

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, April 22, 2025, at 7:00 pm
Town Hall Meeting Room

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

Zoom: <https://us02web.zoom.us/j/89839425381?pwd=U7zx9WHcggKJpGDPgryAnRBtDjljBS.1>

Call-In: 1-929-205-6099

Meeting ID: 898 3942 5381

Passcode: 688571

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session
5. Action on the minutes of March 25, 2025
6. Public Hearings
 - a. Application seeking a Special Permit under Zoning Regulations Sections 8.5.2 and 8.5.3 for a detached accessory apartment in excess of 1,200 square feet for property located at 198R Salmon Brook Street, CE Zone: File Z-4-25.
7. Receive applications and schedule public hearing
 - a. Application seeking a Special Permit under Zoning Regulations Section 3.8.2.1 for a caretaker apartment for property located at 516 Salmon Brook Street, I Zone: File Z-5-25
 - b. Application seeking a Site Plan Modification to add a playground for property located at 160 Granville Road, R2A Zone: File Z-6-25.
8. Consideration of applications, where the Commission has concluded the public hearing
9. Update on BFJ Planning/Granby Center Advisory Committee Progress
10. Discuss Plan of Conservation and Development 2026 Update
11. Staff Report and Correspondence
12. Commissioner Reports and Correspondence
13. 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, March 25, 2025, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, Brennan Sheahan, and Paula Johnson (unseated)

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

None

4. Public session, items not on the agenda or subject to a public hearing

None

5. Action on the minutes of March 11, 2025

ON A MOTION by E. Lukingbeal seconded by C. Chinni, the Commission voted (6-0-1) to approve the March 11, 2025, minutes as presented. R. Lavitt abstained.

6. Public Hearings

- a. **Application seeking amendments to Zoning Regulations Sections 1.1; 3.1; 3.4; 3.5; 3.6; 3.8; 3.9; 3.12; 4.2; 5.1; 8.9; 8.13; 8.15.17; and 8.23 to remove references to zones that are no longer applicable; correct cross references; remove non-profits as a use; correct and add numbering; encourage planting of native species; address site plan requirements and allow simplified site plans; and other minor corrections. File Z-3-25.**

A. Kenyon provided an overview of the staff memorandum, which outlined the proposed amendments to the zoning regulations. Amendments include updates to cross references to ensure that the correct section is referenced, removal of reference to several zones that are no longer applicable, and the inclusion of specific sub-sections as opposed to bullets or a list. Other changes include the removal of “non-profit” as a use, modification of landscaping requirements and clarification when a simplified site plan may be accepted instead of a fully engineered site plan.

Public Comment

Reinhard Maier, 138 Day Street, had concerns regarding simplified site plans and whether it would violate State Building Code. A. Kenyon provided clarification regarding the zoning approval and building permit approval process.

Maureen Eberly, 37 Silkey Road, had questions regarding some of the language proposed and affordable housing, as well as height restrictions and design criteria for new structures proposed in Granby Center.

Robert Flanigan, 24 Woodcliff Drive, questioned the need for amendments to the zoning regulations and whether other towns did the same.

Joel Skilton, Building Official and ZEO for the Town of Granby, provided clarification regarding the building permit submittal process and adherence to State Building Code, as well as review by the Fire Marshal for applicable projects.

Marty Schwager of 76 Hungary Road and Chair of the Granby Development Commission thanked the Commission and staff for work on the amendments, which will aide in the upcoming discussions regarding updates to the Plan of Conservation and Development.

The public hearing closed at 7:39 p.m.

7. Receive applications and schedule public hearing

a. Any applications that have been received after publication of the agenda

An application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 198R Salmon Brook Street; CE Zone was submitted on March 24, 2025, and has been scheduled for a public hearing on April 22, 2025, at 7:00 p.m.

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

a. Application seeking amendments to Zoning Regulations Sections 1.1; 3.1; 3.4; 3.5; 3.6; 3.8; 3.9; 3.12; 4.2; 5.1; 8.9; 8.13; 8.15.17; and 8.23 to remove references to zones that are no longer applicable; correct cross references; remove non-profits as a use; correct and add numbering; encourage planting of native species; address site plan requirements and allow simplified site plans; and other minor corrections. File Z-3-25.

The Commission deliberated on the application, referenced the Plan of Conservation and Development and had no further questions and/or revisions.

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking amendments to Zoning Regulations Sections 1.1; 3.1; 3.4; 3.5; 3.6; 3.8; 3.9; 3.12; 4.2; 5.1; 8.9; 8.13; 8.15.17; and 8.23 to remove references to zones that are no longer applicable; correct cross references; remove non-profits as a use; correct and add numbering; encourage planting of native species; address site plan requirements and allow simplified site plans; and other minor corrections: File Z-3-25, with an effective date of April 1, 2025.

9. Staff Report and Correspondence

A. Kenyon stated that the Granby Center Advisory Committee will be meeting tomorrow night to revisit proposed zoning designations and use changes by BFJ. There will also be a public workshop on May 15, 2025.

10. Commissioner Reports and Correspondence

M. Lockwood indicated that the next regular meeting on April 8th can be cancelled due to a lack of new business.

11. **Adjourn**

ON A MOTION by E. Lukingbeal seconded by R. Lavitt, the Commission voted (7-0-0) to adjourn the meeting at 7:48 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

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

There will be a public hearing conducted by the PZC on Tuesday, April 22, 2025, 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 8.5.2 and 8.5.3 for a detached accessory apartment in excess of 1,200 square feet for property located at 198R Salmon Brook Street; CE Zone; File Z-4-25.

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.

To the Hartford Courant:

Please publish on the following dates:

April 11, 2025, and April 18, 2025, in the Connecticut Section Zone 5

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Jason Bogli

FROM: Abby Kenyon, Director of Community Development

DATE: April 16, 2025

RE: Application seeking a Special Permit under Zoning Regulations Sections 8.5.2 and 8.5.3 for a detached accessory apartment in excess of 1,200 square feet for property located at 198R Salmon Brook Street, CE Zone: File Z-4-25.

Per Zoning Regulations Section 8.5.2, the Commission may grant a Special Permit for one detached accessory apartment. The accessory apartment shall contain a living area of no more than 1,200 square feet; shall have its own kitchen and bath; shall have access to the outside; and any proposed exterior lighting shall be full cut-off, dark sky compliant. Please refer to the applicable sections of the Zoning Regulations on the following page.

The applicant is applying for a Special Permit for an approximately 1,040 square foot detached accessory apartment at 198R Salmon Brook Street. The property is in the CE Zone and contains 3.91 acres. There is a single-family house and an existing structure on the property that was formerly used for a farm brewery. This structure is set back about 50 feet from the nearest property line to the north, 125 feet from the property line to the east, 238 feet from the property line to the south, and 180 feet from the property line to the west (see aerial on following page). The applicant proposes to convert this structure into a detached apartment. As shown on the attached floor plan, the first floor would have a kitchen, shower room, ½ bathroom, and living and sleeping areas. There would be no second floor. The detached apartment would have direct access to the outside and given the former use as a farm brewery, there is parking on site for vehicles. The existing structure is connected to sewer. It is understood based on communication with the applicant, that no site modifications are proposed to accommodate the proposed apartment.

It should be noted that a special permit for an accessory apartment was issued in 2004 (please see the Special Permit attached, recorded in Volume 308 Page 964). The property card also notes an in-law apartment on the property, occupancy as two, and one extra kitchen (see property card attached). This note was added in 2012. While the 2004 Special Permit may likely explain why the in-law apartment is noted on the property card, property cards are handled through the Assessor. It is understood that the applicant has been in contact with the Assessor regarding this note.

It should also be noted that the applicant had originally submitted an application for an approximately 1,600 square foot detached apartment. This would have involved converting the first floor of the building that was formerly used for the farm brewery to include a kitchen, laundry room, ½ bathroom, and living area, and adding a staircase to provide access to a second floor, which would have had two bedrooms and one full bathroom. On April 15th, the applicant emailed staff requesting an amendment to the application. See email below:

Dear Abbie:

I write to request an amendment to our accessory apartment application. We would like to abandon the stairs and the second floor bedrooms. We would like to move the second floor shower to the first floor bathroom. The first floor will be a studio style apartment. with no access to the second floor. This will reduce the apartment to 26x40=1040 square feet. Thankyou in advance for your c onsideration of this matter. I look forward to the details of the April22 meeting.

As the legal notice had already been published in the Hartford Courant, the notice could not be changed to reflect the amended application. This explains why the Zoning Regulation Sections in the public notice include reference to an apartment in excess of 1,200 square feet. Because the applicant is proposing a reduction in the size, the Commission can move ahead and consider this application without publishing an additional public notice.

When evaluating this application, the Commission should note the following:

- 1) Refer to the attached letter from Sandra Bogli regarding the 2004 Special Permit for the accessory apartment.
- 2) Only one accessory apartment may be permitted per lot. The Commission may want to consider inquiring if a statement can made on the record to the effect that there is not currently an accessory apartment on the property and that the Special Permit for an accessory apartment recorded in Volume 308 Page 964 of the Granby Land Records is null and void.

When considering this application, the Commission is to refer to the regulations outlined below as well as the Special Permit criteria in Section 8.2 including suitable location for use, suitable structure for use, neighborhood compatibility, and adequate parking and access. Refer to the complete regulations for all criteria.

The applicant will be available at the meeting to present the application and answer questions.

8.5 ACCESSORY APARTMENT

8.5.1 Attached Accessory Apartment

One (1) attached accessory apartment is permitted on any conforming lot within the R30, R50, R2A, R4A, Granby Center Edge or Granby Center Commons Zone, subject to the following:

- 8.5.1.1** The accessory apartment must be connected to an existing single-family home. A connection is defined by a common wall of at least 8 feet, which could allow for an

inside passageway between the existing single-family home and the accessory apartment. If the proposed apartment does not comply with this, it is considered detached and is subject to Section 8.5.2.

- 8.5.1.2** Only one of the units shall be rented. The other unit shall be occupied by the property owner;
- 8.5.1.3** The Building Official shall make a determination as to whether or not the accessory apartment can be reasonably constructed in compliance with the building code and may require that the applicant make any necessary modifications to the primary structure to assure that the building and unit are safe for the inhabitants.
- 8.5.1.4** The apartment shall contain a living area of no more than 1,200 square feet. If the proposed living area is in excess of 1,200 square feet, Special Permit approval is required under Section 8.5.3.
- 8.5.1.5** The apartment shall have its own outside access convenient to the parking area and vehicular and pedestrian access to the lot.
- 8.5.1.6** The apartment shall be equipped with its own bath and kitchen.
- 8.5.1.7** At least three (3) off-street parking spaces shall be provided for the use of the primary building and the apartment.
- 8.5.1.8** The apartment may be re-inspected annually at the request of the Building Official.
- 8.5.1.9** There shall be only one (1) accessory apartment per lot.
- 8.5.1.10** Any proposed exterior lighting shall be shown on a plan for review and approval. Lights shall be full cut-off, dark sky compliant.
- 8.5.1.11** No additional entrances shall be located on any wall plane generally facing any street. If an entrance will face a street, Special Permit approval is required under Section 8.5.3.

8.5.2 Detached Accessory Apartment

The Commission may allow by Special Permit one (1) detached accessory apartment on any conforming lot within the R30, R50, R2A, R4A, Granby Center Edge or Granby Center Commons Zone, subject to Section 8.2 and the following:

- 8.5.2.1** The detached accessory apartment shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 ½) times the maximum height of the structure; a distance equal to the longest linear dimension of the structure; or a distance in compliance with Section 5 of these Regulations, whichever is greatest. If the apartment is to be located in a detached garage or barn, then it shall comply with the required setbacks per Sections 8.1.3.2 or 8.15.10 respectively. This shall not prevent the

construction of an accessory apartment in an existing, non-conforming detached structure.

8.5.2.2

The detached accessory apartment shall be subject to Sections 8.5.1.2 through 8.5.1.10.

Property Location



VOLUME 308

964

SPECIAL PERMIT

TO BE RECORDED WITH THE GRANBY TOWN CLERK IN ACCORDANCE WITH
SECTIONS 8-3c, 8-26e, AND 8-3d OF THE CONNECTICUT GENERAL STATUTES
FOR SPECIAL PERMIT.

NAME OF RECORD OWNER:

Jason E. and Katherine B. Bogli

STREET ADDRESS OF PROPERTY:

198R Salmon Brook Street
Granby, CT 06035

DEED REFERENCE VOLUME: 290

PAGE: 0213 ZONE: R-30

ORDINANCE: Zoning

SECTION: 8.5

APPROVAL DATE: 4-27-04

DESCRIPTION OF ACTION: APPROVAL OF AN APPLICATION FOR A SPECIAL
PERMIT FOR AN ACCESSORY APARTMENT IN ACCORDANCE WITH SECTION 8.5
OF THE ZONING REGULATIONS, FOR PROPERTY LOCATED AT 198R SALMON
BROOK STREET, FILE Z-9-04, WITH THE FOLLOWING CONDITIONS:

1. Construction must commence within one year or the permit is null and void.
2. The apartment may only be used by the relatives of the property owner as presented in the application.
3. The applicant agrees to allow the Zoning Enforcement Officer to inspect the building on an annual basis to verify compliance with the requirements of Section 8.5 and the conditions outlined herein.
4. The property shall be considered to be, and shall be used as, a single-family residence.
5. The entire structure shall be metered by one common electrical service and serviced by a common fuel source.
6. The owner of the property shall reside on the property throughout the duration of the permit.

Bruce V. Johnson
SIGNATURE
CHAIRMAN GRANBY
PLANNING AND ZONING COMMISSION

7-9-04
DATE

[Signature]
SIGNATURE
APPLICANT OR OWNER
7-9-04
DATE FILED

July 7, 2004
DATE

THIS SPECIAL PERMIT MUST BE FILED IN THE OFFICE OF THE GRANBY TOWN
CLERK WITHIN 90 DAYS OF THE APPROVAL DATE, OR THE SPECIAL PERMIT
SHALL BECOME NULL AND VOID.
FILE Z-09-04

Received for record
JULY 9, 2004, 3:08 PM

by,

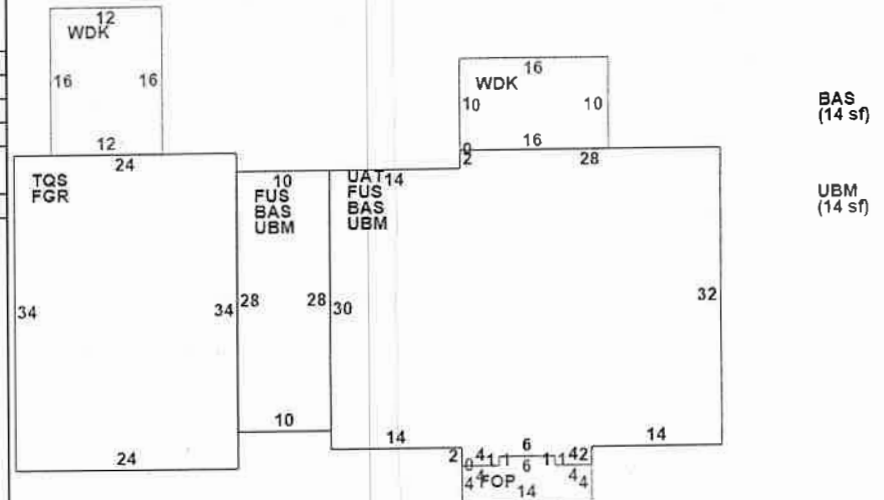
Carol Smith
Town Clerk

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 03 | Colonial | | | |
| Model | 01 | Residential | | | |
| Grade: | 07 | Good +10 | | | |
| Stories: | 2 | 2 Stories | | | |
| Occupancy | 2 | | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | | | |
| Exterior Wall 2 | 19 | Brick Veneer | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Flr 1 | 12 | Hardwood | | | |
| Interior Flr 2 | 14 | Carpet | | | |
| Heat Fuel | 03 | Gas / Propane | | | |
| Heat Type: | 04 | Forced Air-Duc | | | |
| AC Type: | 03 | Central | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 3 | | | | |
| Total Half Baths | 1 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 9 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Average | | | |
| Extra Kitchens | 1 | | | | |
| Solar Panels | | | | | |

| CONDO DATA | | | | | |
|--------------------------|------|-------------|---------|---------|---|
| Parcel Id | | C | | Owne | |
| | | | B | | S |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | | | 678,885 | |
| Year Built | | | | 2004 | |
| Effective Year Built | | | | | |
| Depreciation Code | | | | G | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | | 12 | |
| Functional Obsol | | | | 0 | |
| External Obsol | | | | 0 | |
| Trend Factor | | | | 1 | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | | 88 | |
| RCNLD | | | | 597,400 | |
| Dep % Ovr | | | | | |
| Dep Ovr Comment | | | | | |
| Misc Imp Ovr | | | | | |
| Misc Imp Ovr Comment | | | | | |
| Cost to Cure Ovr | | | | | |
| Cost to Cure Ovr Comment | | | | | |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----|-------|------------|--------|----------|-------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| FPL3 | FIREPLACE 2 | B | 1 | 3800.00 | 2006 | | 88.00 | | 0 | 3,300 |
| BRN9 | 2 ST CUSTO | L | 960 | 65.00 | 2017 | | 85.00 | | 0 | 53,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,632 | 1,632 | | | |
| FGR | Garage | 0 | 816 | | | |
| FOP | Porch, Open | 0 | 62 | | | |
| FUS | Upper Story, Finished | 1,618 | 1,618 | | | |
| TQS | Three Quarter Story | 653 | 816 | | | |
| UAT | Attic, Unfinished | 0 | 1,338 | | | |
| UBM | Basement, Unfinished | 0 | 1,632 | | | |
| WDK | Deck, Wood | 0 | 352 | | | |
| Ttl Gross Liv / Lease Area | | 3,903 | 8,266 | 4,696 | | |



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

Application Materials

File No. _____

Fee \$200 -

**TOWN OF GRANBY
APPLICATION TO APPEAR
BEFORE THE
GRANBY PLANNING AND ZONING COMMISSION**

RECEIVED
MAR 24 2025
Granby Building
Department

NAME OF APPLICANT: JASON BOGLI
ADDRESS: 1982 Salmon Brook St. Granby, CT 06035
TELEPHONE #: 860 653-7701

FAX # _____

LOCATION OF
PROPERTY
(IF DIFFERENT FROM ABOVE) _____

SIGNATURE _____

DATED FILED _____

[Handwritten Signature]

3/24/25

baglijason@gmail.com

**TYPE OF APPLICATION
(CHECK OFF AS APPLICABLE)**

| | |
|--|---------------------------------------|
| <input type="checkbox"/> SITE PLAN | Zoning Regs., Sections 4 and 10.2.4 |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | Zoning Regs., Sections 8.2 and 10.2.3 |
| <input type="checkbox"/> ZONE CHANGE | Zoning Regs., Section 10.2.5 |
| <input type="checkbox"/> ZONING AMENDMENT | Zoning Regs., Section 10.2.6 |
| <input type="checkbox"/> MOD. OF AN APPROVED PLAN | Zoning Regs., Sections 4 and 10.2.4 |
| <input type="checkbox"/> EARTH EXCAVATION | Zoning Regs., Sections 9 and 10.2.7 |
| <input type="checkbox"/> SUBDIVISION | Subdivision Reg., Section 2 |
| <input type="checkbox"/> OTHER | |

IS THIS AN AFFORDABLE HOUSING APPLICATION? YES _____ NO X

INFORMATION SHALL BE SUBMITTED WITH ALL APPLICATIONS IN COMPLIANCE WITH THE APPLICABLE ZONING OR SUBDIVISION REQUIREMENTS. SUCH REQUIREMENTS ARE IDENTIFIED WITHIN THE APPLICABLE SECTIONS OF THE REGULATIONS. APPLICANTS SEEKING WAIVERS TO THE REQUIREMENTS, WHERE PERMITTED, SHALL IDENTIFY SUCH WAIVER REQUEST WITHIN THE APPLICATION.

1. The application shall be submitted to the Director of Community Development. Upon determination that the application is complete, it will be received at the next regularly scheduled meeting of the Commission.
2. All applicants shall submit a brief narrative outlining the proposed activity and the reason for the application.
3. An applicant shall submit ten (10) copies of the development plan as required under the applicable section of the Zoning or Subdivision Regulations.
4. All applicants for subdivision must have in place approved Inland Wetland and Watercourses permits when required.

March 31, 2025

To : Abigail Kenyon

Re: 198R Salmon Brook Street building permit request

I, Sandra Bogli and my husband, Frank Bogli, (Jason Bogli's parents), resided at 97 Silkey Road for 35+ years and were contemplating retiring. Instead of leaving Granby, we were exploring housing options in Granby..

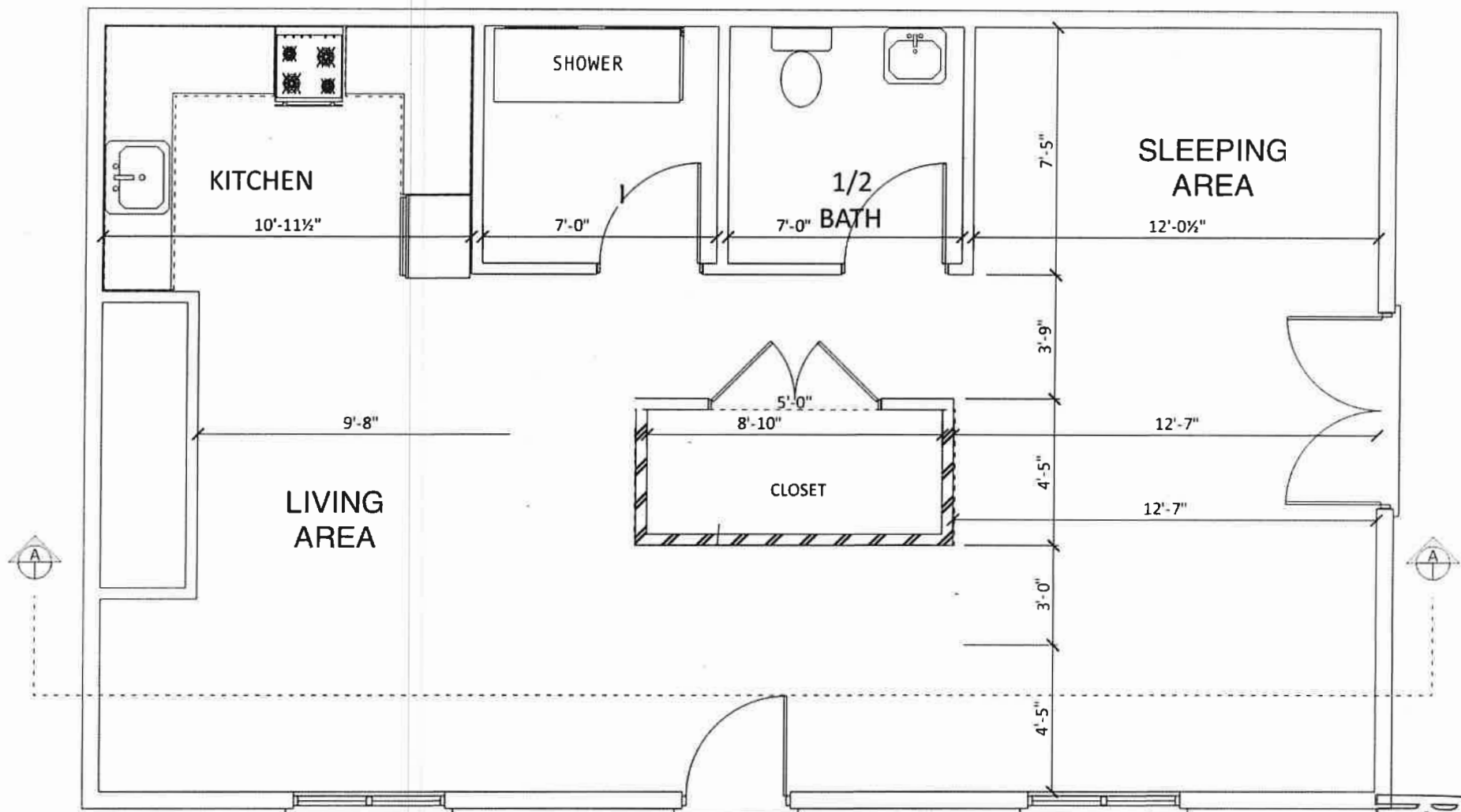
In 2004, Jason Bogli, Bruce Unger of 188 Salmon Brook Street and Frank Bogli and I met with the Granby Planning and Zoning committee along with Paula Johnson, for a special permit for the construction of an accessory apartment, in excess of 1,000 square feet, to be added behind and to the north and west of the newly constructed home at 198R Salmon Brook Street.

The committee, including Paula Johnson, approved the action but Frank and my personal plans changed and no further action was taken on this proposal including any construction on this additional house. If any action had been taken, this additional living structure would be clearly visible to all for many years.

Please accept and forward this email to the Planning and Zoning Commission for their consideration.

Respectfully Submitted,

Sandra Bogli



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

RECEIVED
APR 15 2025
Granby Building
Department

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: April 17, 2025

RE: Update on BFJ Planning/Granby Center Advisory Committee Progress

Over the past several months, the Granby Center Advisory Committee has been working with consultant, BFJ Planning, on the development of a Granby Center Master Plan. Below is an overview of some recommendations and strategies that have been discussed up to March 26th. It is anticipated that there will be further revisions and changes when the Committee meets at the end of April and following the public workshop on May 15th.

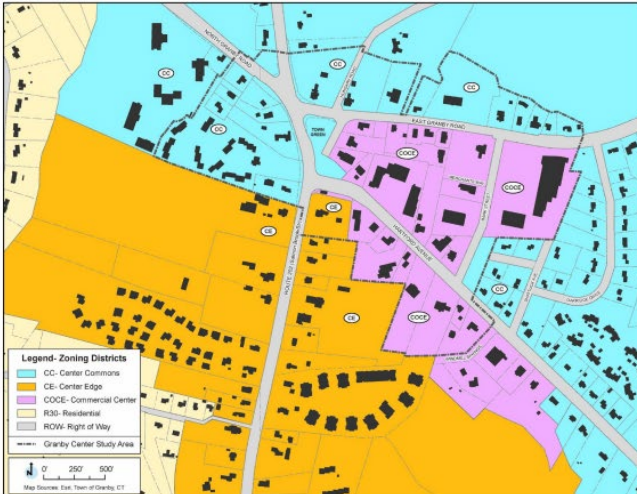
Study Goal

As adopted by the Committee, the goal of the study is “to create a framework that supports a connected, healthy, vibrant and resilient Center for business, residents, and visitors that aligns with Granby’s Plan of Conservation and Development.”

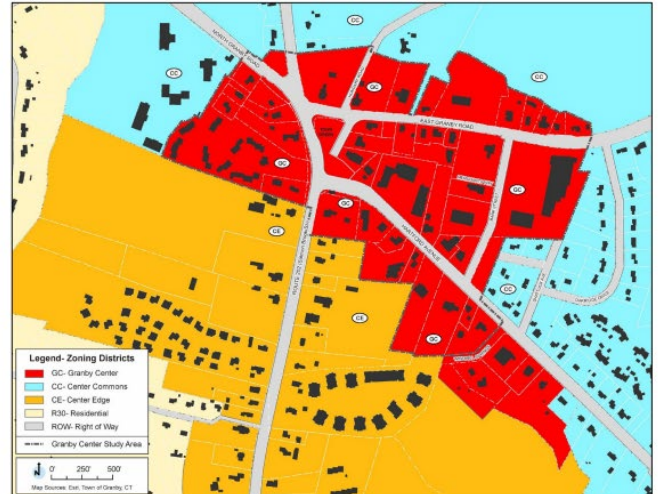
The recommendations and strategies that have been developed for further discussion and consideration are intended to support the study goal. Furthermore, the recommendations and strategies are informed by various sources, including existing plans and studies (POCD, Strategic Plan, Affordable Housing Plan, infrastructure assessment, etc.), public input (survey, public workshops, property owner input, public comment/written correspondence, etc.), and BFJ research and input (market study and best planning practices).

Proposed Granby Center Zone

Existing Zoning



Proposed Granby Center Zone



Proposed Granby Center Zone Uses

Permitted Uses*:

- Business or professional offices
- Restaurant, limited seating
- Single-Family Uses
- Retail sale, rental and/or repair
- Mixed use buildings containing both residential and nonresidential uses
- Multifamily use
- Banks/financial institutions
- Personal services, including barbershops, beauty shops, cleaning establishments
- Retail sales or alcoholic beverages
- Governmental buildings and facilities including fire houses
- Accessory uses customarily incidental to permitted uses
- Attached accessory apartments subject to 8.5.1
- Family childcare home or group childcare home

**If any bank or retail uses include a drive-through, a special permit is required*

Special Permit Uses

- Restaurants subject to Section 8.16
- Day care centers, preschool and similar uses
- Museums/galleries/performing arts
- Movie theaters with a maximum of 80 seats
- Commercial educational, instructional or recreational services
- Fueling stations for motor vehicles, without Vehicle Repairers
- Utility use
- Open air markets
- Printing, photography and similar service
- Bed and breakfast establishment
- Detached accessory apartments subject to 8.5.2

The Committee discussed removing single-family uses as a permitted use in the proposed Granby Center zone. The chart below shows the removal of that use, along with the removal of uses that would be allowed in conjunction with a single-family home (including accessory apartments, family childcare home, and B&B/inns).

The green circles are the uses permitted by right and the orange circles would require special permit approval. Those marked with a red “x” are uses that are not allowed by right or by special permit.

| Use | COCE (current regs) | Proposed Granby Center |
|---|--------------------------------|-----------------------------------|
| Business or professional offices | ● | ● |
| Restaurant, limited seating | ● | ● |
| Restaurants, subject to section 8.16 | ● | ● |
| Retail sale, rental and/or repair | ● | ● |
| Mixed use buildings | ● | ● |
| Multifamily use | ● | ● |
| Banks/financial institutions | ● | ● |
| Personal services, including barbershops, beauty shops | ● | ● |
| Day care centers, preschool | ● | ● |
| Museums/galleries/performing arts | ● | ● |
| Movie theater | ● | ● |
| Commercial educational, instructional or recreational | ● | ● |
| Fueling stations for motor vehicles | ● | X |
| Utility Use | ● | ● |
| Retail sales or alcoholic beverages | ● | ● |
| Open air markets | ● | ● |
| Printing, photography or similar service | ● | ● |
| Governmental buildings and facilities | X | ● |

*If any bank or retail use includes a drive-through, special permit would be required.

Proposed Bulk and Area Standards

| | Commercial Center (COCE) | Granby Center Zone (GC) |
|---|---|---|
| Min. Front Yard | 25 ft | No change |
| Max. Front Yard | - | 30 ft |
| Min. Side Yard | 10 ft | 10 ft ¹ |
| Min. Rear Yard | 20 ft | 20 ft ² |
| Max. Building Height (Stories/Feet) | 3/45 ft | 3/45 ft 3.5/48 ft (mixed-use) ³ |
| Max. Building Footprint | 8,000 SF for a single commercial building | No Change |
| Max. Lot Coverage | 30% | 40% |
| Min. Lot Area (SF) | 20,000 SF | 15,000 SF |
| Min. Lot Area for Multi-Family Uses | N/A | 15,000 SF |
| Maximum Density (Dwelling Units per Acre) | 15 units per acre | 15 units per acre ⁴ |
| Min. Lot Frontage (Feet) | 100 ft | 75 ft |
| ¹ Side yard setback shall be 20 ft if abutting residential zone to the side of the property. ² Rear yard setback shall be 30 ft if abutting residential zone to the rear of the property. ³ For mixed-use buildings in the GC Zone, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses to achieve the increased height. ⁴ Any property within the GC Zone can receive a density bonus not to exceed 20% for implementing public improvements, such as granting easements for sidewalks, roads, or additional public open space. | | |

Proposed Parking requirements

| Use | Existing Minimum Requirement | Proposed Minimum Requirement |
|----------------------|-------------------------------------|-------------------------------------|
| Studio | | 1 space |
| Multi-family 1-bed | 1.5 spaces per unit | 1.25 spaces per unit |
| Multi-family 2-bed | 2 spaces per unit | 1.5 spaces per unit |
| Multi-family 3-bed | 2 spaces per unit | 1.75 spaces per unit |
| Multi-family 4-bed + | 2 spaces per unit | 2 spaces per unit |
| Commercial Office | 5 spaces per 1,000 SF GFA | 3 spaces per 1,000 SF GFA |
| Medical Office | 6 spaces per 1,000 SF GFA | 4.5 spaces per 1,000 SF GFA |
| Retail Stores | 6 spaces per 1,000 SF GFA | 3.5 spaces per 1,000 SF GFA |
| Shopping Centers | 5.5 spaces per 1,000 SF GFA | 3 spaces per 1,000 SF GFA |
| Auto Showrooms | 10 spaces per 1,000 SF GFA | 8 spaces per 1,000 SF GFA |

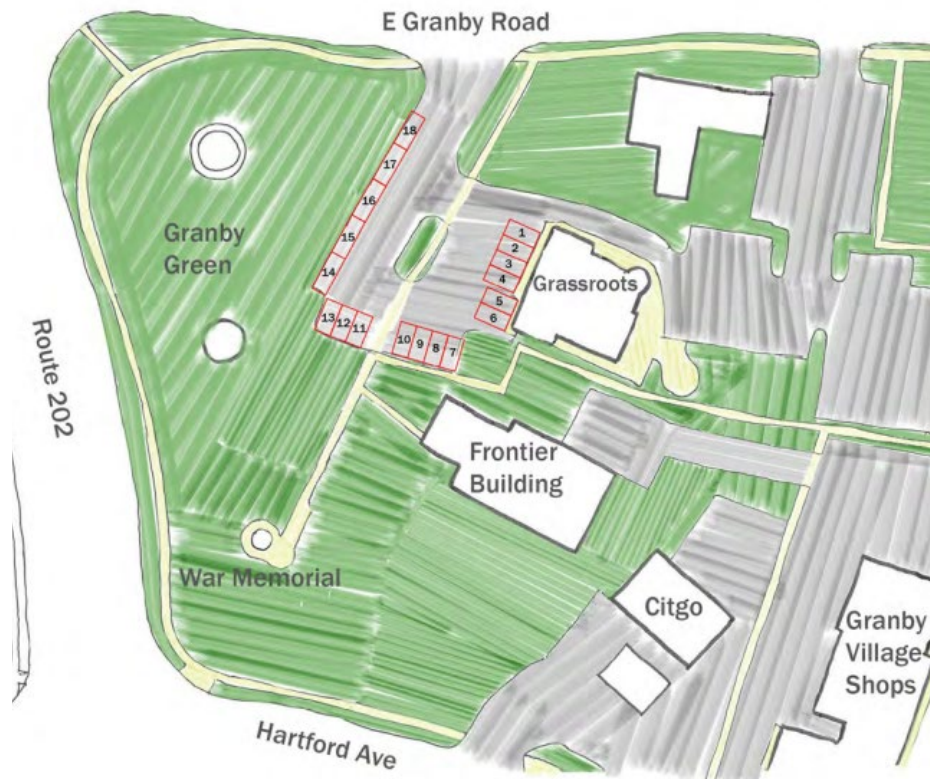
Proposed Circulation Network

Net Impact:

- 2,100 ft of New Sidewalk
- 15 New Parking Spots
- 7,000 sq ft New Green Space



Proposed Expanded Town Green



Action 1)
Depave part of
old State Road.

Action 2)
Completely
reclaim space
directly South
the Frontier
building.

Action 3)
Create a new
easement for
new access
to Frontier
building.

Hartford Avenue and Bank Street: Concept Plans

Parking lot



Park



Mixed-Use Development



Precedents



East Granby Road and Bank Street: Concept Plan



Please visit the Granby Center Advisory Committee's webpage to view BFJ presentations and additional information

<https://www.granby-ct.gov/496/Granby-Center-Advisory-Committee>.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: April 17, 2025

RE: Discuss Plan of Conservation and Development 2026 Update

Section 8-23 of the Connecticut General Statutes requires each municipality to prepare or amend and adopt a plan of conservation and development (POCD) at least once every ten years. Any municipality that fails to adopt a POCD is ineligible for discretionary state funding, unless a waiver is obtained by the Office of Policy and Management Secretary.

Granby's last POCD was adopted in September 2016. To comply with State Statute and remain eligible to obtain discretionary state funding, an updated POCD must be adopted by September 2026. Below is a draft outline of the proposed committee composition, opportunities for public input, meeting schedule, and timeline. This is in draft form and is simply to be used as a starting point for Commission discussion.

Proposed Committee Composition (8-10 Members?):

2 or 3 Planning and Zoning Commission Members

1 member from each of the following boards/commissions:

- Agricultural Commission
- Board of Selectmen
- Board of Finance
- Conservation Commission
- Development Commission

1 or 2 members of the public

Commission to consider public (resident) representation on the Committee-- #, how to determine appointment, seeking representation from a specific area of expertise (?), Committee representation vs. opportunities to engage public (see below), etc.

While not committee members, consult and request input and feedback from:

Board of Education

Commission on Aging

Library Board

Parks and Rec Board

Youth Service Bureau Advisory Board
Residents (see public input below)
Community Organizations / Stakeholders (POCD Committee to identify specific entities)
Town Staff/Management
Others?

Proposed Opportunities for Public Input:

To be determined once the Committee convenes, but will consider at a minimum the following:

- 1) Survey.
- 2) Public comment during all meetings. Anticipate each meeting will cover different topic(s) and specific outreach to relevant groups/stakeholders will occur in advance of the meeting, depending on the scheduled discussion topic.
- 3) Public workshop(s).
- 4) Dedicated email address for ongoing receipt of comments.
- 5) Create webpage for updates, post progress online.
- 6) Submit progress updates to Drummer.

Proposed Meeting Schedule:

- For duration of the POCD update, PZ will meet once a month (second Tuesday). Special meetings as needed.
- First Tuesday of the month, which is currently the standing PZ meeting, will be the POCD Committee meeting date (7 PM Town Hall Meeting Room). Meetings will be held in person with a Zoom option and will also be recorded.
- Adjust if needed as POCD update progresses.

Proposed Timeline:

- First meeting Tuesday June 10th: Establish timeline, review other plans and studies, including current POCD, existing conditions, discuss survey? This would allow the POCD Committee to be established/members identified during May.
- Aim for draft POCD completed June 2026 and referred to BOS.
- Adoption September 2026.