

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, January 13, 2026, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org

Zoom: <https://us02web.zoom.us/j/82858452744?pwd=abWTdxLAkRVn55lBW9OT9yLHVDFxn8.1>

Call-In: 1-929-205-6099

Meeting ID: 828 5845 2744

Passcode: 092775

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public Session
5. Action on the minutes of December 9, 2025
6. Public Hearings
 - a. Application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 Zone.
7. Receive applications and schedule public hearing (if applicable)
8. Consideration of applications, where the Commission has concluded the public hearing
9. Staff Report and Correspondence
 - a. Letter re: Silver Street Scenic Road
10. Zoning Enforcement Officer Report: 371 North Granby Road, Equipment Storage Violation
11. Commissioner Reports and Correspondence
12. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at a PZC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the PZC. Zip drive, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, December 9, 2025, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, and Paula Johnson

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

1. Call to Order

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

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson was seated for B. Sheahan.

4. Public Session

Ellen Thompson of 250 Salmon Brook Street asked if the Commission would be providing any insight or guidance regarding Connecticut's recently passed 2025 HB 8002. A. Kenyon noted that the town is reviewing the bill, and an overview will likely be provided after the holidays.

5. Action on the minutes of October 28, 2025

ON A MOTION by R. Lavitt seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the October 28, 2025, minutes as presented. P. Johnson and M. Lockwood abstained.

***ON A MOTION** by C. Chinni seconded by E. Lukingbeal, the Commission voted (7-0-0) to amend the agenda to discuss Public Hearings before Informal Discussion.*

6. Public Hearings

a. Application seeking an amendment to Zoning Regulations Section 3.10

Neighborhood and Commercial Transition Zone (T1) to add Section 3.10.2.13 for a Mixed-Use Building allowed by Special Permit; File Z-16-25.

Applicant Frank Grillo of FNG Enterprises, LLC was present to discuss the application. He is requesting an amendment to the Zoning Regulations Section 3.10 to allow mixed use buildings, containing both residential and non-residential uses, by Special Permit in the Neighborhood and Commercial Transition (T1) Zone. Mr. Grillo is under contract to purchase a property with an existing building in the T1 zone, 83 Salmon Brook Street, and would like to offer a café on the first floor with a one-bedroom apartment on the second floor. A. Kenyon stated that allowing a mixed-use building by Special Permit is consistent with the goals outlined in the Plan of Conservation and Development and meets the intent of the T1 Zone. There was no public comment, and the public hearing closed at 7:17 p.m.

- b. **Application seeking to modify a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages to expand into the adjacent unit, for property located at 9 Bank Street, Unit H; COCE Zone.**

Applicant Christopher Peregrin was present to discuss the application, as well as his recent Special Permit approval from July 2025. Due to space constraints, the applicant is seeking permission to expand the restaurant use into the adjacent storefront (Unit I), which is approximately 1,300 square feet. The additional space would be primarily utilized for seating and increase the total restaurant space to 4,300 square feet.

Public Comment

Ellen Thompson of 250 Salmon Brook Street congratulated Julien's on their success and spoke in favor of the application.

A. Kenyon noted that if the application were approved by the Commission, the original conditions from the July 2025 approval would remain in effect. There are no exterior modifications being requested at this time, and there is adequate on-site parking to support the expansion. The public hearing closed at 7:22 p.m.

- c. **Application seeking a Site Plan Modification to construct an addition, storage building, deck, shed, and associated site improvements for property located at 490 Salmon Brook Street; C2 Zone.**

Applicant and property owner Keith King was present to discuss the application, along with Land Surveyor Brian Denno. The property is located within the C2 (Business) Zone and consists of .39 acres, with frontage on Salmon Brook Street and Lakeside Drive (a private road). The existing structure consists of 2,080 square feet of commercial workspace, 720 square feet of store display, and a 980 square foot caretaker apartment on the second floor. The applicant is seeking permission to construct a 560 square foot addition, 312 square foot storage building, 80 square foot deck, and 96 square foot garden shed.

The applicant explained he recently purchased the property and is looking to improve the site in order to live and operate his business onsite. The two-story addition will be to the west of the existing building (front) and consist of storage on the first floor and offices on the second floor. The storage building will be located along the southern edge of the property, to the west of the existing building. The second-story deck and garden shed will be located to the east of the property (rear) and be utilized for personal use.

Variances necessary for construction were granted by the Zoning Board of Appeals on October 21, 2025, as the property is non-conforming in terms of lot area and frontage. B. Denno provided an overview of the site plan, inclusive of drainage, septic improvements, ADA parking and access ramp, parking lot repairs, and exterior lighting, which is to be full cut-off and on motion sensors.

It was noted that at this time, final approval from the Farmington Valley Health District has not been received, and new signage will be captured under a separate permit request at a later date. K. King discussed proposed renovations to the existing building, as well as the building material to be used for the new structures.

A. Kenyon provided an overview of her staff comments and noted that architectural elevations have not been prepared for this application; however, if the Commission is inclined, they may determine the renderings that have been submitted are sufficient. There was no public comment, and the public hearing closed at 7:37 p.m.

d. **Application seeking a Site Plan Modification to construct a rear addition and associated site improvements for property located at 35 Hartford Avenue; COCE Zone.**

Property owner Douglas Leigh and Land Surveyor Brian Denno were present to discuss the application. The applicant is seeking a site plan modification for the construction of a 1,300 square foot rear addition of the existing building in an area currently utilized for parking. B. Denno provided an overview of the site plan, which includes no changes to the existing drainage or stormwater management. Additional parking spaces would be located to the rear of the proposed addition, while the parking spaces to the west of the existing building would be modified and the walkway extended. A dumpster enclosure is proposed to the rear of the building, and all exterior lighting is dark sky compliant. At this time, final approval from the Farmington Valley Health District has not been received, and new signage will be captured under a separate permit request at a later date.

Public Comment

Reinhard Maier of 138 Day Street questioned the Town Engineer's review and asked for clarification regarding item# 1 on his memorandum.

Robert Flanigan of 24 Woodcliff Drive raised concerns regarding potential impacts to wetlands on abutting properties and questioned the condition and maintenance of the existing dry well on-site.

Maureen Eberly of 37 Silkey Road and member of the Farmington River Watershed Association (FRWA) stated concerns regarding drainage and proximity to the neighboring wetlands.

Peter Voskowsky of 53 Windmill Drive owns the abutting property at 39R Hartford Avenue and provided information regarding the existing drainage that discharges onto his property. He has no issues with the application.

The public hearing closed at 7:59 p.m.

7. **Informal Discussion: 37 Hartford Avenue, possible mixed-use building and associated site improvements**

Robert Levesque of R Levesque Associates, Inc. was present on behalf of Forrest Devine to discuss the possibility of a residential development versus mixed-use development at 37 Hartford Avenue. F. Devine is exploring the feasibility of utilizing the existing foundation footprint to construct a two-story, 12-unit multi-family building. Based on preliminary figures, he noted that connecting into the town's sewer system may not be feasible due to the expense to extend the sewer line and to construct a public pump station. He noted that he was considering a septic system design, possibly located to the front of the building.

R. Levesque presented renderings of the previously approved building and provided an overview of the property's history. It was noted the proposed use would be a Special Permit use and the development would comply with the Zoning Regulations.

8. **Receive applications and schedule public hearing (if applicable)**

None

9. **Consideration of applications, where the Commission has concluded the public hearing**

a. **Application seeking an amendment to Zoning Regulations Section 3.10**

Neighborhood and Commercial Transition Zone (T1) to add Section 3.10.2.13 for a Mixed-Use Building allowed by Special Permit; File Z-16-25.

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking an amendment to Zoning Regulations Section 3.10 Neighborhood and Commercial Transition Zone (T1) to add Section 3.10.2.13 for a Mixed-Use Building allowed by Special Permit; File Z-16-25, with an effective date of January 1, 2026.

b. **Application seeking to modify a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages to expand into the adjacent unit, for property located at 9 Bank Street, Unit H; COCE Zone.**

ON A MOTION by E. Myers seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking to modify a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages to expand into the adjacent unit, for property located at 9 Bank Street, Unit H; COCE Zone.

c. **Application seeking a Site Plan Modification to construct an addition, storage building, deck, shed, and associated site improvements for property located at 490 Salmon Brook Street; C2 Zone.**

ON A MOTION by E. Myers seconded by S. Muller, the Commission voted (7-0-0) to approve an application seeking a Site Plan Modification to construct an addition, storage building, deck, shed, and associated site improvements for property located at 490 Salmon Brook Street; C2 Zone; subject to the following conditions:

- 1) Correct the note on Sheet 3 regarding work within the State ROW so it is fully visible.
- 2) Add note to the plan set that the exterior motion activated lights shall be directed toward the ground to prevent both upward illumination and light trespass on abutting properties.
- 3) All outstanding comments on the Town Engineer memo dated December 3, 2025, are to be resolved prior to finalizing and filing the mylar plan set. If FVHD review results in required changes to the site plan that are beyond what may be a minor modification that can be approved by staff, the applicant will have to return to the Commission for review and approval.
- 4) All outstanding site work must be completed or bonded prior to Certificate of Approval. The bond amount shall be prepared by the applicant's engineer and

submitted for review and approval by the Town Engineer. The bond shall be cash or certified check.

- 5) The plan set shall not be finalized and filed until corrections are made as outlined in numbers 1 through 3 above.

d. **Application seeking a Site Plan Modification to construct a rear addition and associated site improvements for property located at 35 Hartford Avenue; COCE Zone.**

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking a Site Plan Modification to construct a rear addition and associated site improvements for property located at 35 Hartford Avenue; COCE Zone; subject to the following conditions:

- 1) All outstanding site work must be completed or bonded prior to Certificate of Approval. The bond amount shall be prepared by the applicant's engineer and submitted for review and approval by the Town Engineer. The bond shall be cash or certified check.
- 2) All outstanding comments on the Town Engineer memo dated December 3, 2025, are to be resolved prior to finalizing and filing the mylar plan set. If FVHD review results in required changes to the site plan that are beyond what may be a minor modification that can be approved by staff, the applicant will have to return to the Commission for review and approval.

10. Staff Report and Correspondence

A. Kenyon informed the Commission that BFJ is wrapping up the Granby Center Study, and the final presentation will be on December 11th at 7:00 p.m. in the Senior Center Community Room.

11. Commissioner Reports and Correspondence

C. Chinni provided an update regarding the POCD Committee and recent POCD public workshop. She also stated that a second public workshop will be held in February 2026.

12. Adjourn

ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

Renee Deltenre

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

There will be a public hearing conducted by the PZC on Tuesday, January 13, 2026, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following item:

- Application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 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: FNG Enterprises LLC

FROM: Abby Kenyon, Director of Community Development

DATE: January 6, 2026

RE: Application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 Zone.

The subject property, 83 Salmon Brook Street, is 1.5 acres in the T1 Zone. The property is currently owned by the Town. The applicant, FNG Enterprises LLC, has executed a purchase and sale agreement to purchase contingent on Planning and Zoning Commission approval. Please refer to the following for background on the property and the proposed use.

Background

The Town purchased 83 Salmon Brook Street in 2011. At the time of purchase, the building needed extensive improvements. In 2012, the Town issued a Request for Proposals (RFP) and was able to negotiate an arrangement where Peppermill Country Deli & Bakery agreed to make all the improvements and maintain the property. The lease was signed in April 2012 and was to expire December 31, 2018, with an additional option to extend. In 2018, the Town authorized the sub-lease of the property to Freshies Café. Freshie's Café used the first floor of the building for the restaurant and the second floor for storage. Outdoor dining was allowed on the porch, gravel area to the south of the building, and the picnic tables to the north of the building.

After the lease with Freshie's Café terminated in 2023, the Board of Selectmen authorized the issuance of an RFP for the sale or lease of the property. After discussions with one of the respondents were unsuccessful, in June 2025 the Board of Selectmen authorized the sale of property. Bids were received and it was decided to award the bid to FNG Enterprises LLC. A purchase and sale agreement was executed in November 2025. As outlined in the purchase and sale agreement, the sale is contingent upon FNG Enterprises LLC receiving Special Permit approval from the Planning and Zoning Commission for a mixed-use.

'Mixed-use' was not allowed in the T1 Zone. In December 2025, the applicant applied to the Commission to amend the regulations to add 'mixed-use' as a Special Permit use in the T1 Zone. This was approved by the Commission on December 9, 2025. Now the applicant has submitted the Special Permit application for a mixed-use building.

Application

As outlined in the applicant's narrative, the applicant proposes to operate a restaurant on the first floor. The proposed hours of operation are from 8 AM to 11 PM seven days a week. The existing outdoor dining areas, which include the gravel area to the south of the building, the front porch area, and two picnic tables on the north side, would be utilized as well. The applicant is also seeking approval to serve alcoholic beverages. It should be noted that the previous tenant was allowed to serve alcohol.

On the second floor, the applicant proposes to construct a one-bedroom apartment. There are currently two bathrooms on this floor and three separate rooms. The applicant would renovate this floor to create an open concept living area with kitchen and living room. Please refer to the attached floor plan.

The parking lot is located to the north of the building. There are 20 marked spaces on the pavement with additional parking for 10 cars on the gravel area, for a total of 30 spaces. This number exceeds the 12 required parking spaces for the uses (1 space per 1,000 square feet of restaurant use and 1.5 spaces for a 1-bedroom unit).

It should be noted there are no site modifications proposed to the property. Should modifications be needed, the applicant would have to return to the Commission for site plan modification approval at a later date.

Consideration

When reviewing this application, Commission is to consider the Special Permit criteria in Section 8.2 including suitable location for use, suitable structure, neighborhood compatibility, and adequate parking and access.

The applicant will be at the public hearing to explain the application and answer any questions the Commission may have.

Property Location



December 22, 2025

Town of Granby Building/Zoning Department

Re: Intended Use of 83 Salmon Brook St.

To Whom It May Concern,

We are writing to inform the Town of Granby of our intended plans for the building located at 83 Salmon Brook St., which we are in the process of purchasing from the town.

First Floor: We plan to operate a cafe/breakfast and lunch restaurant on the first floor. The cafe will likely employ 5-10 staff members and operate from 8:00 AM to 11:00 PM, seven days a week. The restaurant will utilize permitted outdoor seating and may offer bicycle rentals on the north side of the building. The cafe operations, including staffing and outdoor activity, will be managed entirely by the restaurant. Additionally, the restaurant may seek to serve alcohol, as the previous tenant held an alcohol permit. Please note that the final floor plan has not yet been determined.

Second Floor: The second floor will contain a one-bedroom apartment with a master bedroom and master bath, a second full bathroom, and an open-concept living space including a kitchen and living room area. A rough floor plan is attached for your reference.

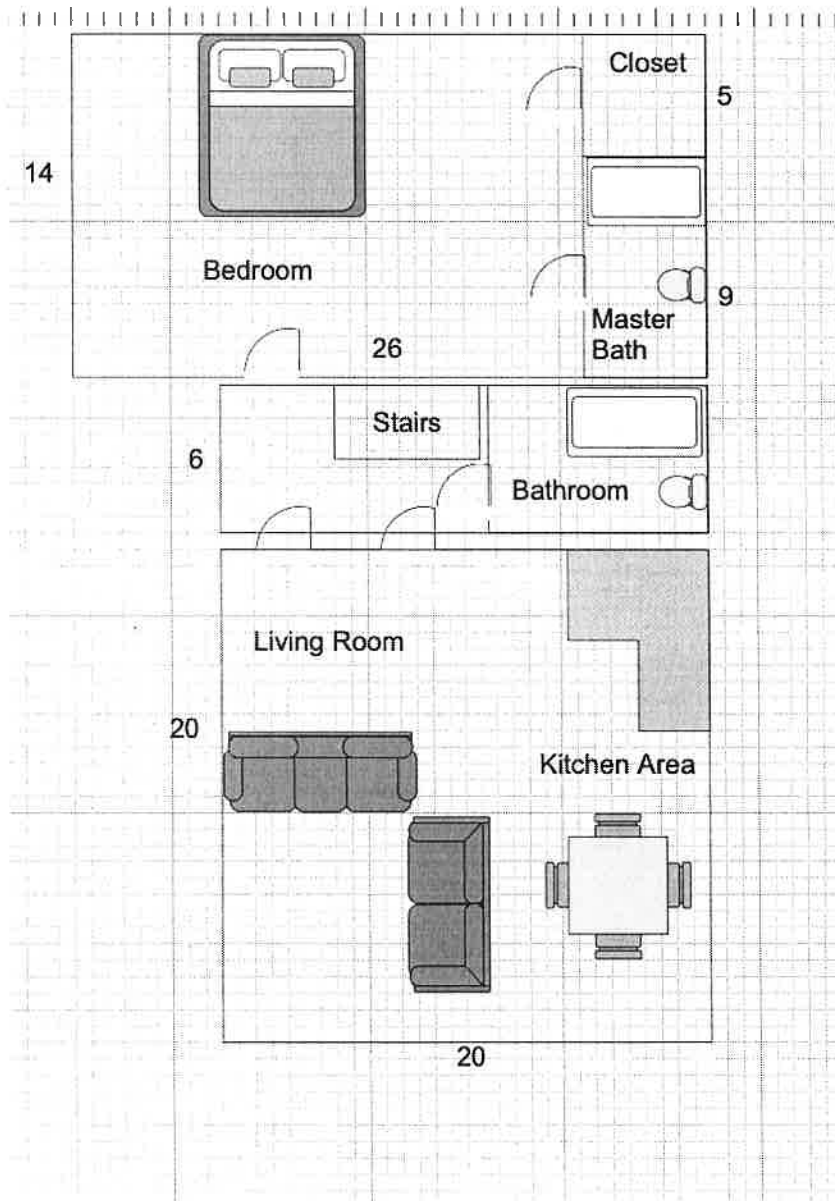
At this time, we do not have a signed lease in place. Any future changes, including signage, will be the responsibility of the tenant.

We are happy to provide any additional information as needed and appreciate your guidance and support as we move forward with this project.

Sincerely,

Frank Grillo / Nina Grillo

FNG Enterprises LLC



TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: January 6, 2026

RE: Letter re: Silver Street Scenic Road

The attached letter was received in the office on December 30, 2025. As it is addressed to the Commission, it is included in this meeting packet for your reference.

Please note that per Town Ordinance Chapter 133 Scenic Roads, any tree removal within a right of way on a designated scenic road would be considered an alteration. Therefore, Planning and Zoning Commission approval would be required. The Commission has not reviewed a request recently for tree removal along a scenic road.

Staff will be meeting with the property owner to review the area to determine if any trees were removed within the town right of way.

John Boyer
205 Silver Street
North Granby, CT
06060
john-boyer@cox.net
413-234-1382

22 December 2025

Planning and Zoning Commission
Town of Granby, CT
Granby Town Hall
15 North Granby Rd
Granby, CT
06035

Re: Tree removal within the town right-of-way at 89 Silver Street

Dear Granby Planning and Zoning Commissioners,

Recently several mature trees were removed at 89 Silver Street, some of which appear to have been within the town right-of-way. Silver Street is a designated scenic road, and any such tree removal requires approval by the Planning and Zoning Commission. As many as three trees of the several removed appear to have been within the right-of-way. This can be easily verified by observing the stumps, which are still there, and by comparing the current site with recent Google Street View images of the area.

I have not been able to locate a PZC agenda where this removal was approved. Would you please investigate this to confirm if the removal was unauthorized and, if so, what corrective action can be taken?

Sincerely yours,


John Boyer

RECEIVED
DEC 31 2025
Granby Building
Department