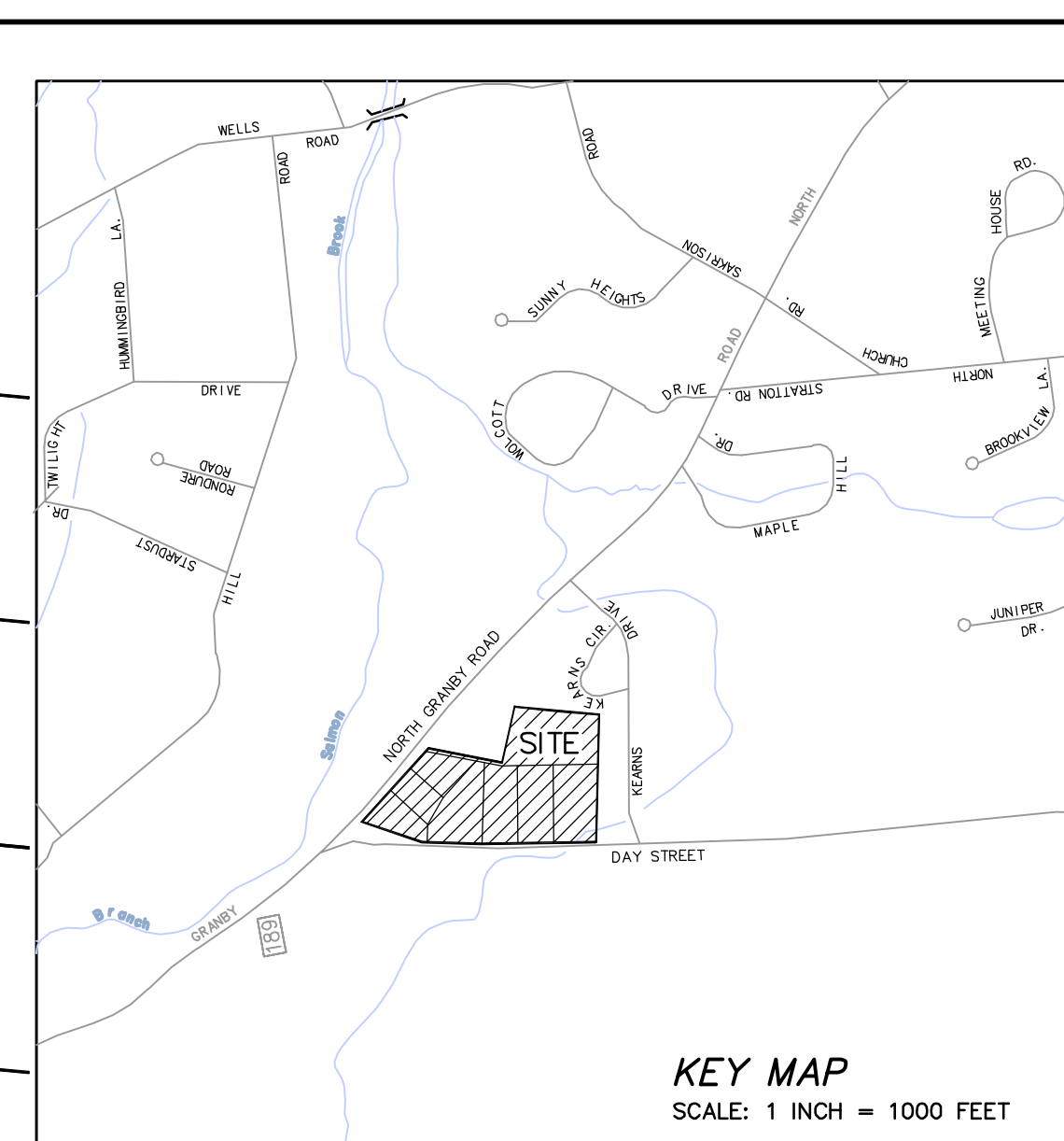
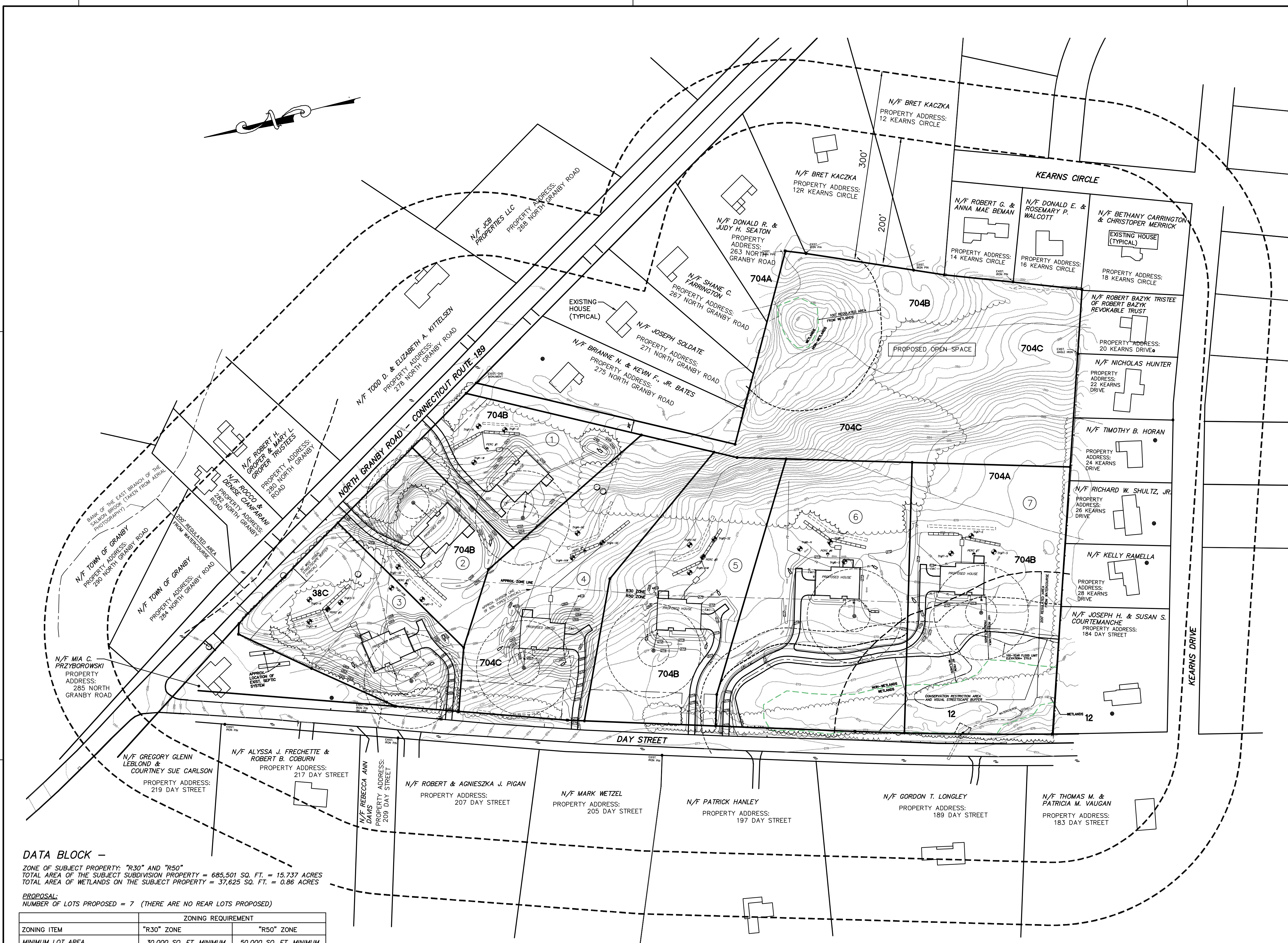
There are several easements shown in the subdivision plans, including the conservation easement restriction, visual streetscape buffer, access and utilities easement (lots 6 and 7), drainage easement, and unrestricted right to drain. There would also need to be a shared driveway agreement between lots 6 and 7 if the current configuration remains. Draft easements were previously provided for review. These will have to be updated to reflect the revised layout.

Draft Approval:

Below are typical provisions outlined in a subdivision approval as well as some provisions specific to this application for the Commission’s consideration:

1. All easement language must be finalized, approved, and filed on the land records prior to the filing of the mylars.
2. All easements shall be shown on individual plot plans and referenced in the deeds.
3. No building permit for any lot shall be issued until the open space as shown on the approved subdivision plan is deeded to the Town of Granby.
4. Conservation Restriction Area placards and Streetscape Buffer placards shall be installed prior to C/O on each lot. The design of the placards shall be submitted to the Director of Community Development for review and approval. The placards shall be located approximately 50-feet apart, or at closer intervals if needed, to clearly delineate the buffer area on each lot. The placards are to be affixed to a 4” x 4” wooden post. If the placards are to be affixed to an existing or proposed tree, or displayed in some other manner, the proposal must be submitted to the Director of Community Development for review and approval prior to installation.

5. The applicant shall reimburse the Town of Granby for all payments made to the Town Engineer for monitoring the construction for compliance with this approval. The applicant will reimburse the Town at a rate of \$120 per hour for the services of the Town Engineer. The applicant shall deposit with the Town of Granby the sum of \$3,000 to be applied to the costs as described herein. Should the costs exceed this amount the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Engineer includes any person or firm so designated by the Town Engineer or the Director of Community Development. The required funds shall be deposited with the Town of Granby prior to the filing of the mylars.
6. An access, inspection and repair agreement and a \$1,000 cash bond for each lot shall be required to ensure that the Erosion and Sediment Control Plan is installed, maintained and functions as proposed for each individual building lot as outlined in Section 8.7.7 of the Zoning Regulations.
7. The reduced visual streetscape buffer is approved as shown on the plans with consideration of the existing and proposed vegetation.
8. The final mylar shall be modified to comply with the requirements outlined herein, prior to execution by the Commission.



SOIL TYPES -

SOIL TYPES ARE TAKEN FROM THE WEB SOIL SURVEY, PREPARED BY USDA NATURAL RESOURCES CONSERVATION SERVICE

Map Unit Symbol	Map Unit Name
12	Raycol silt loam, 0 to 3 percent slopes
38C	Hinkley loamy sand, 3 to 15 percent slopes
704A	Enfield silt loam, 0 to 3 percent slopes
704B	Enfield silt loam, 3 to 8 percent slopes
704C	Enfield silt loam, 8 to 15 percent slopes

LEGEND:
38C SOIL TYPE
APPROX. DIVISION LINE OF SOIL TYPES

SHEET INDEX		
SHEET TITLE	SHEET NUMBER	
SITE DEVELOPMENT PLAN	SCALE: 1" = 80'	SD-1
RECORD SUBDIVISION MAP	SCALE: 1" = 40'	SUB-1 & SUB-2
GRADING AND UTILITIES PLAN	SCALE: 1" = 40'	GR-1 & GR-2
GRADING PLAN	SCALE: 1" = 20'	GR-3
FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7		
VEGETATION PRESERVATION / PLANTING PLAN	SCALE: 1" = 50'	VPPP-1
EROSION AND SEDIMENTATION CONTROL PLAN	SCALE: 1" = 40'	E&SC-1 & E&SC-2
NOTES AND DETAILS	NOTES-1	
NOTES AND DETAILS	NOTES-2	
INCLUDES INVASIVE SPECIES MANAGEMENT PLAN		

DATA BLOCK -
ZONE OF SUBJECT PROPERTY: "R30" AND "R50"
TOTAL AREA OF THE SUBJECT SUBDIVISION PROPERTY = 685,501 SQ. FT. = 15.737 ACRES
TOTAL AREA OF WETLANDS ON THE SUBJECT PROPERTY = 37,625 SQ. FT. = 0.86 ACRES

PROPOSAL		
NUMBER OF LOTS PROPOSED = 7 (THERE ARE NO REAR LOTS PROPOSED)		
ZONING REQUIREMENT		
ZONING ITEM	"R30" ZONE	"R50" ZONE
MINIMUM LOT AREA	30,000 SQ. FT. MINIMUM	50,000 SQ. FT. MINIMUM
CONTIGUOUS DEVELOPABLE AREA	30,000 SQ. FT. MINIMUM	35,000 SQ. FT. MINIMUM

NOTES:
1. CONTIGUOUS DEVELOPABLE AREA IS DEFINED AS AN UNINTERRUPTED CONTIGUOUS AREA, WHICH DOES NOT CONTAIN WETLANDS, WATERCOURSES, WATER BODIES, LEDGE OUTCROPPINGS GREATER THAN 20 SQUARE FEET, OR AREAS WITH SLOPES IN EXCESS OF 20% THAT EXTEND 50 LINEAR FEET OR MORE.
2. THERE ARE NO LEDGE OUTCROPPINGS ON THE PROPERTY.

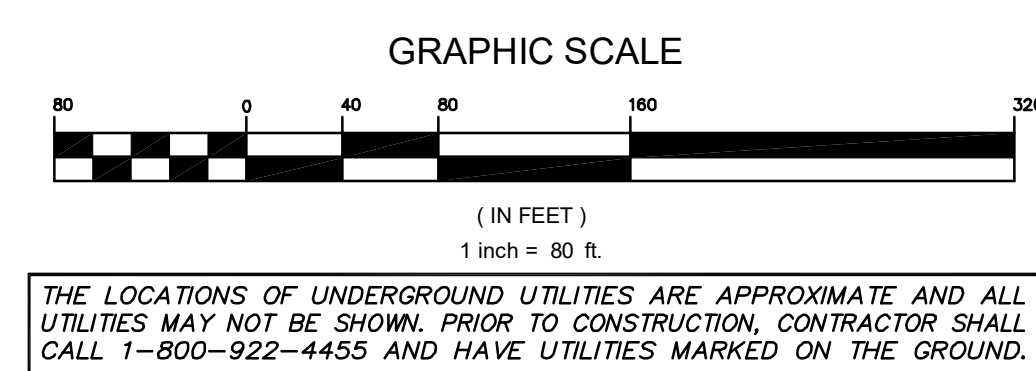
LOT SUMMARY					
LOT	LOT AREA (SQ. FT./ACRES)	WETLANDS & WATERCOURSES (SQ. FT.)	20%+ SLOPES** (SQ. FT.)	TOTAL "UNDEVELOPABLE" LAND (WET/WC + SLOPES) (SQ. FT.)	CONTIGUOUS DEVELOPABLE AREA* (SQ. FT.)
1	45,286 / 1.040	0	130	45,156	45,156
2	40,846 / 0.938	0	2280	2280	38,566
3	57,799 / 1.327	0	0	0	57,799
4	82,683 / 1.898	0	3150	3150	79,533
5	82,027 / 1.883	0	7950	7950	74,077
6	109,591 / 2.516	13,495	2670	16,165	93,426
7	104,021 / 2.388	20,265	0	20,265	83,756

* CONTIGUOUS DEVELOPABLE AREA = LOT AREA MINUS TOTAL "UNDEVELOPABLE" LAND
** AREA OF 20%+ SLOPES IS APPROXIMATE

LOT FRONTAGE -
REQUIREMENT: "R50" ZONE = 200 FEET MINIMUM
"R30" ZONE = 150 FEET MINIMUM
NOTE: "LOT FRONTAGE" IS THE DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT A DISTANCE FIFTY (50) FEET BACK FROM AND PARALLEL TO THE STREET LINE.

LOT	PROVIDED
LOT 1 (R30)	151.6'
LOT 2 (R30)	168.0'
LOT 3 (ALONG NORTH GRANBY ROAD - R30 ZONE) (ALONG DAY STREET - R30 ZONE & R50 ZONES)	223.4'
LOT 4 (R50)	205.1'
LOT 5 (R50)	201.3'
LOT 6 (R50)	299.5'
LOT 7 (R50)	237.0'

OPEN SPACE SUMMARY -
REQUIREMENT: 20% OR GREATER OF THE COMBINED ACREAGE OF THE LOTS PROPOSED WITHIN THE SUBDIVISION
CALCULATION: TOTAL AREA OF PROPOSED LOTS = 11.989 ACRES
11.989 x 20% = 2.398 ACRES
AT LEAST 50% OF THE OPEN SPACE SHALL BE PRESERVED AS USEABLE OPEN SPACE. USEABLE OPEN SPACE SHALL CONTAIN NO WETLANDS, NO SLOPES IN EXCESS OF 20% THAT EXTEND 50 LINEAR FEET OR MORE AND NO STORM WATER DETENTION FACILITIES.
WETLANDS WITHIN OPEN SPACE = 3870 SQ. FT.
20% SLOPES WITH THE OPEN SPACE = 15,830± SQ. FT.
THERE IS NO STORM WATER DETENTION WITHIN THE OPEN SPACE
3870 + 15,830 = 19,700 SQ. FT. = 0.45± ACRES "NOT USEABLE LAND"
PROVIDED:
OPEN SPACE PARCEL = 3.748 ACRES TOTAL
PORTION WHICH IS CONSIDERED "NOT USEABLE" = 0.45 ACRES
3.748 AC. - 0.45 = 3.30± ACRES
CONSERVATION RESTRICTION AREA = 1.413 ACRES



OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@macbuilds.com

8-26-25
REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'

7-18-25
INCORPORATED TOWN STAFF COMMENTS

7-15-25
INCORPORATED TOWN STAFF COMMENTS

6-3-25
MISC. REVISIONS

5-12-25
STAFF COMMENTS

4-29-25
REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER

4-2-25
REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7

2-10-25
AGENT DATED 2-9-25

DATE

REVISION

WILLIAM H. ALFORD
No. 9344
LICENSED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT

WILLIAM H. ALFORD
No. 9344
LICENSED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

ALFORD ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 80 FT.

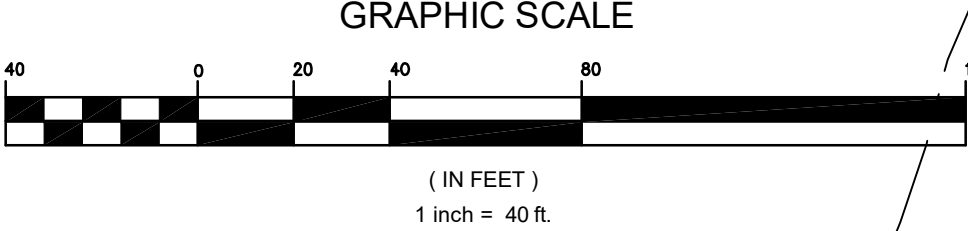
BREEZY MEADOW SUBDIVISION
SITE DEVELOPMENT PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
SD-1

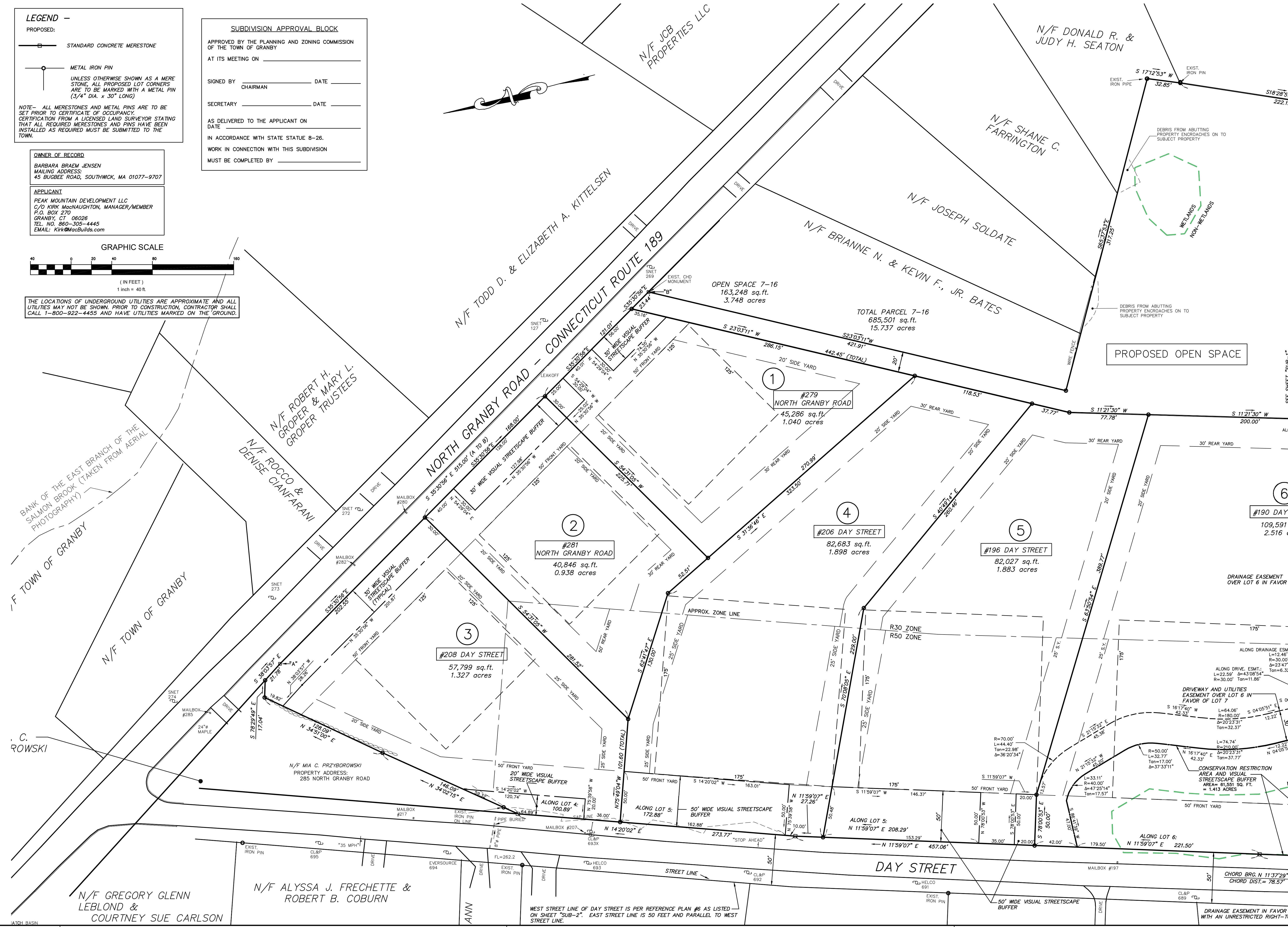
LEGEND —
PROPOSED:
STANDARD CONCRETE MERESTONE
METAL IRON PIN
UNLESS OTHERWISE SHOWN AS A MERE STONE, ALL PROPOSED LOT CORNERS ARE TO BE MARKED WITH A METAL PIN (3/4" DIA. x 30" LONG)
NOTE— ALL MERESTONES AND METAL PINS ARE TO BE SET PRIOR TO CERTIFICATE OF OCCUPANCY. CERTIFICATION FROM A LICENSED LAND SURVEYOR STATING THAT ALL REQUIRED MERESTONES AND PINS HAVE BEEN INSTALLED AS REQUIRED MUST BE SUBMITTED TO THE TOWN.

OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707
APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK McNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com

SUBDIVISION APPROVAL BLOCK
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY
AT ITS MEETING ON _____
SIGNED BY _____ DATE _____
CHAIRMAN
SECRETARY _____ DATE _____
AS DELIVERED TO THE APPLICANT ON _____ DATE _____
IN ACCORDANCE WITH STATE STATUE 8-26.
WORK IN CONNECTION WITH THIS SUBDIVISION
MUST BE COMPLETED BY _____



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



REVISOR'S NAME AND MTD OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'		REVISION	
8-26-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS		
7-15-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS		
7-2-25	INCORPORATED TOWN STAFF COMMENTS		
DATE		DATE	

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER
STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
No. 9344
LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

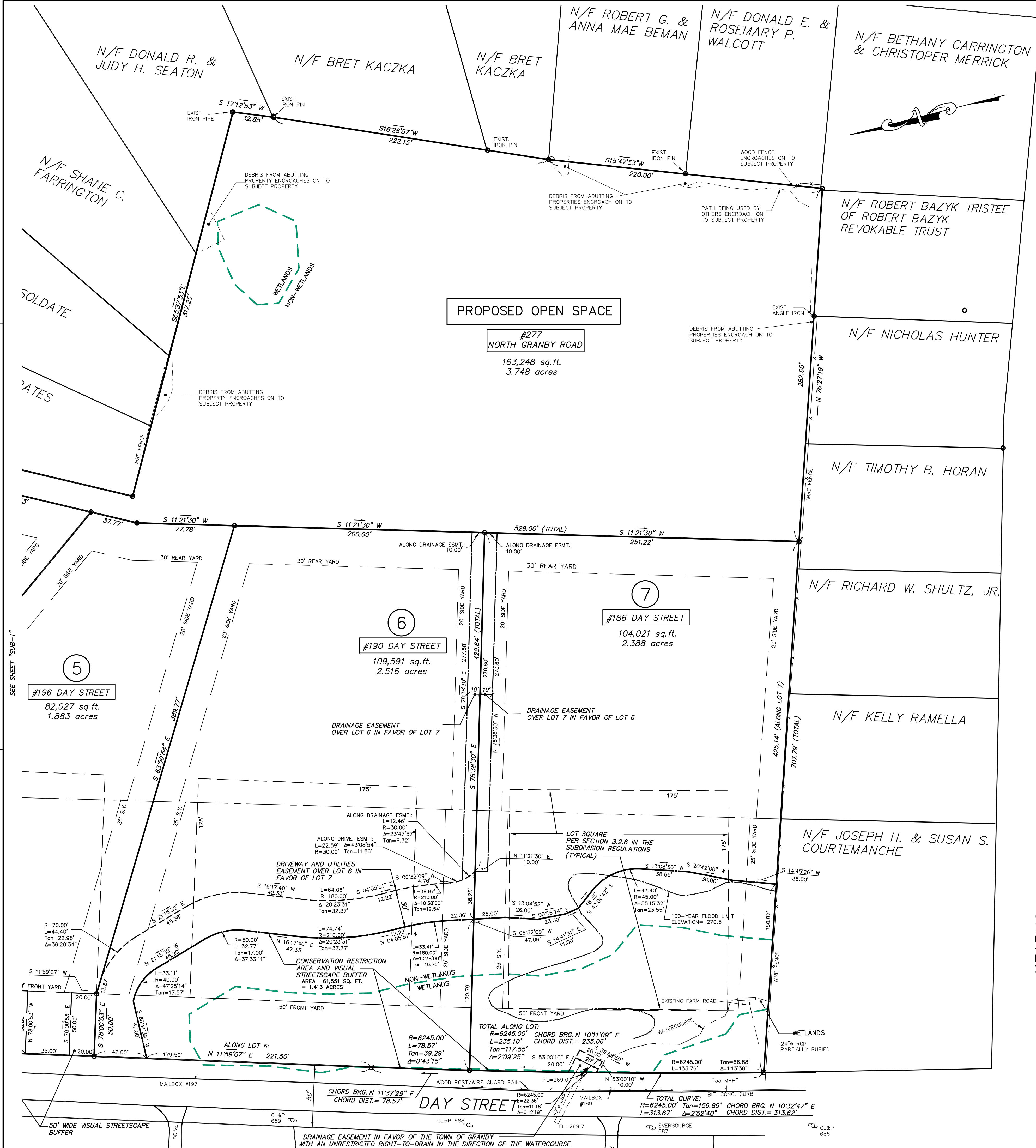
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: JUNE 3, 2025
SCALE: 1 IN. = 40 FT.

**BREEZY MEADOW SUBDIVISION
RECORD SUBDIVISION MAP**
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet SUB-1



LEGEND —

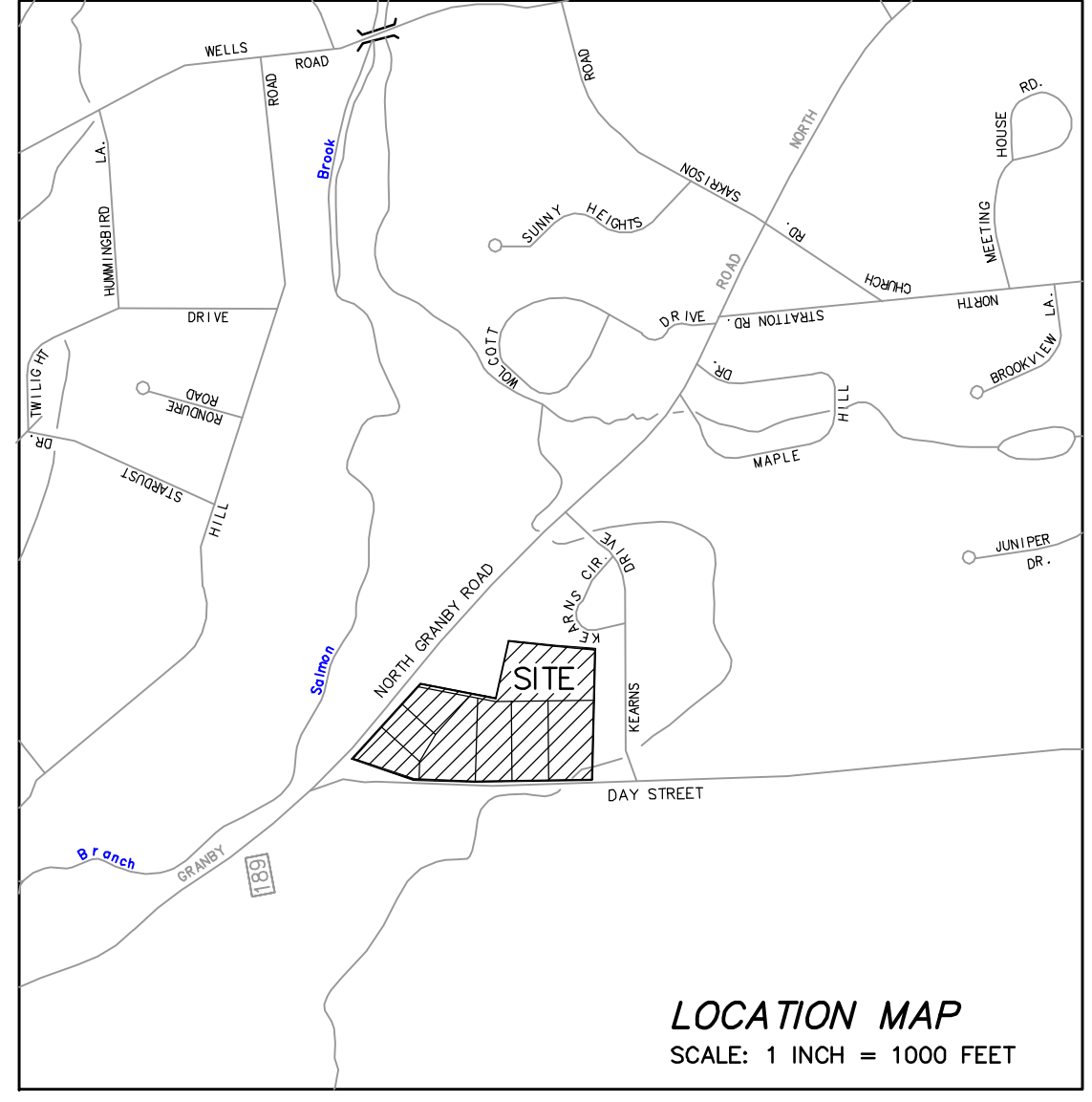
PROPOSED:

- STANDARD CONCRETE MERESTONE
- METAL IRON PIN

UNLESS OTHERWISE SHOWN AS A MERESTONE, ALL PROPOSED LOT CORNERS ARE TO BE MARKED WITH A METAL PIN (3/4" DIA. x 30" LONG)

NOTE— ALL MERESTONES AND METAL PINS ARE TO BE SET PRIOR TO CERTIFICATE OF OCCUPANCY. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.

EXISTING TOPOGRAPHY WITHIN THE AREA OF THE PROPOSED SEPTIC SYSTEMS AND EXISTING ROADWAYS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER OF 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS T-2.



- NOTES —**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES — "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - EXISTING TOPOGRAPHY WITHIN THE AREA OF THE PROPOSED SEPTIC SYSTEMS AND EXISTING ROADWAYS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER OF 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS T-2.
 - DAY STREET STREET LINE WAS ESTABLISHED BY HOLDING 25 FEET OFF THE CENTERLINE OF THE EXISTING PAVEMENT.
 - EXISTING PARCEL AREA = 15.720 ACRES
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E-30, BLOCK 37, PARCEL 2.
REFERENCE DEED: VOLUME 150, PAGE 246.
 - ZONE OF PROPERTY: "R30" AND "R50".
 - THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. IN OCTOBER, 2024 AND MARCH 15, 2025, WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
 - WITH REGARDS TO WETLANDS #2, LOCATED ON THE EAST SIDE OF THE SUBJECT PROPERTY, THIS AREA IS TO BE SURVEYED FOR VERNAL POOL CHARACTERISTICS DURING THE SPRING MONTHS. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.
 - THE SUBJECT PROPERTY IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09003C0177F EFFECTIVE DATE 9-26-2008". "ZONE X" IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
 - THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON "NATURAL DIVERSITY DATA BASE AREAS" MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
 - THE VISUAL STREETSCAPE BUFFER SHALL BE PERMANENTLY PRESERVED THROUGH THE CREATION OF A CONSERVATION OR SIMILAR EASEMENT. THE VISUAL STREETSCAPE BUFFER PROVIDED SATISFIES SECTIONS 2.2.22 AND 3.1.4 OF THE GRANBY SUBDIVISION REGULATIONS.
 - ALL EASEMENTS ARE TO BE SHOWN ON INDIVIDUAL PLOT PLANS AND REFERENCED IN DEEDS.
 - THE OPEN SPACE PARCEL SHALL BE DEEDED TO THE TOWN OF GRANBY.

- REFERENCE PLANS —**
- "PROPOSED SEPTIC SYSTEM REPAIR FOR: DANIEL S. FREDERICK #285 NORTH GRANBY ROAD GRANBY, CONNECTICUT DATE: OCT. 30, 1996 SCALE: 1"=20' SHEET NO. 1 OF 1 PROJECT NO. 96-56", PREPARED BY DAVID F. WHITNEY, CONSULTING ENGINEERS, AVON, CONNECTICUT
 - "FINAL RE-SUBDIVISION PLAN OF PROPERTY OWNED BY DAVID D. AND CARMEN L. PERRY #257 NORTH GRANBY ROAD—GRANBY CONNECTICUT R-30 ZONE 1"=40' NOV. 8, 1989 REVISION DATES APRIL 10, 1990, 6-28-1990", PREPARED BY HENRY CHARLES COTTON, CONSULTANT & LAND SURVEYOR, GRANBY, CONN.. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 91-2.
 - "FINAL SUBDIVISION PLAN FOR HAROLD L. PIERCE AND SURVEY PORTION OF PROPERTY OWNED BY N/F LYMAN T. AND KATHRYN K. BURGESS NORTH GRANBY ROAD—CONN. RT. 189 GRANBY—CONNECTICUT SCALE: 1"=40' DATE 6-19-1969 REV. SUBD. PLAN NOV. 1969", PREPARED BY HENRY CHARLES COTTON, LAND SURVEYOR, 730 HORNMEADOW ST., SIMSBURY, CONN.. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 1108.
 - "MAP SHOWING BUILDING LOTS ON PROPERTY OF FRANK M. KEARNS ROUTE #189 GRANBY, CONN. SCALE 1"=50' APRIL 12, 1952 REVISIONS 4-5-55 3-3-56", PREPARED BY LAWRENCE E. GITCHELL, REGISTERED LAND SURVEYOR 2786. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 610.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF GRANBY, GRANBY—NORTH GRANBY ROAD FROM THE CONGREGATIONAL CHURCH NORTHERLY TO SILVER STREET. ROUTE NO. 189 SCALE 1"=40', NUMBER 55-02, SHEET 3 OF 3", APPROVED BY JOHN A. MACDONALD, STATE HIGHWAY COMMISSIONER, DATE FEB. 28, 1933"
 - "CONVEYANCE MAP PROPERTY OWNED BY WILLIAM S. & PATRICIA C. JOY AND PATRICK HANLEY DAY STREET GRANBY — CONNECTICUT ZONE R-50 DATE: JULY 28, 2005", PREPARED BY HENRY C. COTTON & ASSOCIATES, LAND SURVEYORS & CONSULTANTS, GRANBY, CONNECTICUT, 06035, (860)653-6601. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP NO. 2650.

NOTES PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS

- CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART. THE ENTIRE PERIMETERS OF THE RESTRICTION AREA AND THE VISUAL STREETSCAPE BUFFER AREAS. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.
- CONSERVATION RESTRICTION MARKERS ARE TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY ON THE LOT.
- THE CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS AND ASSOCIATED ACTIVITIES SHALL BE COMPLETED, INCLUDING PLANTINGS, UPON OR BEFORE THE FIRST BUILDING PERMIT FOR THE SUBDIVISION IS ISSUED. THIS REQUIREMENT IS IN RESPONSE TO THE 2-YEAR MONITORING PERIOD OF THE AREA/PLANTINGS. THE GOAL OF THIS CONDITION OF APPROVAL IS TO AID IN PREVENTING THE CONSERVATION RESTRICTION AREA ACTIVITIES NEEDING TO BE COMPLETED/COORDINATED BY THREE (3) SEPARATE HOMEOWNERS/CONTRACTORS, IF POSSIBLE.

SUBDIVISION APPROVAL BLOCK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY

AT ITS MEETING ON _____

SIGNED BY _____ DATE _____

CHAIRMAN _____

SECRETARY _____ DATE _____

AS DELIVERED TO THE APPLICANT ON _____

DATE _____

IN ACCORDANCE WITH STATE STATUE 8-26.

WORK IN CONNECTION WITH THIS SUBDIVISION

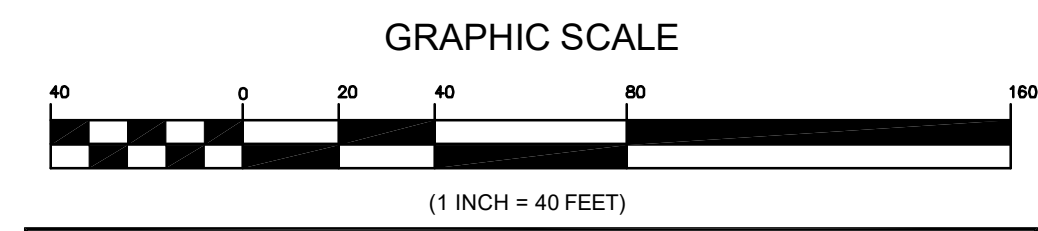
MUST BE COMPLETED BY _____

OWNER OF RECORD

BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'		INCORPORATED TOWN STAFF COMMENTS		REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS		INCORPORATED TOWN STAFF COMMENTS		REVISION	
DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION
8-26-25		7-18-25		7-15-25		7-2-25			

STATE OF CONNECTICUT
WILLIAM H. ALFORD, JR., P.E. & L.S.
No. 9344
LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
WILLIAM H. ALFORD, JR., P.E. & L.S.
No. 9344
LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: JUNE 3, 2025

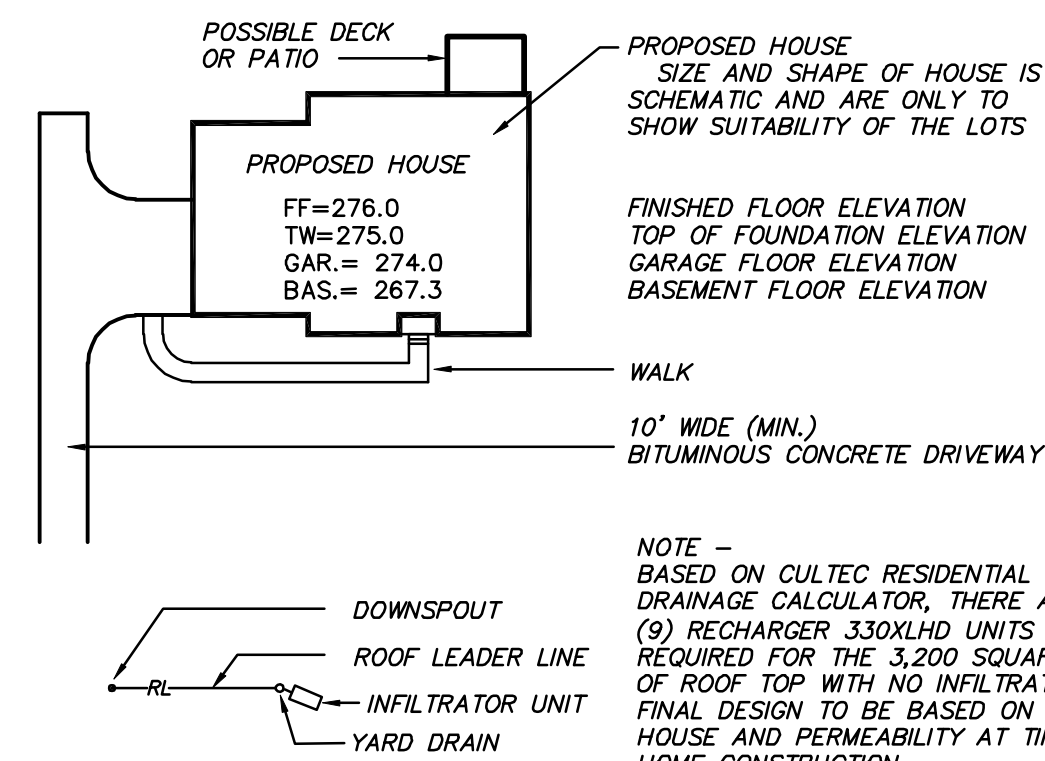
SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
RECORD SUBDIVISION MAP
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
SUB-2

LEGEND —
EXISTING CONDITIONS:
- 274 - CONTOUR
+ 274.0 SPOT ELEVATION
- - - - - EDGE OF CLEARING
PROPOSED CONDITIONS:
- 274 - CONTOUR
+ 274.0 SPOT ELEVATION
→ GRADE TO DRAIN
W WELL
W WATER SERVICE LINE
FD FOOTING DRAIN
E&C ELECTRIC AND COMMUNICATIONS SERVICE LINES
- - - - - EDGE OF CLEARING

PROPOSED CONDITIONS:



OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707
APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK McNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@McBuilds.com

NOTE —
BASED ON CULTEC RESIDENTIAL DRAINAGE CALCULATOR, THERE ARE NINE (9) RECHARGER 330XLND UNITS REQUIRED FOR THE 3,200 SQUARE FEET OF ROOF TOP WITH NO INFILTRATION. FINAL DESIGN TO BE BASED ON SIZE OF HOUSE AND PERMEABILITY AT TIME OF HOME CONSTRUCTION.

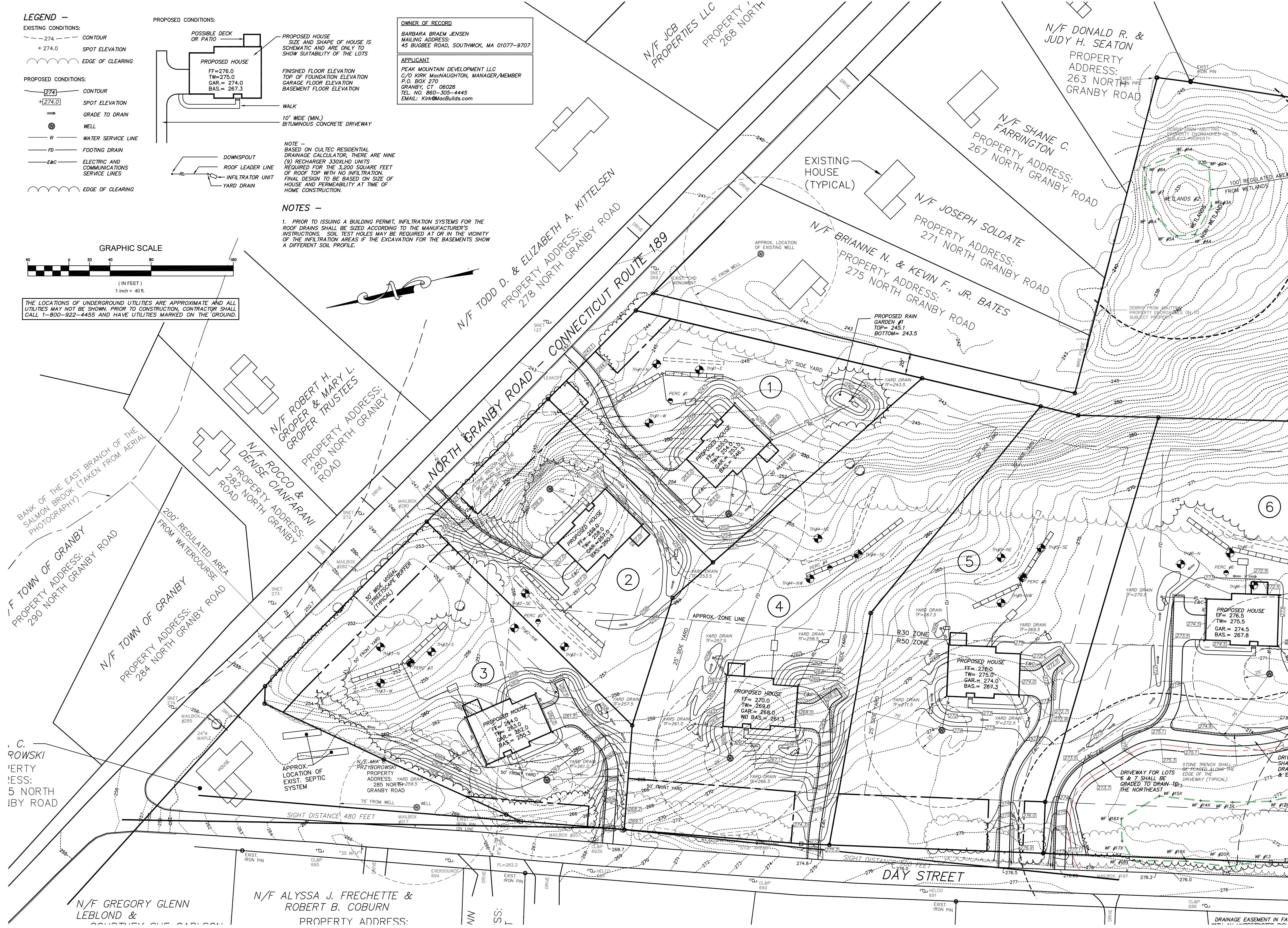
NOTES —

1. PRIOR TO ISSUING A BUILDING PERMIT, INFILTRATION SYSTEMS FOR THE ROOF DRAINS SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. SOIL TEST HOLES MAY BE REQUIRED AT OR IN THE VICINITY OF THE INFILTRATION AREAS IF THE EXCAVATION FOR THE BASEMENTS SHOW A DIFFERENT SOIL PROFILE.

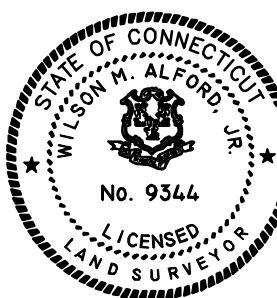
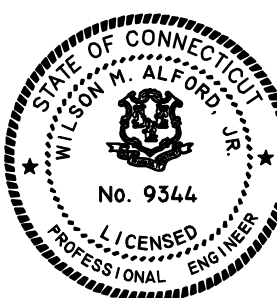
GRAPHIC SCALE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



NO.	REVISION	DATE
8-26-25	REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'	
7-18-25	INCORPORATED TOWN STAFF COMMENTS	
7-15-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS	
7-9-25	INCORPORATED TOWN STAFF COMMENTS	
6-4-25	MISC. REVISIONS	
5-12-25	STAFF COMMENTS	
4-25-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER	
4-9-25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7	
2-10-25	AGENT DATED COMMENTS FROM INHC WETLANDS AGENT DATED 2-9-25	



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



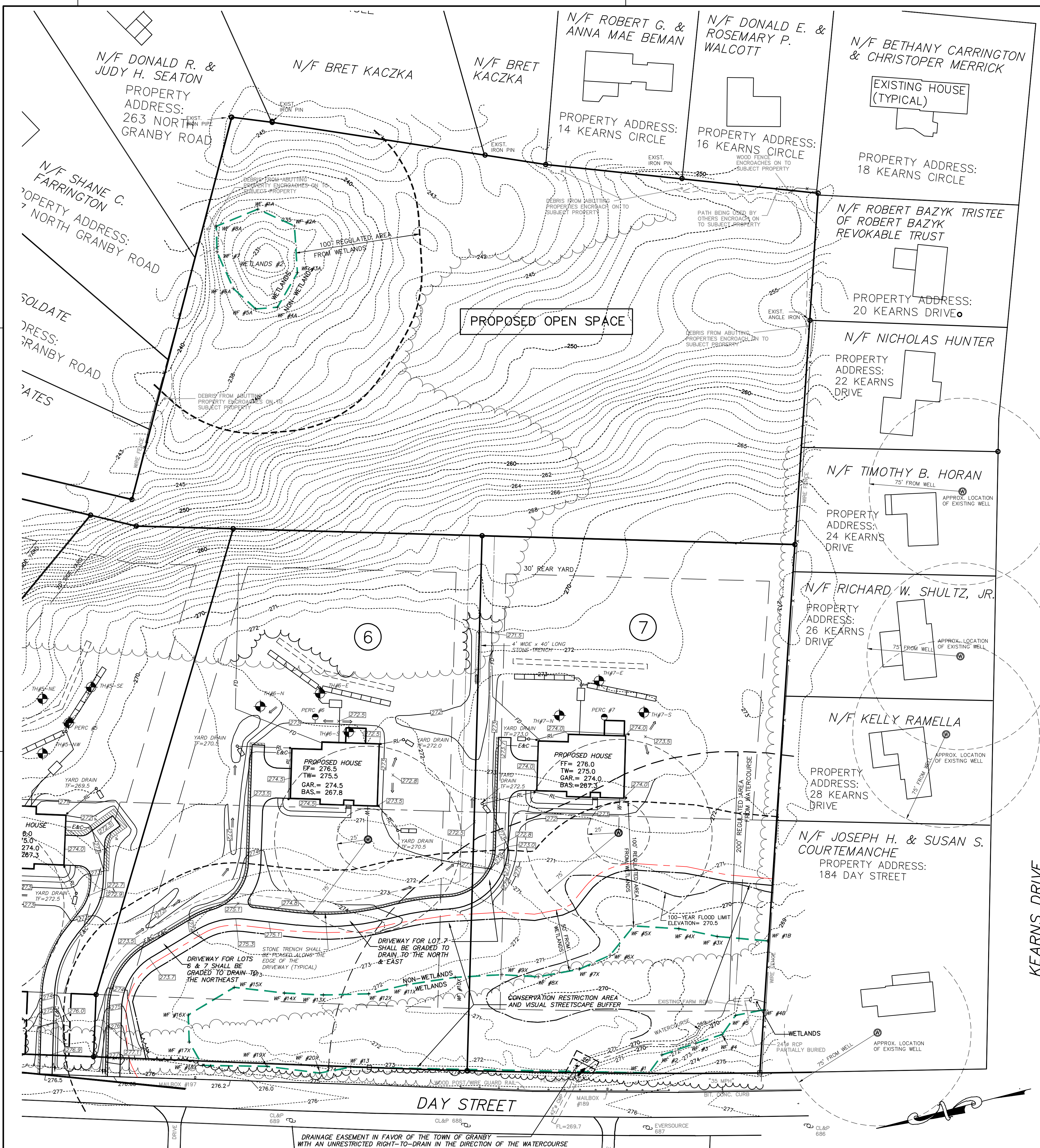
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
GRADING AND UTILITIES PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
GR-1



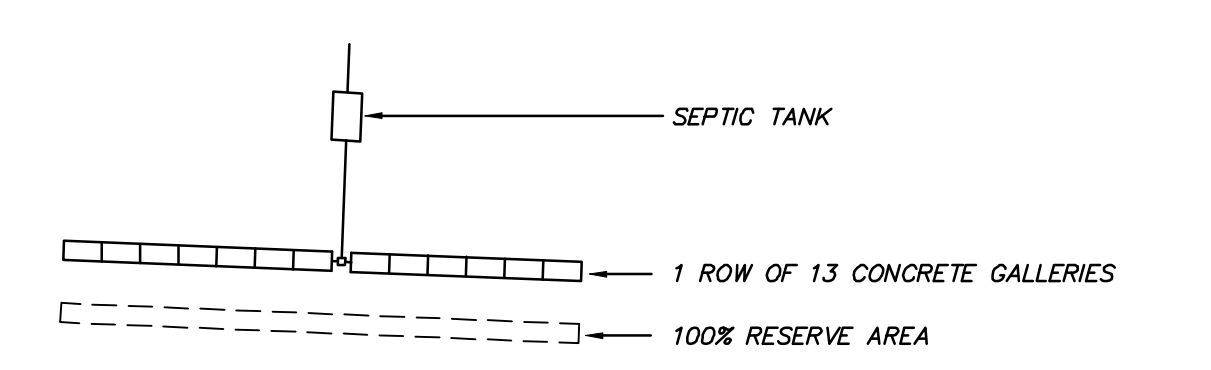
TEST HOLE DATA

NOTE - TEST HOLES AND PERCOLATION TESTS WERE PERFORMED BY WILSON M. ALFORD, JR. FROM ALFORD ASSOCIATES, INC. AND WITNESSED BY KRISTIN KULA, FROM FARMINGTON VALLEY HEALTH DISTRICT ON OCTOBER 23, 2024.

<p>LOT 1</p> <p>TH #1-W</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #1-N</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-86" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #1-E</p> <p>DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #1</p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p>LOT 4</p> <p>TH #4-NW</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-22" BROWN SILTY SANDY LOAM 22"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #4-NE</p> <p>DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-42" BROWN SAND WITH COBBLES 42"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #4-SE</p> <p>DEPTH: 0" - 15" MATERIAL: TOPSOIL 15"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #4</p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p>LOT 6</p> <p>TH #6-N</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #6-E</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #6-S</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-24" BROWN SILTY SANDY LOAM 24"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #6</p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>
<p>LOT 2</p> <p>TH #2-S</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN FINE SAND</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #2-NW</p> <p>DEPTH: 0" - 24" MATERIAL: TOPSOIL 24"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #2-SE</p> <p>SOUTH FACE</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #2</p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p>LOT 5</p> <p>TH #5-NW</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #5-NE</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SILTY SANDY LOAM 25"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #5-SE</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #5</p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 1 MINUTE / INCH</p>	<p>LOT 7</p> <p>TH #7-N</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #7-E</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>TH #7-S</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p>PERCOLATION TEST #7</p> <p>TOP OF TEST IS 15" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>

DATA DESIGN FOR PROPOSED SEPTIC SYSTEMS

FOR ALL LOTS:
PERCOLATION TEST RATE:
ALL LOTS ARE LESS THAN 10.1 MIN./INCH
NUMBER OF BEDROOMS = 4
SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5
MINIMUM LEACHING SYSTEM SPREAD:
NEED NOT TO BE CONSIDERED. DEPTH TO RESTRICTIVE LAYER > 60"
USE: 8' LONG x 4' WIDE x 12" HIGH CONCRETE GALLERIES = 5.9 SF/LF
577.5 S.F. / 5.9 SF/LF = 98 LINEAR FEET REQUIRED

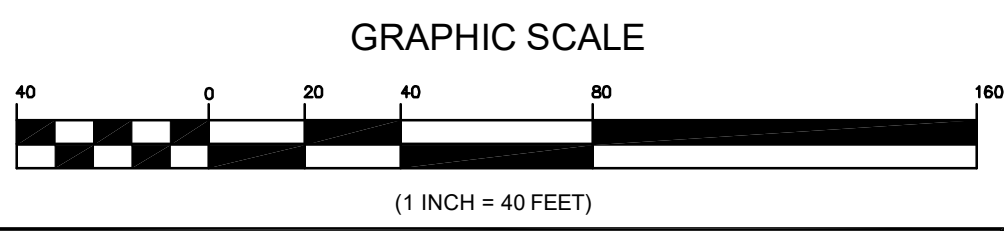


NOTE PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA

CONSERVATION RESTRICTION AREA SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART AROUND THE ENTIRE PERIMETER OF THE RESTRICTION AREA. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.

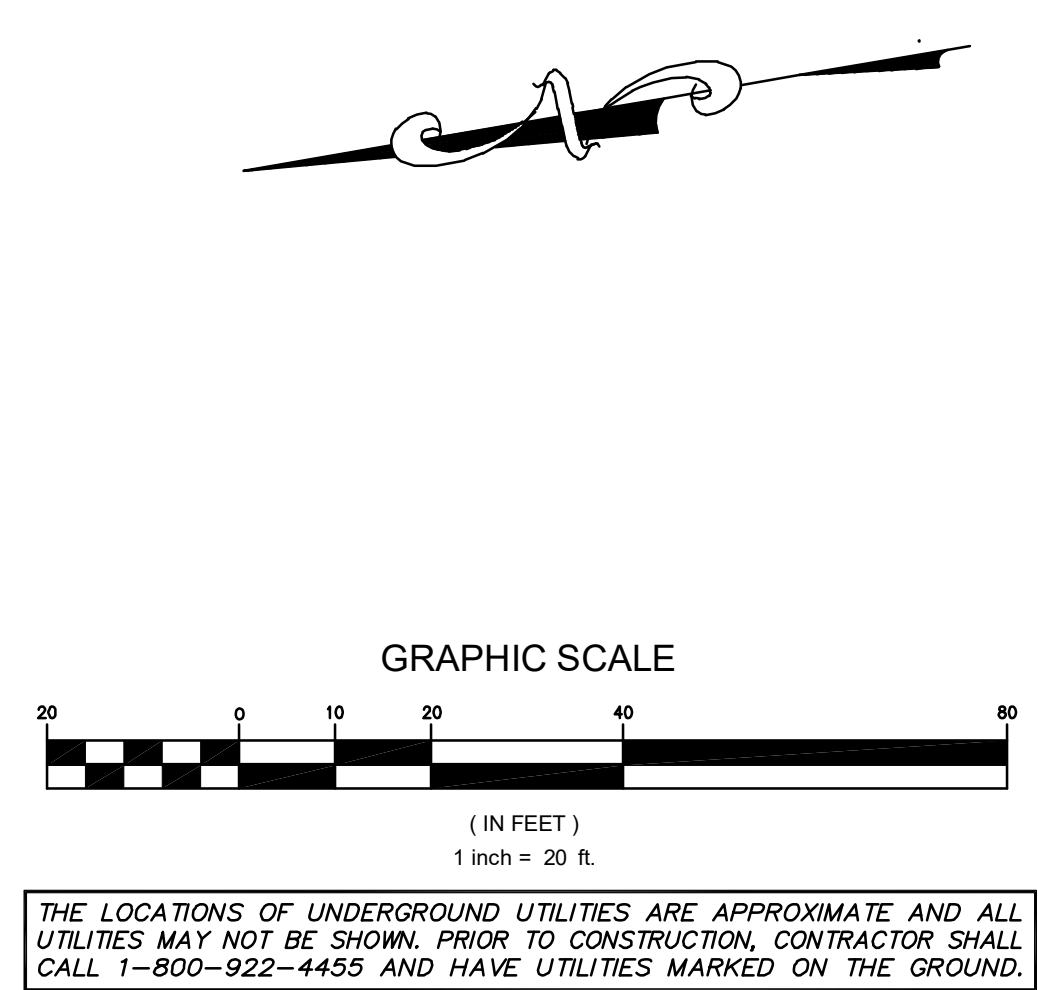
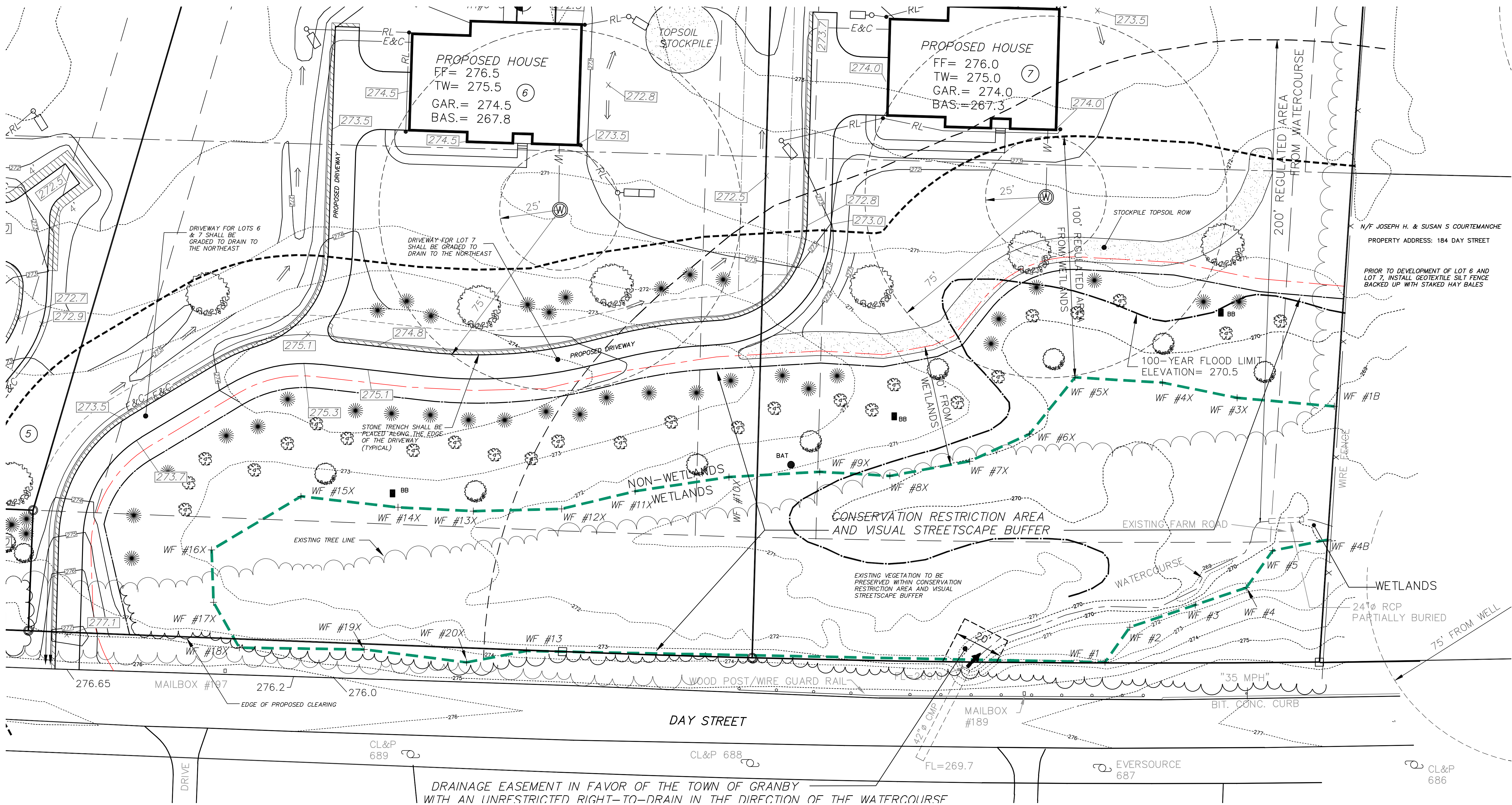
OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@MacBuilds.com



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS	7-15-25	INCORPORATED TOWN STAFF COMMENTS	7-2-25	MISC. REVISIONS	6-4-25	REVISED PERK COMMENTS	5-12-25	REVISED PERK COMMENTS FROM KEVIN CLARK, TOWN ENGINEER	4-25-25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7	4-2-25	AGENT DATED 2-9-25	DATE	REVISION
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.														
L.S. NO. 9344														
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL														
CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, JR., P.E. & L.S.														
DATE: DECEMBER 23, 2024														
SCALE: 1 IN. = 40 FT.														
BREEZY MEADOW SUBDIVISION GRADING AND UTILITIES PLAN PREPARED FOR PEAK MOUNTAIN DEVELOPMENT LLC GRANBY, CONNECTICUT 188 DAY STREET														
Sheet GR-2														



NOTE PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA

CONSERVATION RESTRICTION AREA SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART AROUND THE ENTIRE PERIMETER OF THE RESTRICTION AREA. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.

PROPOSED PLANTS WITHIN THE CONSERVATION RESTRICTION AREA

- LEGEND -**
- PROPOSED IMPROVEMENTS:
- BB BLUE BIRD HOUSE
 - BAT BAT HOUSE

REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'	
8-26-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-15-25	INCORPORATED TOWN STAFF COMMENTS
7-2-25	MISC. REVISIONS
6-4-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
5-12-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4-29-25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
4-9-25	DATE
	REVISION

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: FEBRUARY 10, 2025

SCALE: 1 IN. = 20 FT.

BREEZY MEADOW SUBDIVISION

GRADING PLAN

FOR AREA ADJACENT TO WETLANDS ON LOTS 5, 6 AND 7

PREPARED FOR

PEAK MOUNTAIN DEVELOPMENT LLC

GRANBY, CONNECTICUT

188 DAY STREET

Sheet

GR-3

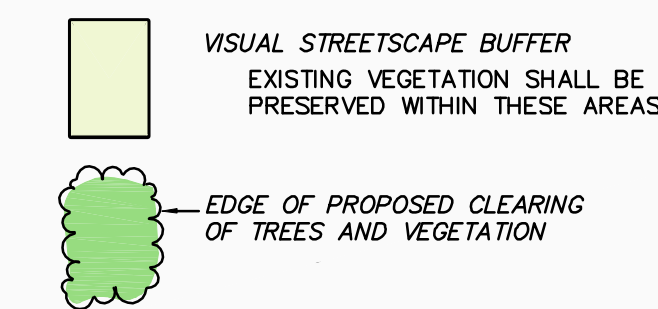
PROPOSED PLANT LIST -

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. PROPOSED PLANTING HOLES SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES AND FILLED WITH A MIXTURE OF 80% TOPSOIL AND 20% PEAT MOSS. ALL PLANTS SHALL BE MULCHED WITH 4 INCHES OF WOOD CHIPS OR WOOD BARK MULCH.
3. ADJUSTMENTS IN THE LOCATION AND/OR NUMBER OF PROPOSED PLANTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE TOWN PLANNER.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM)
AB	20	ABIES BALSAMEA	BALSAM FIR	18" TALL
AR	18	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3 1/2" CAL. B&B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6'-7' TALL, B&B
CS	5	CORNUS SERICEA	RED TWIG DOGWOOD	18" TALL
IG	4	ILEX GLABRA	INKBERRY	18" TALL
IMB	3	ILEX x'MESDOB'	CHINA BOY HOLLY	3 GALLON CONTAINER
IMG	9	ILEX x'MESDOB'	CHINA GIRL HOLLY	3 GALLON CONTAINER
IV	3	ILEX VERTICILLATA	WINTERBERRY (INCLUDE AT LEAST ONE MALE PLANT)	18" TALL
KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GALLON CONTAINER
MP	13	MYRICA PENSYLVANICA	BAYBERRY	3 GALLON CONTAINER
MP-1	5	MYRICA PENSYLVANICA	BAYBERRY	18" TALL
POC	3	PHYSCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	3 GALLON CONTAINER
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2"-2" CAL. B&B
TC	21	TAXUS CANADENSIS	CANADIAN YEW	3 GALLON CONTAINER
TO	15	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	18" TALL
VC	3	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	18" TALL
VL	6	VBURNUM LENTAGO	NANNYBERRY VIBURNUM	18" TALL
VO	3	VBURNUM OPULUS AMERICANUM (TRILOBUM)	AMERICAN CRANBERRY VIBURNUM	3 GALLON CONTAINER

LEGEND -



NOTES -

1. IN ADDITION TO ALL TREES PRESERVED IN THE "30 FOOT VISUAL STREETScape BUFFER" A MINIMUM OF TEN (10) TREES WITH A CALIPER OF SIX (6) INCHES WILL BE PRESERVED IN THE FRONT YARD OF LOTS 2 AND 3 TO SATISFY SUBDIVISION REGULATION SECTION 3.1.4.1.2.1



REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETScape BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'

INCORPORATED TOWN STAFF COMMENTS

REVISION

STATE OF CONNECTICUT
WILSON H. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
WILSON H. ALFORD, JR.
No. 9344
LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: JULY 15, 2025

SCALE: 1 IN. = 50 FT.

BREEZY MEADOW SUBDIVISION
VEGETATION PRESERVATION / PLANTING PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC

GRANBY, CONNECTICUT
188 DAY STREET

Sheet
VPPP-1

I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE TOWN GRANBY SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

WILSON M. ALFORD, JR.
CONNECTICUT LICENSED PROFESSIONAL ENGINEER NO. 9344

DATE

NOTE: THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE PROFESSIONAL ENGINEER, WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

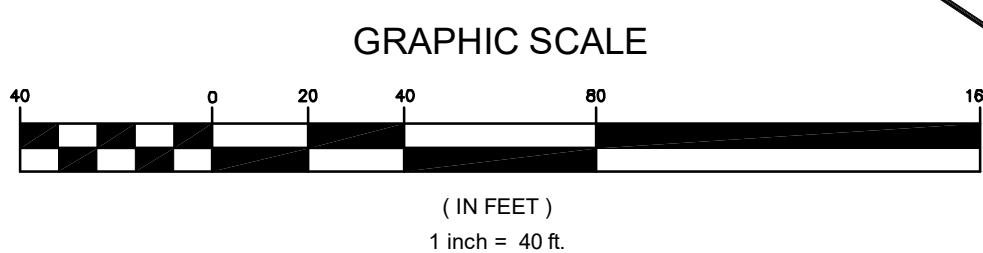
DATE OF APPROVAL

OWNER OF RECORD

BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com



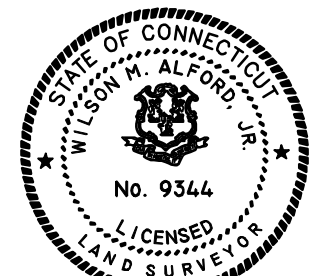
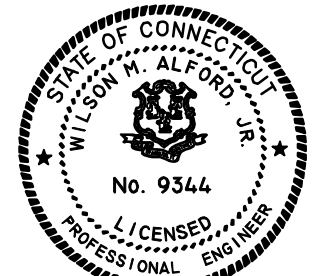
THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4453 AND HAVE UTILITIES MARKED ON THE GROUND.

EROSION CONTROL SYMBOLS -

- | | |
|------------|---------------------------|
| CE | CONSTRUCTION ENTRANCE PAD |
| FES | FLARED END STRUCTURE |
| GSF | GEOTEXTILE SILT FENCE |
| HB | HAY BALE |
| LP | LANDSCAPE PLANTING |
| MS | MULCH FOR SEED |
| OP | OUTLET PROTECTION |
| PS | PERMANENT SEEDING |
| TO | TOPSOIL |
| TP | TREE PROTECTION |
| TS | TEMPORARY SEEDING |
| TSP | TOPSOIL STOCKPILE |



REVISION	DATE	DESCRIPTION
8-26-25		REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'
7-19-25		REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-2-25		INCORPORATED TOWN STAFF COMMENTS
6-4-25		MISC. REVISIONS
5-12-25		REVISED PER STAFF COMMENTS
4-29-25		REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4-2-25		REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
2-10-25		AGENT DATED INCORPORATE COMMENTS FROM INHC WETLANDS



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

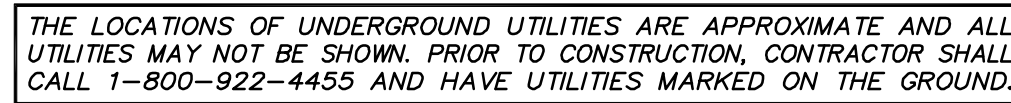
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

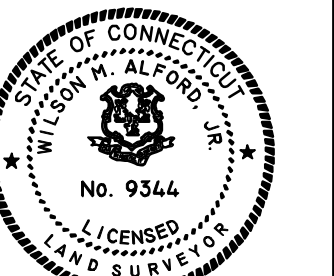
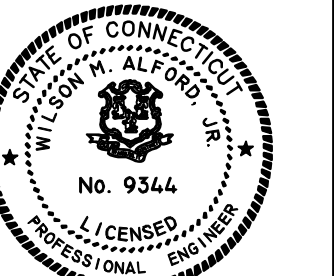
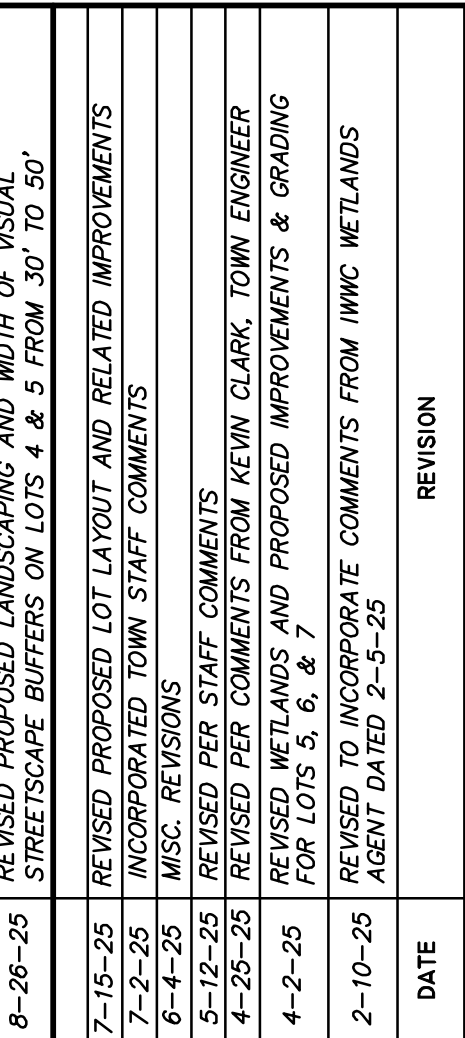
BREEZY MEADOW SUBDIVISION
EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
E&SC-1

PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com



CE	CONSTRUCTION ENTRANCE PAD
FES	FLARED END STRUCTURE
GSF	GEOTEXTILE SILT FENCE
HB	HAY BALE
LP	LANDSCAPE PLANTING
MS	MULCH FOR SEED
OP	OUTLET PROTECTION
PS	PERMANENT SEEDING
TO	TOPSOIL
TP	TREE PROTECTION
TS	TEMPORARY SEEDING
TSP	TOPSOIL STOCKPILE



TO THE BEST OF MY
KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

S. NO. 9344

NOT VALID WITHOUT A LIVE
SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
●
WILSON M. ALFORD, JR., P.E. & L.S.

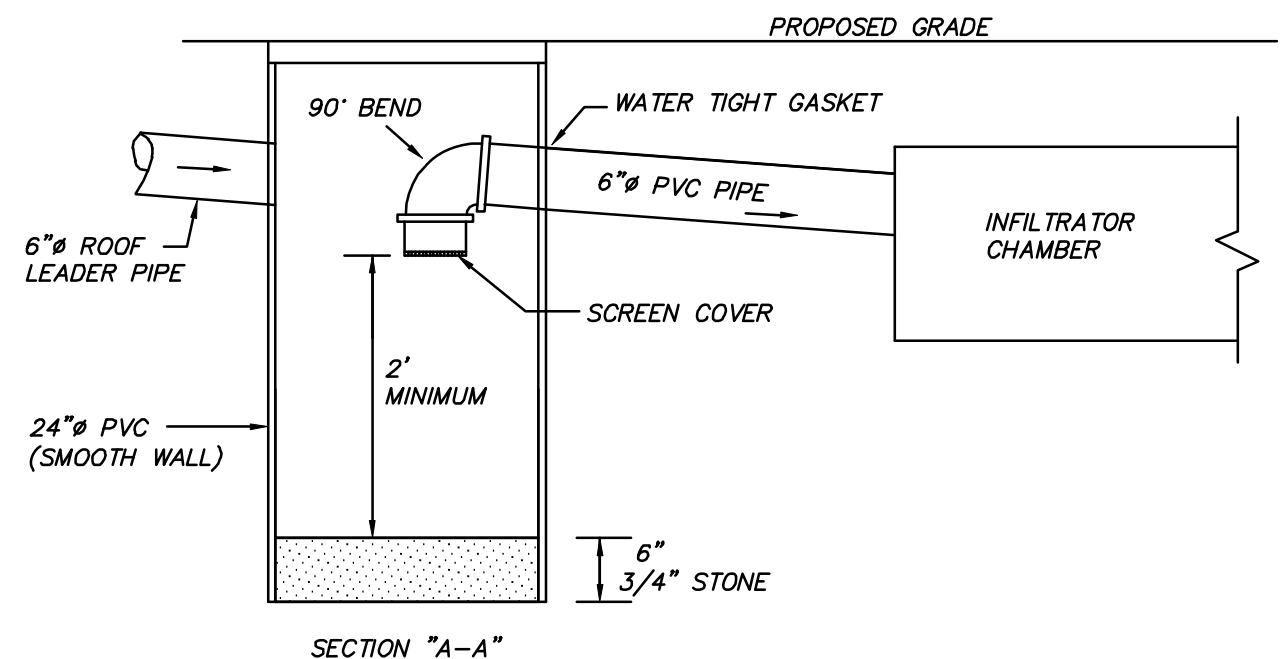
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

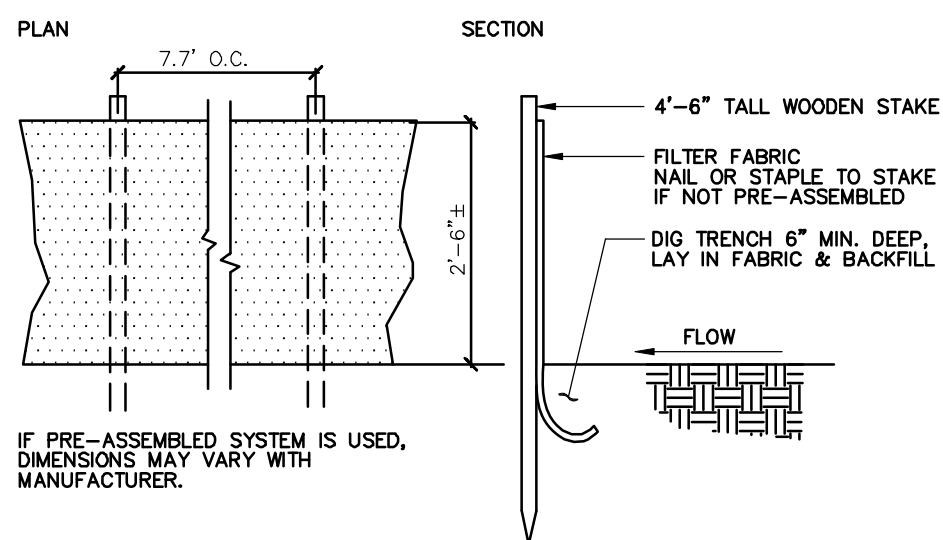
BREEZY MEADOW SUBDIVISION
EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
STREET GRANBY, CONNECTICUT

Sheet
E&SC-1

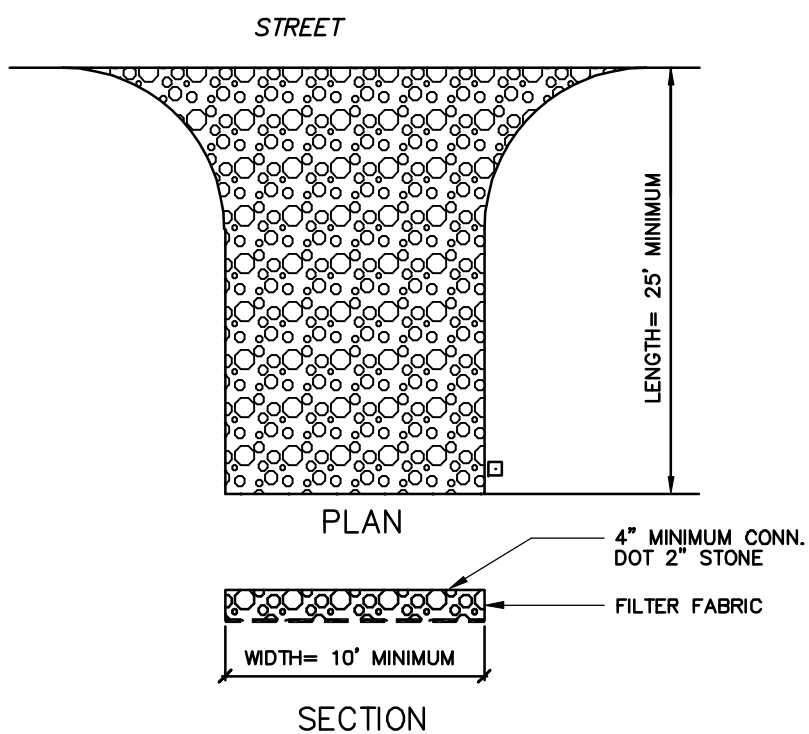
Diagram illustrating a circular grate assembly. The assembly consists of a circular frame and a grate. The frame is labeled "CAST IRON FRAME AND GRATE CAMPBELL FOUNDRY 8-8118 OR APPROVED EQUAL." The grate is shown in a cross-section view, revealing a grid of rectangular openings. A side view of the grate is also shown, indicating its depth and the connection to a pipe or duct.



NOT TO SCALE

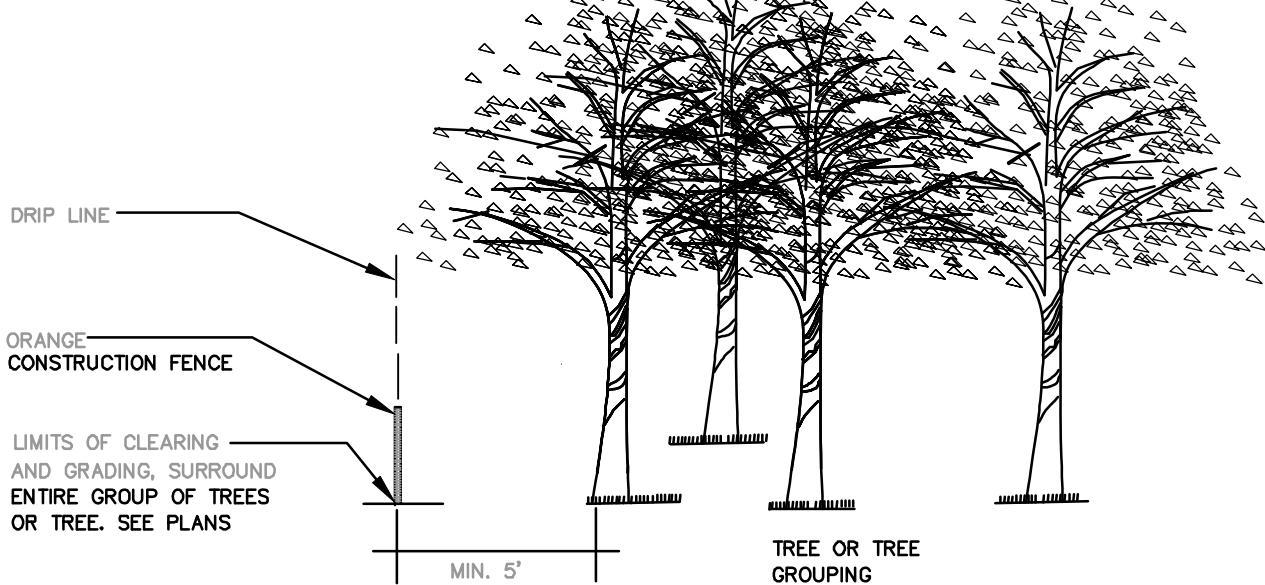


NOT TO SCALE

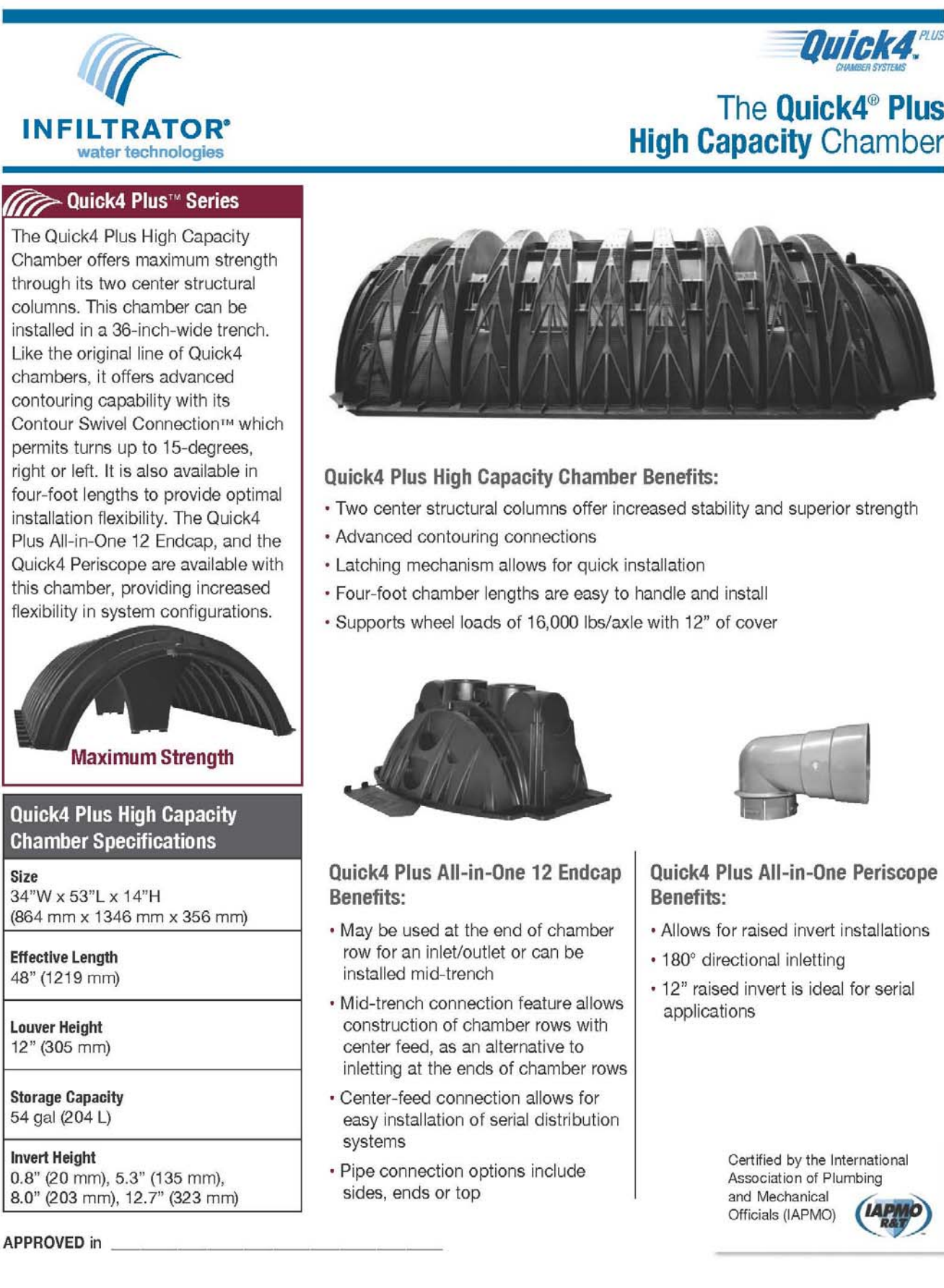


1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

NOT TO SCALE

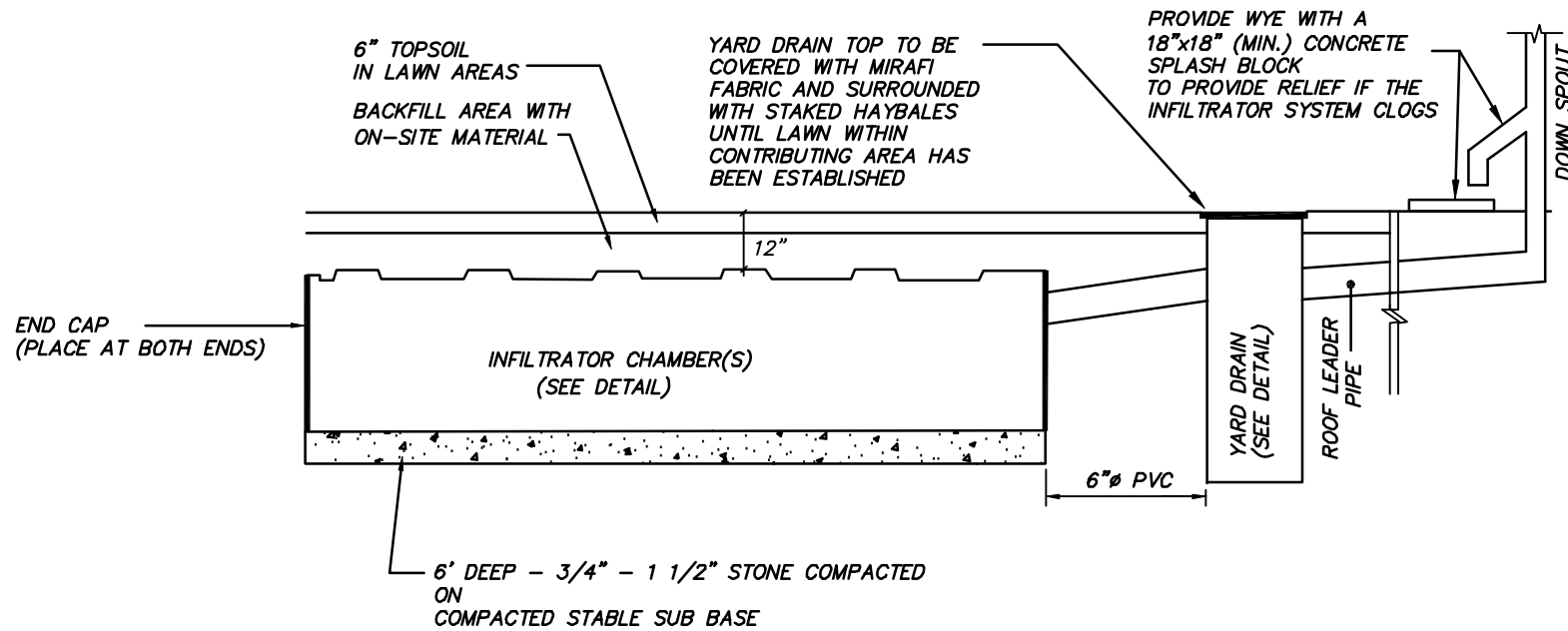


NOT TO SCALE
AS MANUFACTURED BY INFILTRATOR WATER TECHNOLOGIES OR APPROVED EQUAL
NOTE- INSTALL PER MANUFACTURER'S SPECIFICATIONS.

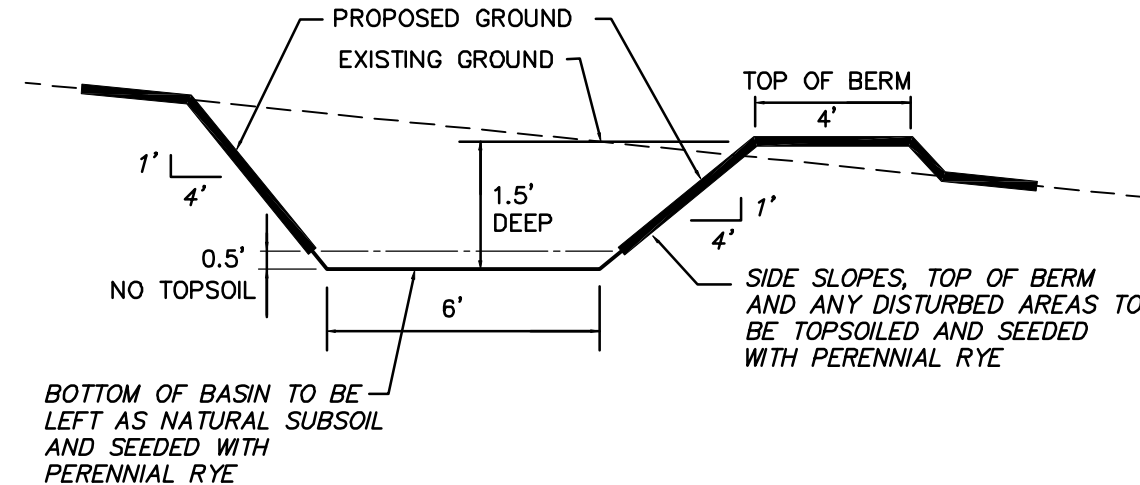


NOT TO SCALE

NOTE- INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



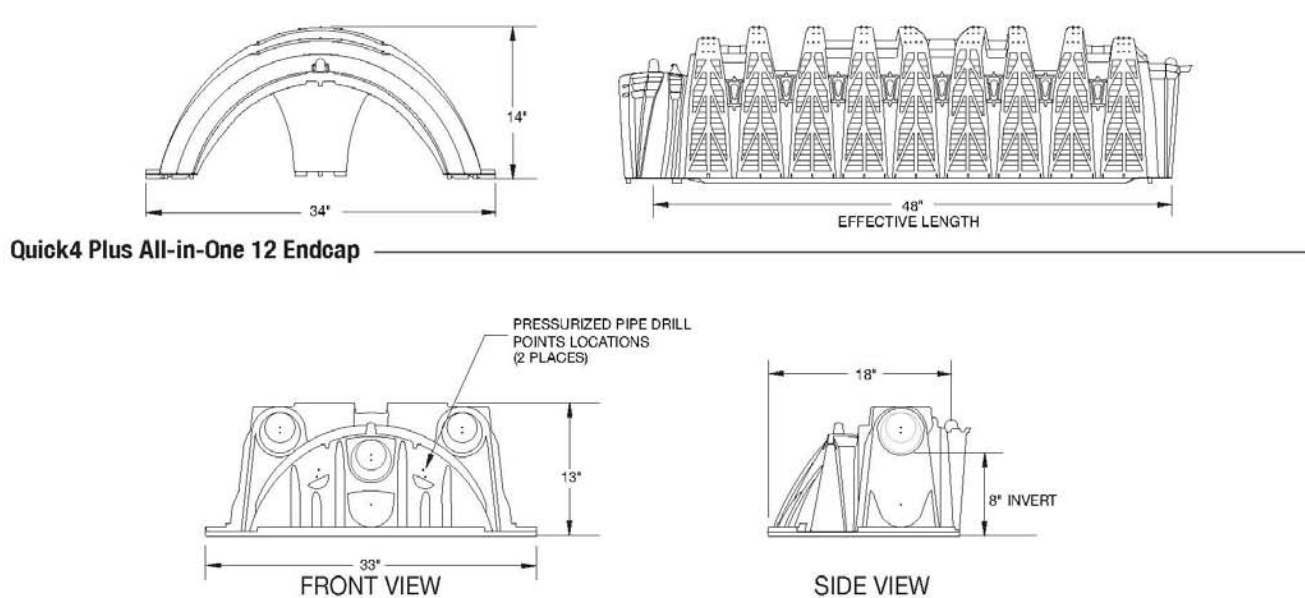
NOT TO SCALE



NOTE- FOR EACH LOT WHERE RAIN GARDEN(S) ARE PROPOSED, RAIN GARDEN IS TO BE CREATED PRIOR TO ANY OTHER ON-LOT CONSTRUCTION.

1. INSTALL GEOTEXTILE SILT FENCE DOWNHILL OF THE PROPOSED RAIN GARDEN.
2. GRADE RAIN GARDEN.
3. AFTER GRADING FOR RAIN GARDEN, BOTTOM WILL REMAIN AS NATURAL SUBSOIL AND SEEDED WITH PERENNIAL RYE. THIS WILL ALLOW NATIVE VEGETATION TO OCCUR. SIDE SLOPES OF RAIN GARDENS AND ALL ADJACENT DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED WITH PERENNIAL RYE SEED.
4. AFTER SITE DEVELOPMENT, RAIN GARDEN SHALL BE LEFT UNDISTURBED TO ALLOW FOR NATIVE VEGETATION TO OCCUR OVER TIME.

Quick4 Plus High Capacity Chamber



U.S. Patents: 4,750,661; 5,017,041; 5,156,408; 5,306,017; 5,401,116; 5,401,459; 5,511,000; 5,716,163; 5,680,770; 5,830,844 Canadian Patents: 1,320,059; 2,094,564 Other patents pending.
Inflator, Equalizer, Quick, and SideWinder are registered trademarks of Inflator Water Technologies. Inflator is a registered trademark in France. Inflator Water Technologies is a registered trademark in Mexico.
Conform, MicroLeaking, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Inflator Water Technologies.
PolyLock is a trademark of PolyLock, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPX Inc.
© 2013 Inflator Water Technologies, LLC. All rights reserved. Printed in U.S.A. PLU\$10 07121

[illegible]

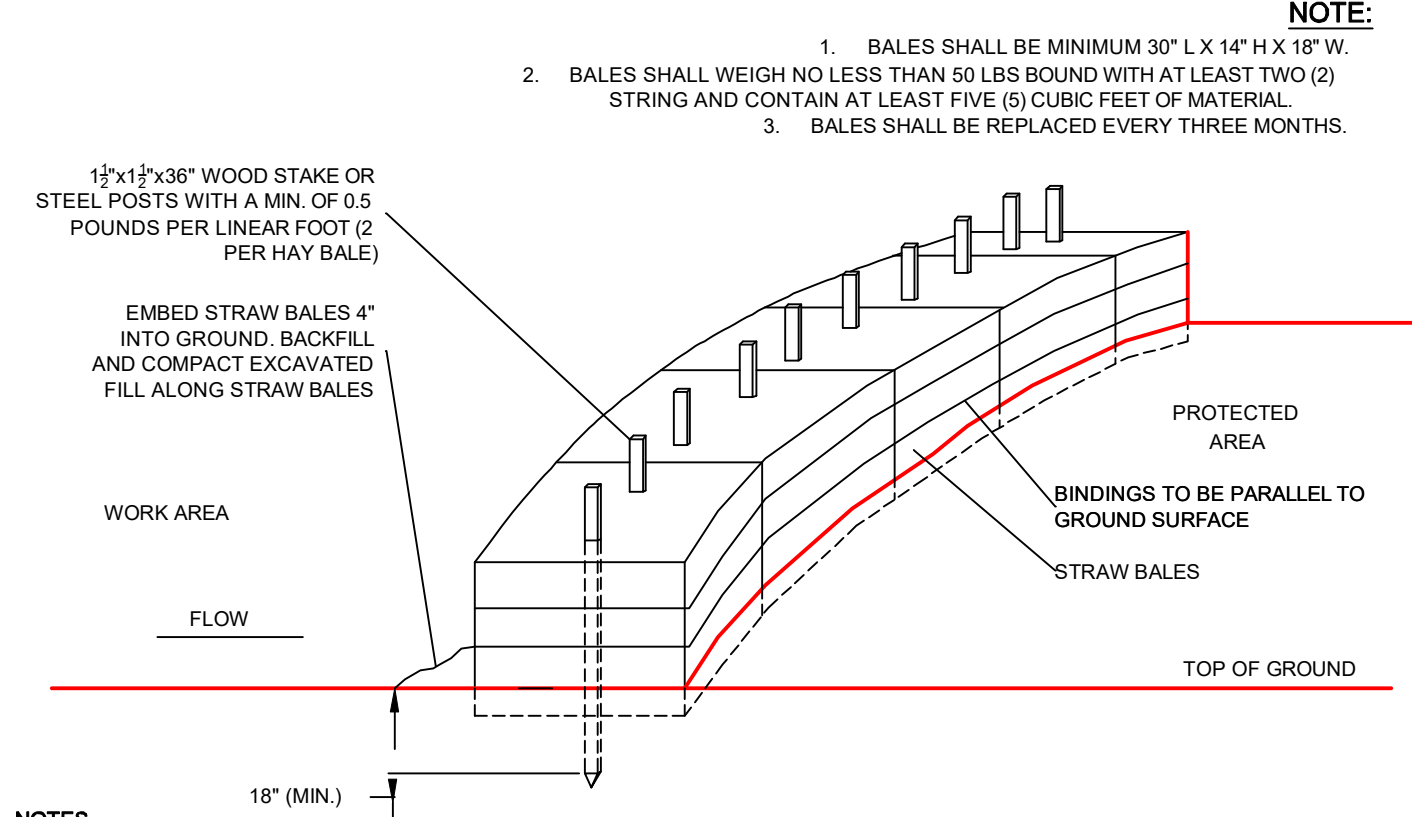
1. TOPOGRAPHY WITHIN THE AREAS OF EXISTING ROADS, BOUNDARY LINES, WETLANDS, AND PROPOSED SEPTIC SYSTEMS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER, 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS T-2.

OTHER EXISTING CONTOURS HAVE BEEN TAKEN FROM CT ECO MAPS (CONNECTICUT ENVIRONMENTAL CONDITIONS ON-LINE), PROVIDED BY UCONN AND CT DEEP.

LOCATION OF ABUTTING HOUSES ARE APPROXIMATE AND HAVE BEEN TAKEN FROM TOWN AERIAL MAPS. THE APPROXIMATE LOCATION OF EXISTING ABUTTING WELLS ARE TAKEN FROM RECORDS BY THE FARMINGTON VALLEY HEALTH DISTRICT.

2. FOR EACH PROPOSED WORK, PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF GRANBY
4. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF GRANBY, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", FORM 819, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
5. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
8. NO STUMPS ARE TO BE BURED ON THE PROPERTY.
9. FINAL LOCATION OF UTILITIES SERVING PROPOSED WORK SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ESTABLISHING FINAL GRADE OF PROPOSED FOOTINGS AND FOUNDATION. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES FOR STOCKPILED MATERIAL AND AT TOPS OF SLOPES DURING FOUNDATION ELEVATION. MIRAFI FABRIC SILT FENCE AND/OR TEMPORARY VEGETATION IF PILES ARE TO REMAIN IN PLACE FOR EXTENDED PERIODS OF TIME.

11. WHERE SHOWN ON THE PLAN, PROPOSED ROOF LEADERS TO CONNECT INTO YARD DRAINS AND INFILTRATOR CHAMBERS. OTHERWISE, ROOF LEADERS CAN DISCHARGE ON TO SPLASH PADS SET ON THE GROUND.
12. INFILTRATORS AND YARD DRAINS TO BE INSTALLED AFTER THE MAJORITY OF THE LOT CONSTRUCTION IS COMPLETED AND STABILIZED. AS NEEDED, WRAP YARD DRAIN GRATE WITH MIRAFI FABRIC TO KEEP SEDIMENT OUT OF YARD DRAIN.
13. A STOCKPILE OF CRUSHED STONE, GEOTEXTILE SILT FENCE AND HAY BALES IS TO BE MAINTAINED ON SITE FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
14. WITHIN A CONTRIBUTING AREA, AFTER STABILIZATION AND ESTABLISHMENT OF VEGETATIVE COVER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.



NOT TO SCALE

1. STRAW BALES SHALL BE MADE O WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE STRAW BALES ON CONTOUR AND WING THE LAST STRAW BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL STRAW BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE STRAW BALE PERPENDICULAR ALONG STRAW BALE BARRIER EACH 100 FEET.

OWNER OF RECORD

BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9702

APPLICANT

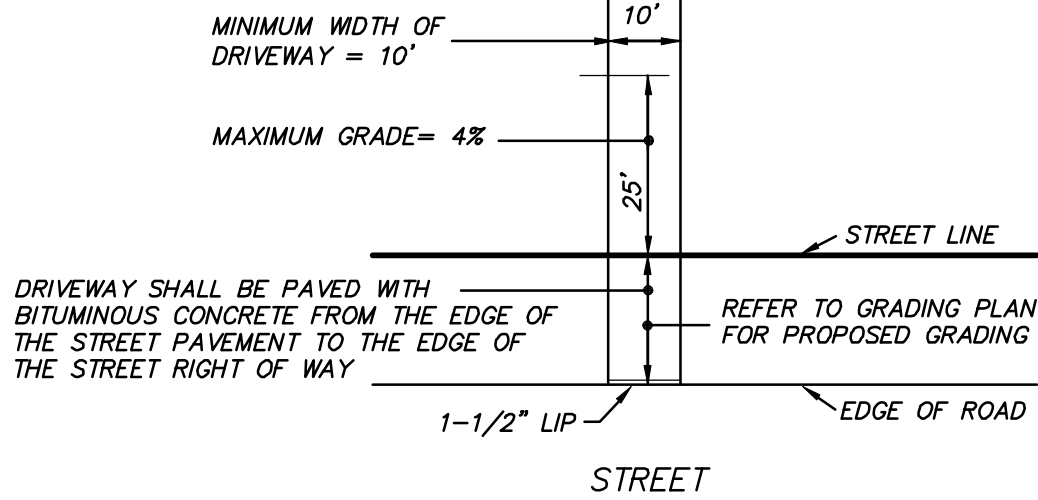
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com

DRIVEWAY DETAIL

NOT TO SCALE

NOTES-

1. ONE DRIVEWAY SHALL ALLOW ACCESS TO NO MORE THAN TWO LOTS.
2. THE AVERAGE GRADE OF A DRIVEWAY SHALL BE NO MORE THAN 12%, MEASURED FROM THE STREET GUTTER TO THE BUILDING SERVED. NO PORTION OF A DRIVEWAY SHALL CONTAIN A GRADE IN EXCESS OF 15%.

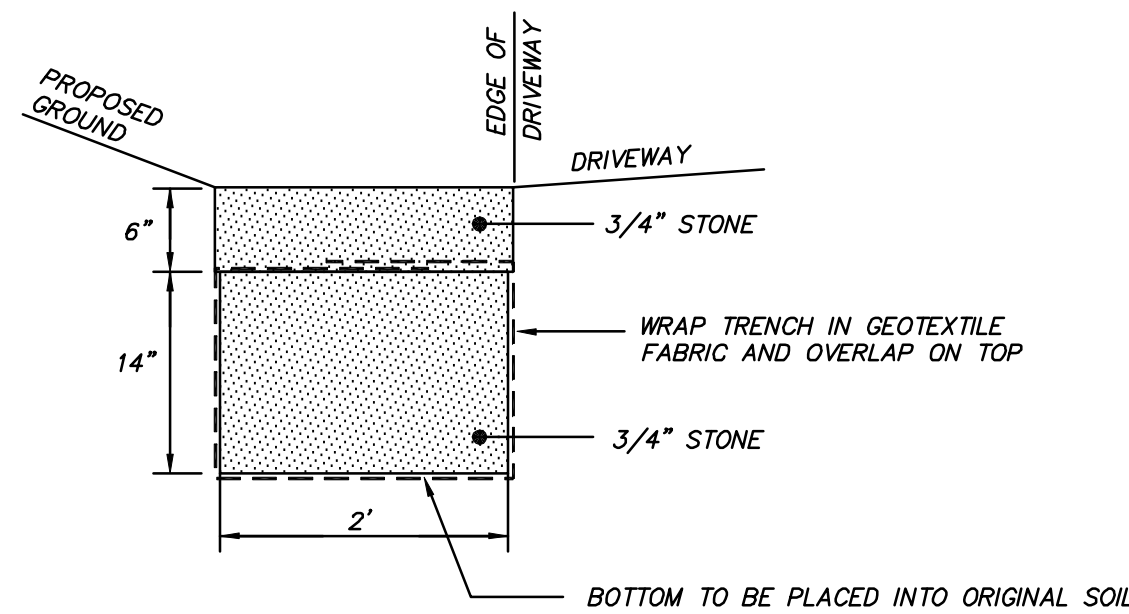


STONE TRENCH

NOT TO SCALE

TO BE PLACED ALONG EDGE OF DRIVEWAY FOR LOTS 5, 6 AND 7, WHERE SHOWN ON PLAN

NOTE -
INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.

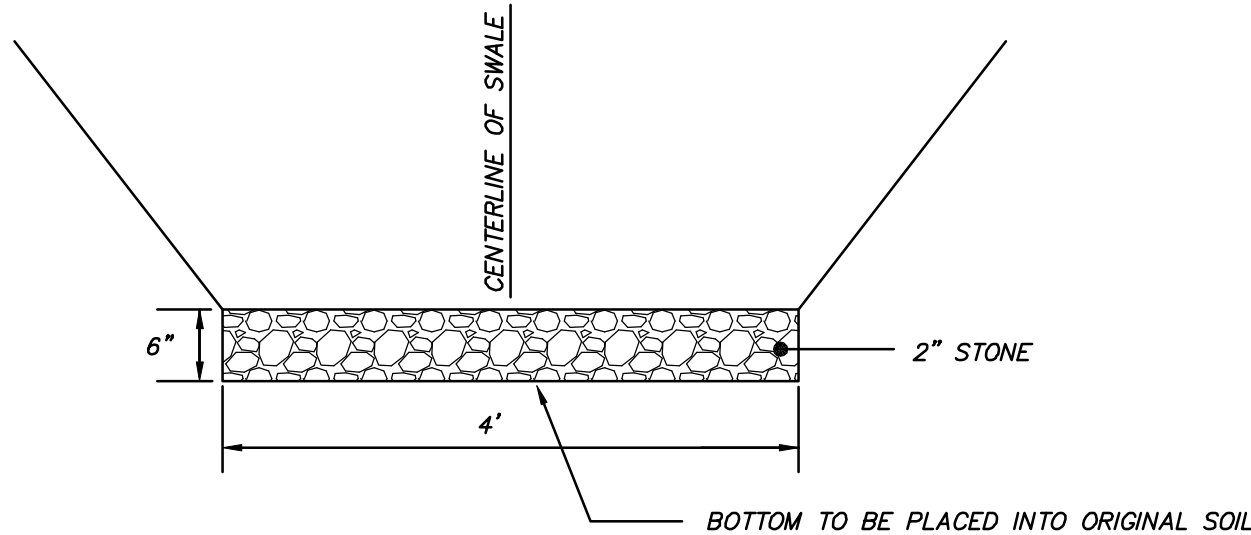


STONE TRENCH

NOT TO SCALE

TO BE PLACED WITHIN SWALES BETWEEN LOTS 5 AND 6 AND LOTS 6 AND 7

- NOTES -
1. STONE TRENCH TO BE 40 FEET LONG.
2. INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.



INVASIVE SPECIES MANAGEMENT PLAN

NOTE- THE INVASIVE SPECIES MANAGEMENT PLAN HAS BEEN PREPARED BY IAN COLE, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT.

INVASIVE SPECIES MANAGEMENT PLAN

188 DAY STREET SUBDIVISION - GRANBY

1.0 Invasive Species Management Plan Goal

The prime objective of this Invasive Species Management Plan is to avoid, minimize, and mitigate the introduction, spread, or the increased risk of invasion of invasive plant species on the project site, into new or disturbed areas, or areas adjacent to the project site caused by the site work shall be avoided.

Contractors will utilize established construction best management practices (BMPs) and measures that (1) do not contribute to the spread of, or (2) reduce the spread of target invasive plant species are the main objectives of this Plan. These measures are incorporated into the construction plans for the Project.

The removal of invasive shrubs/vines and herbaceous plants, including autumn olive, multiflora rose, Japanese barberry, garlic mustard, mugwort, Japanese knotweed and Asiatic bittersweet. This will open up areas for proper site stabilization and restoration. The protocols used for the eradication of invasive plants shall follow those promulgated by the Connecticut Invasive Plant Working Group (CIPWG), and notification to Town Staff. The removal methods may include excavation, smothering with black plastic /tarp, and/or targeted herbicide Treatments. However, only mechanical removal methods of invasives will occur within the wetland boundary.

Note: wetlands containing invasive plants extend well beyond the Project area and outside of areas in which any Project activities will be performed. Therefore, attempting to eradicate invasive species from portions outside the limits of disturbance is not considered a practical goal of this Plan. The main focus area for invasive species control is centered on the newly planted 45' buffer zone.

2.0 Invasive Species of Concern in Wetlands & Baseline Invasive Plant Survey

The CT DEEP, under PA 03-136 and in cooperation with the Connecticut Invasive Plants Council (through the Invasive Plant Atlas of New England [IPANE]), has compiled a State list of invasive plants. The species listed in the following table are likely found in wetlands in the Project area, based on field investigations.

Table 1-1 Invasive Species Found in Project Wetlands

Common Name	Latin Name
Multiflora rose*	<i>Rosa multiflora</i>
Asiatic bittersweet	<i>Celastrus orbiculatus</i>
Japanese barberry*	<i>Berberis thunbergii</i>
Morrow's honeysuckle	<i>Lonicera morrowii</i>
Autumn olive	<i>Elaeagnus umbellata</i>
Japanese Knotweed	<i>Fallopia japonica</i>
Garlic mustard	<i>Alliaria Petiolata</i>
Mugwort*	<i>Artemisa vulgaris</i>

*Indicates invasive species found in most abundance.

3.0 Invasive Species Management Areas

Invasive species management areas will target only the area within the proposed limits of disturbance.

- If deemed necessary to facilitate construction workspace, targeted areas of invasive non-native species shall be mechanically removed from the invasive species management areas during construction. The preferred method for initial removal is pulling the invasive shrubs and vines with a small machine (e.g., mini excavator) so that the roots are removed.
- Disposal of invasive plant material shall comply with CT DEEP guidelines.
- If required Any herbicide used for invasive eradication or control shall be applied by a Licensed Pesticide Applicator.
- These areas noted above will be subject to a 2-year guarantee that invasive species will be treated and removed to the satisfaction of the Town.
- The contractor shall guarantee a survival rate planted shrubs of 80% following the 2 year monitoring period.

4.0 Construction Phase Measures

The Project proposes to implement a series of procedures within the limits of the work area during the construction phase of the Project to meet the intended goals of this Plan. Care and consideration would be taken during all phases of Project construction to prevent the spread of target invasive species to areas that are currently devoid of them, and to prevent the spread of target invasive plant communities that currently exist.

Contractors will take precautionary measures to prevent and/or reduce the introduction or spread of target invasive species when clearing, placing, and moving equipment through areas containing said species. Equipment decontamination will be conducted at appropriate locations to the extent feasible to prevent spreading target invasive species.

Vegetation removal will be one of the first activities to occur, after the limits of disturbances is surveyed and staked. Vegetation clearing within the work area is necessary to provide access to structure locations, and to provide clearance to facilitate construction. To control the spread of target invasive plant species during construction, the following procedures will be implemented:

- All equipment, vehicles, and materials are to be clean and free of excess soil, debris, and vegetation prior to arrival at the Project site.
- Clearing of vehicles and other equipment will involve removal of visible dirt, debris and vegetation through the use of brooms, shovels, and, if needed, compressed air.
- Final restoration of the site to be carried out in accordance with the current plan requirements. If "hay bale" erosion controls are required on site, the contractor will be required to use alternative measures, to the extent practicable and if local sources are available, utilize straw bales, coconut rolls, wood chip bags or silt fence in lieu of traditional hay bales which may contain noxious or invasive seed stock or plant matter. This is especially important when erosion controls are installed adjacent to wetlands. Efforts will be made during construction, to the extent practicable, to minimize equipment mobility in areas containing invasive species so as to avoid dragging invasive plant material back and forth from established stands.

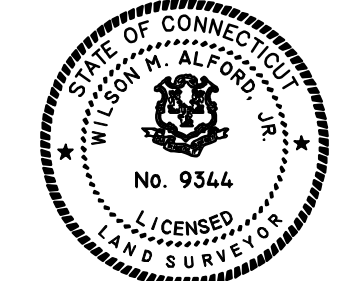
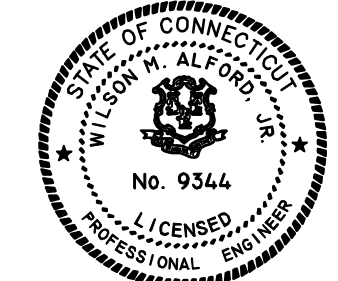
5.0 Monitoring & Reporting

- Upon completion of land clearing and restoration of the site, it is recommended that a follow-up assessment be completed to determine the success of any removal and if any recommended action items are warranted. The site shall be monitored for 2 years.

6.0 Resources:

- U.S. Army Corps of Engineers, New England District website, which includes disposal information www.nae.usace.army.mil/regulatory
- Invasive Species. Invasive Plant Atlas of New England www.ipane.org
- Cooperative Extension System Offices www.csrees.usda.gov/Extension

INCORPORATED TOWN STAFF COMMENTS	REVISION
7-2-25	
9-12-25	
DATE	



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
•
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: APRIL 25, 2025

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
NOTES AND DETAILS
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com

Sheet
NOTES-2

TOWN OF GRANBY
Public Hearing
Planning & Zoning Commission (PZC)

There will be a public hearing conducted by the PZC on Tuesday, September 9, 2025, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- Application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for Event Space allowed by Special Permit: File Z-15-25.
- Application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.

At the hearing interested persons may appear and be heard and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Allen Milon Coachman

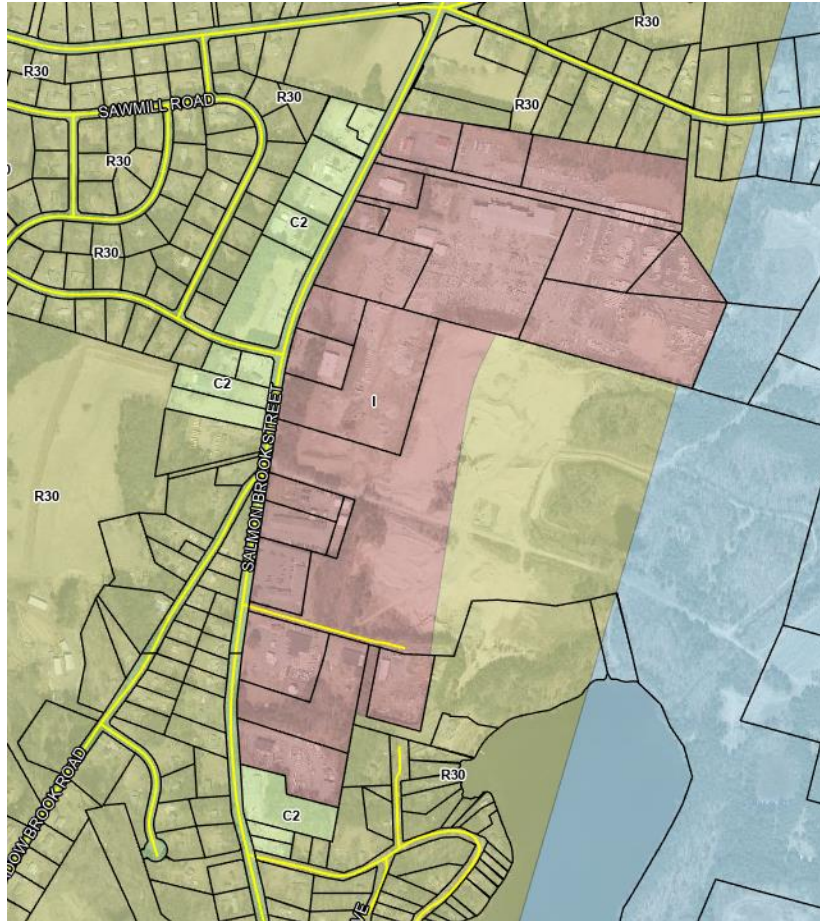
FROM: Abby Kenyon, Director of Community Development

DATE: September 4, 2025

RE: Application seeking an amendment to Zoning Regulations Section 3.8 Industrial Zone to add Section 3.8.2.19 for Event Space allowed by Special Permit: File Z-15-25.

The applicant proposes to change Zoning Regulations Section 3.8 to add a new section 3.8.2.19 which would allow a special event space by Special Permit in the Industrial Zone. ‘Event Space’ is not currently a use in the Zoning Regulations; therefore this would be an entirely new use. As proposed by the applicant, it is defined as ‘a facility for banquets, conferences, receptions, meetings, presentations, parties, cultural, educational, corporate, charitable or other social gatherings’. This is different from a restaurant use. Restaurants may as an accessory use have an event or private party room however, an event space as proposed may or may not have a kitchen and dining facilities.

The Industrial Zone is located along the east side of Salmon Brook Street, extending from the area of Lakeside Drive north to the area just south of the new roundabout at the intersection of Salmon Brook Street, Quarry Road, East Street and Notch Road. Refer to the zone map on the following page, the Industrial Zone is shown in red:



Several uses are allowed by right and numerous uses are allowed by Special Permit as outlined below:

Industrial Zone Permitted Uses

- 3.8.1.1 The manufacturing, processing, packaging or assembling of components or goods;
- 3.8.1.2 Truck and freight terminals and warehouses, together with the right to service, maintain and repair motor vehicles incidental to the aforesaid use;
- 3.8.1.3 Plumbing, heating, electrical, industrial and general contracting establishments, which may include showrooms, storage and maintenance of heavy construction equipment;
- 3.8.1.4 Yards for storage of and sales of lumber and building materials;
- 3.8.1.5 Office buildings and financial institutions;
- 3.8.1.6 Printing or publishing establishments;
- 3.8.1.7 Limited seating Restaurant.
- 3.8.1.8 Accessory uses customarily incidental to the permitted uses, including garages, storage buildings and power plants and employees' recreational, commissary and clinical facilities.
- 3.8.1.9 Utility Use, subject to Section 8.24.

Industrial Zone Special Permit Uses

- 3.8.2.1 Residential uses when a single-family dwelling or apartment is occupied by a person, together with his family, who is the owner, manager, caretaker or janitor residing on the same lot occupied by the premises or plant of a permitted industrial use;
- 3.8.2.2 Manufacture of bricks, cement products, tile and terracotta;
- 3.8.2.3 Bulk storage of petroleum products;
- 3.8.2.4 Warehousing and distribution of major and small appliances, furniture, television and audio equipment and related items, with limited retail and wholesale showroom merchandising of the same, and related services and office facilities;
- 3.8.2.5 Veterinary hospitals and boarding kennels for the treatment and boarding of animals, primarily dogs and cats, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space;
- 3.8.2.6 Warehousing and distribution of clothing, with retail and/or wholesale merchandising of the same, and related services and office facilities;
- 3.8.2.7 Sale and storage of operable motor vehicles (operable being defined as qualifying for Connecticut motor vehicle registration);
- 3.8.2.8 Auto body, soldering or welding shops with a Connecticut repairer's license;
- 3.8.2.9 Excavation, processing and removal of earth products subject to Section 9;
- 3.8.2.10 Commercial, educational or recreational activities;
- 3.8.2.11 Self-Service storage facility subject to Section 8.17; and
- 3.8.2.12 Restaurants, subject to Section 8.16;
- 3.8.2.13 Automobile washing facilities;
- 3.8.2.14 Rear lots in commercial zones, subject to Section 8.23;
- 3.8.2.15 Utility Use, subject to Section 8.24;
- 3.8.2.16 Fueling stations / Gasoline filling stations, with or without Connecticut Motor Vehicle Department Repairers' Licenses, or motor vehicle repair facilities.
- 3.8.2.17 Cannabis Establishments. (*refer to regulations online for complete Cannabis Establishment requirements*)
- 3.8.2.18 Personal Service

While the Industrial Zone is intended to allow more intense activities that may not be compatible in other zones, there are several uses either allowed by right or by Special Permit in the Industrial Zone that are similar to the proposed special event space in terms of where else the use could be allowed. And through the Special Permit process, the Commission could determine which locations within the Industrial Zone are most appropriate for an event space when applying the Special Permit criteria in Section 8.2

When the Commission considers a change to the zoning regulations, the Commission is to consider the Plan of Conservation and Development (POCD) and shall state on the record its finding on consistency of the proposed change with the plan. The proposed change is consistent with several goals outlined in the POCD including provide opportunities for new commercial development; increase opportunities for employment within Town; and increase the availability of local commercial services.

Should the Commission approve the proposed change to the regulation, it should be noted that the applicant intends to apply for a Special Permit for an event space at 518 Salmon Brook Street.

Other Considerations:

If the Commission is inclined to approve the text amendment, and if the applicant is in agreement, I would propose the following minor modifications:

3.8.2.19 Special Event Facility, which is a facility for banquets, conferences, receptions, meetings, presentations, parties, cultural education, corporate, charitable or other social gatherings.

In the future when the regulations are revised, I would suggest that 'Special Event Facility' be listed as a use in Section 1.4 with a definition, so then the listed 3.8.2.19 Special Permit use would simply be 'Special Event Facility'.

Application Materials

Narrative in Support of Application for Change in Zoning Regulation for 518 Salmon Brook Street Unit #4 Granby, CT

The Shopping Center at 518 Salmon Brook Street serves the community by offering a variety of products and services associated with such community shopping areas. Currently, there are two restaurants, a smoke shop, an office and showroom for an HVAC business, barber shop, and a card/comic book store.

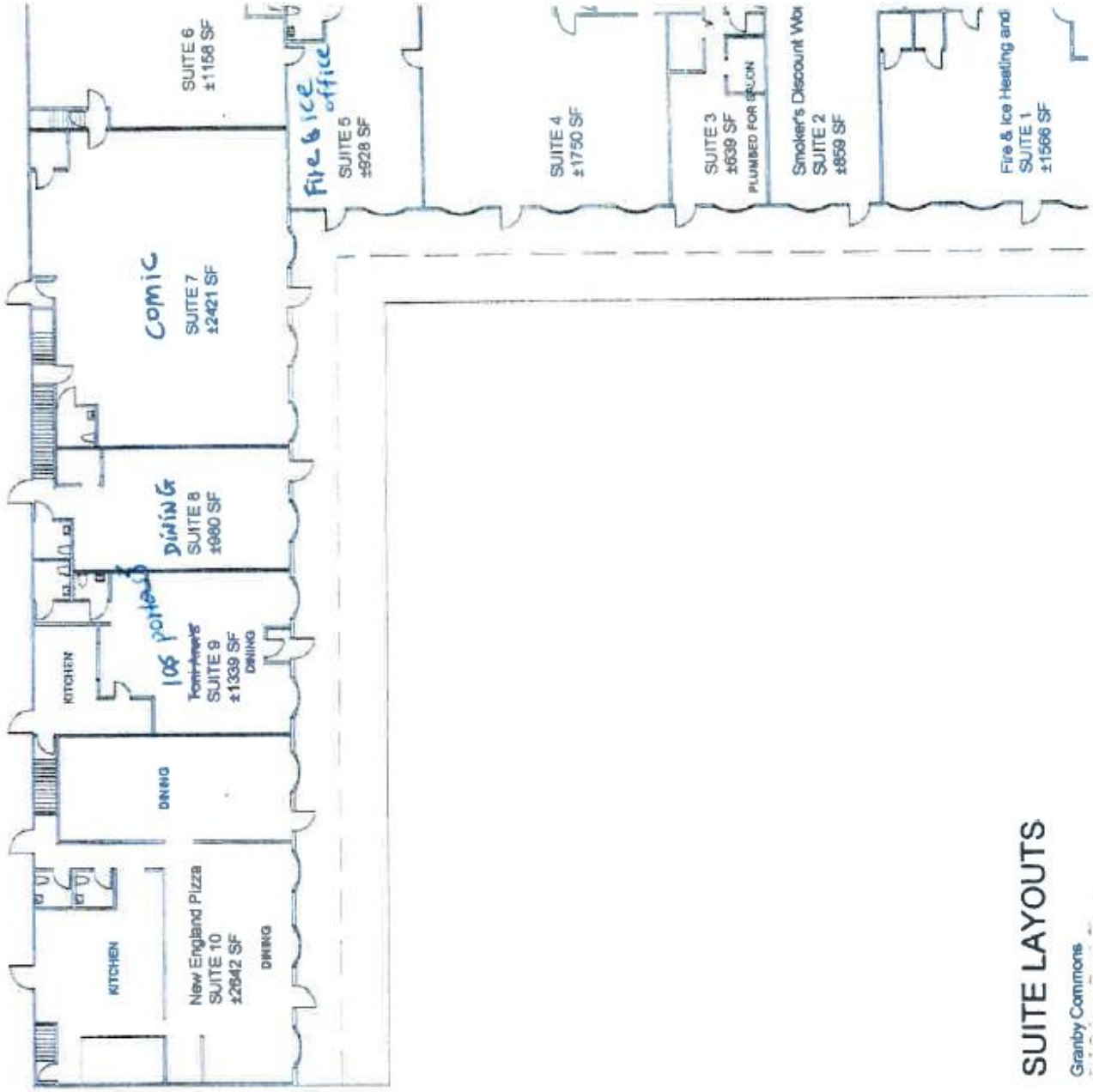
In order to serve the community more fully, and to allow for the Center to serve the purpose for which it was intended, a change of the zoning regulations in the Industrial zone to allow a personal services use by special permit is requested.

Although, the said property is located in the Granby Industrial Zone, 518 Salmon Brook Street provides sufficient area, and does not appear to be heavily industrialized. There is no accumulation of warehouses, storage tanks, and industrial facilities. In fact, when visiting the Center, it is not apparent that it is located in an industrial zone. Trees and bushes along the boundary of the property sides give the appearance of a business type of area. The industrial facilities appear small in scale of structures and operations, or these are sufficiently far removed from the roadway as to not be noticeable.

Proposed Regulation: new section

3.8.2.19 Special Event Space

Event Space: A facility for banquets, conferences, receptions, meetings, presentations, parties, cultural, educational, corporate, charitable or other social gatherings



SUITE LAYOUTS

Granby Commons

August 14, 2025

TO: GRANBY PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-99: Proposed zoning amendment regarding 518 Salmon Brook Street.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 9/9/2025.

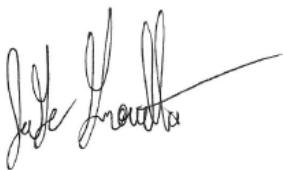
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Suffield, East Granby, Simsbury, Canton, Hartland, Barkhamsted, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



REFERRAL

FROM: NHCOG

TYPE OF REFERRAL: Zoning

DATE: August 19, 2025

REFERRAL COMMENT BY: Robert A
Phillips, Executive Director

REFERRED BY: R. Deltenre

**STATUTORY RESPONSE WINDOW
(30 days):** By September 5, 2025

MUNICIPALITY: Granby

HEARING DATE: Sept 9, 2025

DATE RECEIVED: 8-6-2025

DESCRIPTION OF PROPOSAL: The Town of Granby has submitted proposed zoning regulations to allow Personal Services via Special Permit in Industrial Zones.

REGIONAL IMPACT / REVIEW COMMENTS:

NHCOG staff has reviewed your proposed POCD and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Robert Broderick

FROM: Abby Kenyon, Director of Community Development

DATE: September 4, 2025

RE: Application seeking to modify a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet to construct an overhang, for property located at 10R Eric Drive, R30 Zone.

Zoning Regulations Section 8.1.3.4 requires Special Permit approval for an accessory building that is to cover a footprint of more than 1,000 square feet. In 2024, the Commission approved a Special Permit for an 1,800 square foot garage. The applicant is now applying to modify the Special Permit to add an overhang / lean-to to the garage. The lean-to will extend 10 feet from the side of the garage and run the entire 40-foot length. This addition would increase the overall size of the garage to 2,200 square feet. It should be noted that the garage is for personal use and is located in compliance with the required setbacks. The proposed lean-to addition is also located within the Upland Review Area; the Wetlands Agent reviewed the application and signed off.

When considering the request, that Commission is to consider the criteria outlined in Section 8.2 including suitable location for use, suitable structure for use, environmental compatibility, and neighborhood compatibility.

The applicant will be at the hearing to answer any questions.

Location Map





Garage
approx. location

Proposed lean-to

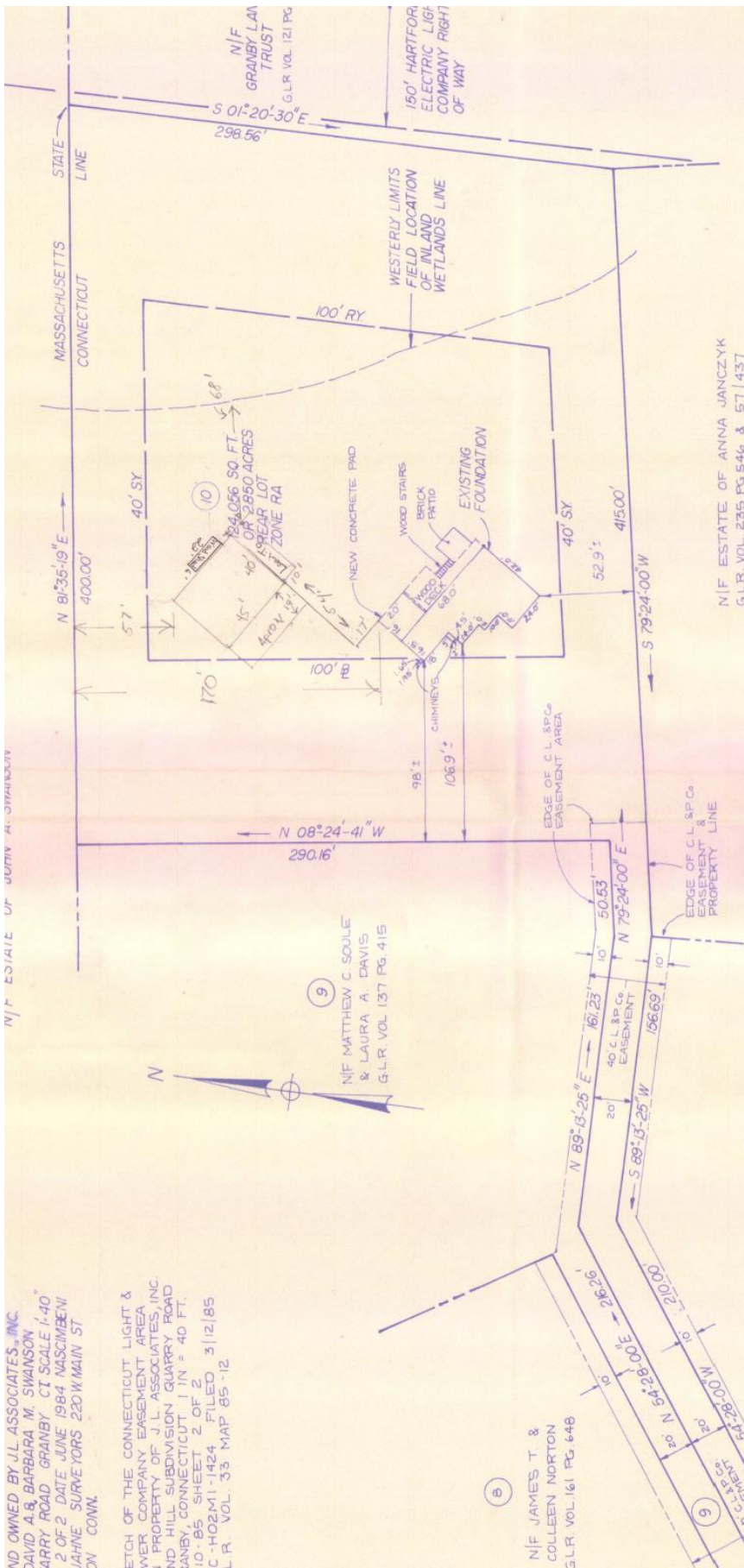
Application Materials





NOT OWNED BY J.L. ASSOCIATES, INC.
 DAVID A.B. BARBARA M. SWANSON
 QUARRY ROAD GRANBY CT SCALE 1"=40'
 2 OF 2 DATE JUNE 1984 NASCIBEN/1
 JAHNE SURVEYORS 220 W. MAIN ST
 WY CONN.

ETCH OF THE CONNECTICUT LIGHT &
 WATER COMPANY EASEMENT AREA
 PROPERTY OF J.L. ASSOCIATES, INC.
 110 HILL SUBDIVISION QUARRY ROAD
 GRANBY, CONNECTICUT 1 IN = 40 FT.
 10-85 SHEET 2 OF 2
 C-H02M1-1424 FILED 3/12/85
 G.L.R. VOL. 33 MAP 85-12



LOT 10
 AS-BUILT PLOT PLAN
 LAND OWNED BY

OFFICE
WESTFIELD, MA
JOB NO.
113-143255

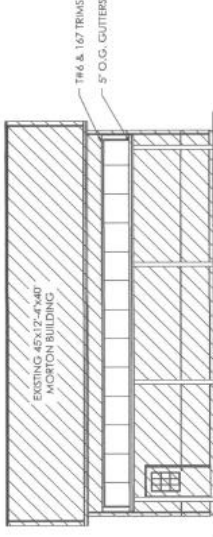
BOB BRODERICK
GRANBY, CT

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
A & E LICENSE # AEX.0000082
PHONE NUMBER: 309-263-1105

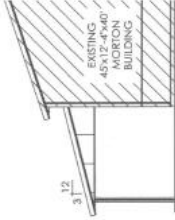
DRAWN BY:	ICM
DATE:	6/20/2025
CHECKED BY:	JLL
DATE:	6/24/2025
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---



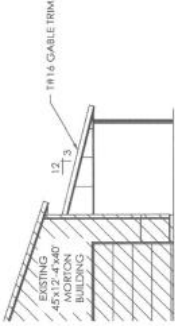
SCALE: AS NOTED
SHEET NO: S4 OF S6



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SCALE: 1" = 4' 8'
1/8" = 1' 6"

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: September 5, 2025

RE: Consider request by Granby Land Trust to accept dedicated open space instead of fee-in-lieu of open space for 120, 126 and 132 Silver Street

In 2007, the Planning and Zoning Commission approved a 5-lot subdivision on Silver Street. As part of the approval, the Commission, accepted a fee-in-lieu of open space. A lien was filed on the land records requiring payment at the time of sale. Three of the five properties have not yet sold, therefore that lien remains (see approved subdivision plan sheets and lien on the following pages). The Granby Land Trust is seeking to purchase 120, 126, and 132 Silver Street and is requesting Commission approval to remove the fee-in-lieu of open space requirement because the properties will be permanently preserved as open space.

Subdivision Regulations Section 3.1.3 require the dedication of open space equal to or greater than 20% of the combined acreage of the lots proposed within the subdivision, and at least 50% must be useable. This open space must be permanently preserved by deeding the land to the Town of Granby, Granby Land Trust, McLean Game Refuge, State Department of Environmental Protection or other approved nonprofit or preservation organization. Therefore, if the Commission were to approve dedicated open space for this subdivision rather than a fee-in-lieu of payment, at least 3 acres would be required. The three properties to be purchased by the Granby Land Trust total 8.59 acres, and more than 1.5 acres are useable. Furthermore, under the regulations, the Granby Land Trust is an approved party to receive the dedicated open space. Therefore, the request to remove the fee-in-lieu of open space requirement so the properties can be transferred to the Granby Land Trust to be preserved as open space complies with Section 3.1.3 of the Subdivision Regulations. If the Commission is in agreement, a motion to that effect may be made.

It should be noted that the Town Attorney was consulted on this matter and has confirmed that the Commission has the authority to consider and approve this request.

See the letter from the Granby Land Trust attached.

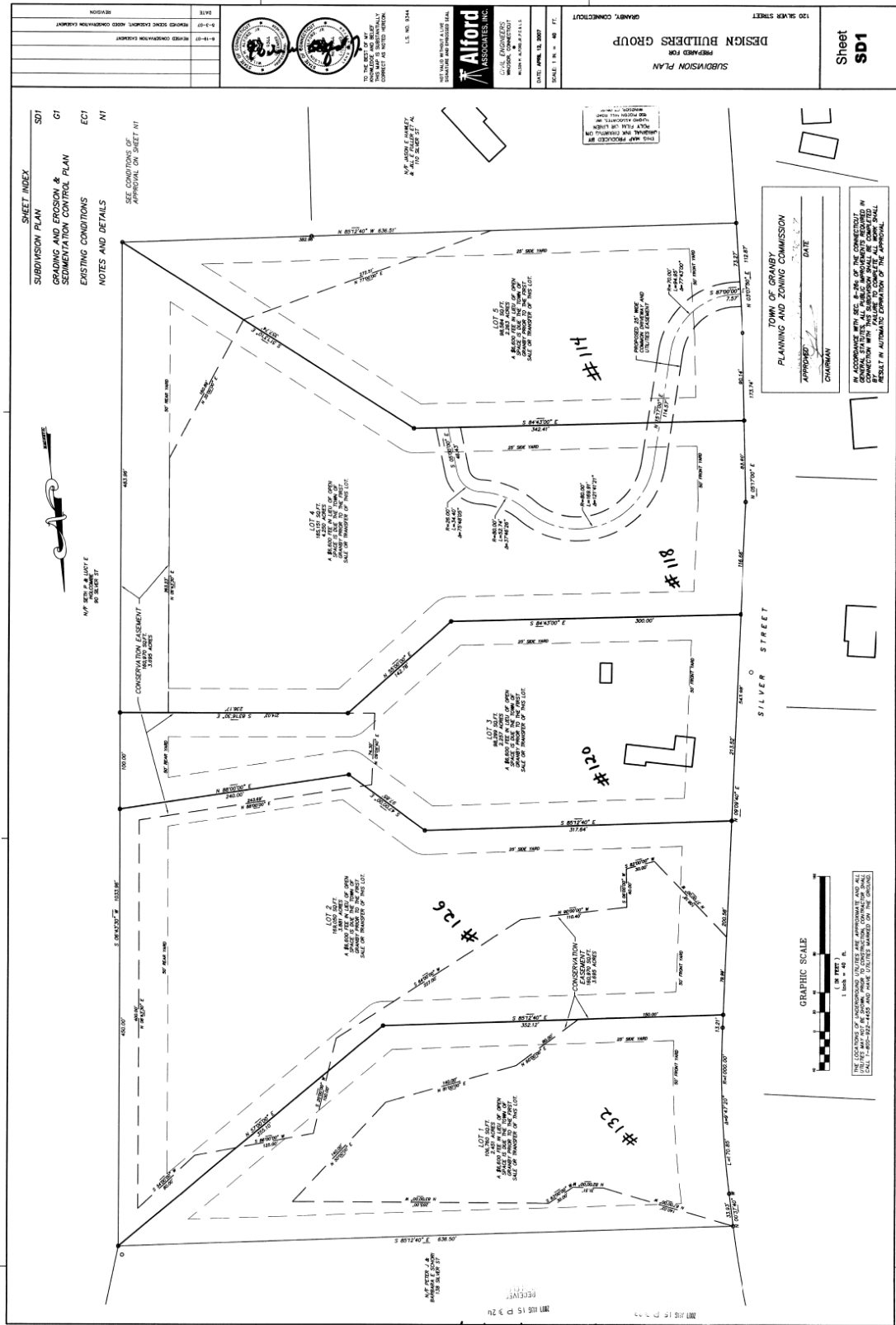
2696-4

DRAWING NUMBER

DRAWING NUMBER
V56

DRAWING NUMBER
2696 4

DRAWING NUMBER



2696 4

NO. 2696 (4 OF 4) VOL. 56
RECEIVED FOR RECORD
MAY 15 2007
GRANBY TOWN CLERK

1157 9690

358

VOLUME 346

NOTICE OF LIEN

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME GREETING

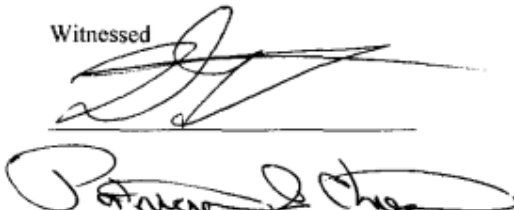
Notice is hereby given that 5 certain pieces or parcels of land owned by Design Builders of Granby, LLC, of the Town of Granby, County of Hartford and State of Connecticut, are each subject to separate liens in favor of the Town of Granby in the amount of \$6,600 each, pursuant to Section 8-25 of the Connecticut General Statutes and the Town of Granby Subdivision Regulations Section 3.1.3.15. Said certain pieces or parcels of land are located in the Town of Granby, County of Hartford and State of Connecticut, and designated as lots #1-5 as shown on a Subdivision Map entitled: Subdivision Plan, prepared for Design Builders Group, by Alford Associates, dated April 12, 2007 and revised to 5-3-07, sheets SD1 & G1 and filed in the Office of the Granby Town Clerk.

Each of said liens shall be due and payable in full to the Town of Granby Open Space Fund, without interest, upon the transfer of an encumbered lot by Design Builders of Granby, LLC.

The Town of Granby shall issue individual lot releases of this Notice of Lien for the specified lots upon the payment of \$6,600 for each lot.

Dated this 18th day of August, 2007.

Witnessed

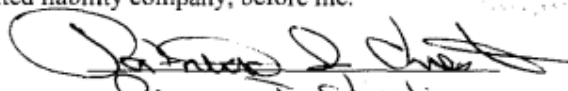

Patricia I. Chieski

DESIGN BUILDERS OF GRANBY, LLC

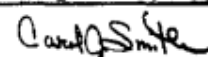
By: 
Michael Wosczyzna
Its Sole Member

STATE OF CONNECTICUT }
 } ss: GRANBY
COUNTY OF HARTFORD }

Personally appeared, Michael Wosczyzna, sole Member of Design Builders of Granby, LLC, signer of the foregoing instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said limited liability company, before me.


Patricia I. Chieski
Commissioner of Superior Court
Notary Public
My Commission Expires: 4-30-12

Received for record
2:48pm August 13, 2007

by, 
Town Clerk



Preserving Granby's Natural Heritage

August 22, 2025

Town of Granby Planning & Zoning Commission
ATT: Ms. Abigail Kenyon, Community Development Director
Granby Town Hall
15 North Granby Road
Granby, CT 06035

Dear Members of the Town of Granby Planning & Zoning Commission,

The Granby Land Trust (GLT) has entered into a contract and anticipates closing on the properties known as 120, 126, and 132 Silver Street. The GLT is purchasing these parcels at fair market value.

As part of the 2007 subdivision approval that created these lots, a lien was recorded requiring the payment of a *fee in lieu of open space*. At the same time, conservation easements were placed on each lot in favor of the Granby Land Trust. These parcels directly abut the existing GLT-owned property – the 151-acre Seth and Lucy Holcombe Preserve.

By acquiring these parcels, the GLT will permanently preserve them as open space—going beyond the intent of the subdivision regulations (Sections 1.3.12 and 3.1.3.1). The underlying purpose of a *fee in lieu of open space* is to compensate the Town for lost open space opportunities created through development. In this instance, however, no such loss will occur. Instead, the parcels will remain as open space, protected forever.

As you know, the GLT allows public access to its marked trails and properties and uses its own resources to acquire and steward land for the benefit of the community. Waiving the *fee in lieu of open space* in this case would enable the GLT to continue dedicating its funds to securing additional open space opportunities elsewhere in Granby and stewarding our existing properties.

We respectfully request that the Commission vote to not require the payment of the *fee in lieu of open space* requirement for this transaction as this land will be transferred to the Granby Land Trust.

Thank you very much for your consideration.

Sincerely,

Rick Orluk
President
Granby Land Trust

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: September 5, 2025

RE: Staff Report and Correspondence: CRCOG Fall Housing Workshops: 9/24 and 10/16

The Capitol Region Council of Governments is holding two housing workshops this fall. Please refer to the attached email and flyer for more information.

From: [Heidi Samokar](#)
To: [Abigail Kenyon](#)
Subject: Housing Meeting Flyer for your Land Use Boards
Date: Tuesday, September 2, 2025 10:43:16 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[Fall Housing Conversations.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Abby,

We're holding two housing conversations in the region this fall. We want to make sure that all 38 CROC municipalities can send at least one local leader/commissioner and hope you can help **by sharing the flyer with your land use boards and commissions**, including Planning and Zoning Commission, Economic Development Commission, Affordable Housing Committee, Inland Wetlands and Watercourses Commission, and others. The meetings are the same - just held on different dates and locations.

I've attached a meeting flyer and key links are below.

- Project webpage with details: <https://crocogct.gov/regional-planning-and-development/housing/regional-housing-strategy/>
- Register for Sept. 24 meeting in Southington: <https://lp.constantcontactpages.com/ev/reg/u6vtypv>
- Register for Oct. 16 meeting in East Hartford: <https://lp.constantcontactpages.com/ev/reg/qzvntq4>

Members of the public are also welcome to attend the meetings. Please share as you see fit!

I'd be happy to answer questions or provide additional information. Thank you.

Heidi

Heidi Samokar, AICP
Principal Planner

LET'S TALK HOUSING!

An open conversation on the future of homes, affordability, and expanding choice in the Capitol Region



Join us for a dynamic discussion on housing in the Greater Hartford region. Voice your ideas and insights to help address the critical housing issues facing our region's cities and towns. The evening will include interactive discussions and hands-on activities, followed by a brief presentation on housing and market data. **Register for the date and location that works best for you.** We look forward to seeing you!

Wednesday, Sept. 24, 2025

7-8:30 pm

Memorial Hall, First Congregational Church
37 Main Street, Southington, CT



Thursday, Oct. 16, 2025

7-8:30 pm

Community Room, Goodwin University
1 Riverside Drive, East Hartford, CT

Register using the QR codes above or visit the project webpage:
<https://tinyurl.com/crcogHousingMeeting>



Contact: Heidi
hsamokar@crcogct.gov
(860)724-4282

