

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, January 9, 2024 at 7:00 pm

Members Present: Mark Lockwood, Eric Myers, Robert Lavitt, Steven Muller, Eric Lukingbeal (Zoom), Christine Chinni (Zoom), and Alternate Paula Johnson (Zoom)
Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Chairman 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, items not on the agenda or subject to a public hearing

None

5. Action on the minutes of December 12, 2023

ON A MOTION by R. Lavitt seconded by P. Johnson, the Commission voted (6-0-1) to approve the December 12, 2023 minutes as presented. M. Lockwood abstained.

6. Public Hearings

a. Application seeking a modification to a Special Permit under Zoning Regulations Sections 8.3, 8.16, and 8.21 to change restaurant hours of operation and under Zoning Regulations Section 8.6.14 for an illuminated building sign, for property located at 7 Mill Pond Drive, Suite C, C2 Zone: File Z-23-23.

Stefan Drago of 72 Kimberly Road, East Granby has been a chef for over 20 years and is looking to open a restaurant at 7 Mill Pond Drive, Suite C. The existing space was previously occupied by a restaurant but has been vacant for years. The restaurant would be open daily from 5:30 a.m. to 3 p.m. for breakfast and lunch, and the applicant also proposes to host private events after hours. Therefore, he is requesting the overall hours of operation be from 5:30 a.m. to 11 p.m. A. Kenyon stated for the record that hosting private events is accessory to the restaurant and not a separate use. The Commission previously approved a Special Permit for a restaurant with alcoholic beverages in this space with the condition that the hours of operation be limited to 10 a.m. to 10 p.m.; therefore, a modification is necessary to accommodate the new hours of operation. The proposed signage complies with the zoning regulations in regards to size and would be illuminated by an existing overhead light. There was no public comment and the public hearing closed at 7:11 p.m.

b. Application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages, for property located at 518 Salmon Brook Street, Suite 8 & 9, I Zone: File Z-24-23.

Yoelin Edith Sanchez Lopez of New Britain, is looking to open a Mexican restaurant in Suites 8 & 9 at 518 Salmon Brook Street. Suite 9 was previously occupied by Toni Ann's restaurant, and Suite 8 was once a Karate Studio.

The total proposed area of the restaurant will be around 2,200 square feet and the main entrance will remain at Suite 9. Restaurants require Special Permit approval in the Industrial Zone; therefore, expansion into the adjacent space requires Commission approval. Furthermore, alcohol sales were not previously approved, so the sale of alcoholic beverages at the proposed restaurant also requires Special Permit approval. The existing restaurant space will be renovated to accommodate a bar and an opening will be made in the wall to connect to the other unit, which will be a dining area. The proposed hours of operation were stated as 11 a.m. to 10 p.m.; however, after discussing the possibility of serving breakfast with the Commission, the applicant requested 5:30 a.m. to 11:00 p.m. No exterior changes will be made and new signage will be installed in the existing sign cabinets. A. Kenyon noted that the required parking conforms with the regulations and existing site plan, and the proposed bar area is 6% of the gross floor area; the regulations allow a bar area up to 15% of the gross floor area. There was no public comment and the public hearing closed at 7:23 p.m.

- c. **Application seeking a 1-lot subdivision for lot 1-20/66/37-2 (to be known as 200 Case Street, property adjacent to 186 Case Street to the south); R4A Zone: File P-4-23.**

This application was withdrawn.

7. Receive applications and schedule public hearings

- a. **Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a residential ground-mount solar energy system for property located at 200 Simsbury Road, R2A Zone: File Z-25-23.**
- b. **Application seeking a Site Plan Modification and Special Permit under Zoning Regulations Section 3.5.4.3 for three storage structures, outdoor commercial activity/display, and other site improvements for a property located at 563 Salmon Brook Street, C2 Zone: File Z-1-24.**

The above applications have been scheduled for a public hearing on February 27, 2024.

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

- a. **Application seeking a modification to a Special Permit under Zoning Regulations Sections 8.3, 8.16, and 8.21 to change restaurant hours of operation and under Zoning Regulations Section 8.6.14 for an illuminated building sign, for property located at 7 Mill Pond Drive, Suite C, C2 Zone: File Z-23-23.**

ON A MOTION by E. Myers seconded by R. Lavitt, the Commission voted (7-0-0) to approve an application seeking a modification to a Special Permit under Zoning Regulations Sections 8.3, 8.16, and 8.21 to change restaurant hours of operation and under Zoning Regulations Section 8.6.14 for an illuminated building sign, for property located at 7 Mill Pond Drive, Suite C, C2 Zone: File Z-23-23, subject to the following conditions:

1. Hours of operation from 5:30 a.m. to 11:00 p.m.
2. Installation of an illuminated building sign, as detailed in the January 4, 2024 memorandum from the Director of Community Development to the Planning and Zoning Commission.

- b. **Application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages, for property located at 518 Salmon Brook Street, Suite 8 & 9, I Zone: File Z-24-23.**

ON A MOTION by E. Myers seconded by S. Muller, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages, for property located at 518 Salmon Brook Street, Suite 8 & 9, I Zone: File Z-24-23, subject to the following conditions:

1. Hours of operation from 5:30 a.m. to 11:00 p.m.
2. Restaurant and bar area square footage, and site plan to be sized as detailed in the December 27, 2024 memorandum from the Director of Community Development to the Planning and Zoning Commission.

3. **Informal Discussion: 254/256 Salmon Brook Street, Proposed Multi-Family Residential (4 total units) and Office Use**

Property owner John Pagliaro was present to discuss a conceptual plan for his properties located at 254 and 256 Salmon Brook Street, which he purchased in August 2023. The subject properties are located in the Center Edge (CE) zone and consist of a single-family home, a garage and a print shop. The existing structures will remain and be refurbished both internally and externally. The owner would like to convert the existing, detached garage into a professional office space for a speech pathologist on the first floor, consisting of two offices, a restroom, a waiting room and a kitchenette. The second floor would consist of a one-unit efficiency apartment. The print shop would be converted to office space, while the single-family home would be renovated to accommodate three residential apartments.

Land Surveyor Brian Denno was retained to layout a site plan that would accommodate the proposed uses, as well as access to the sites. In the current zone, the proposed multi-family use is not permitted; therefore, a zone change to the Commercial Center (COCE) zone would be necessary. A. Kenyon provided clarification regarding the permitted uses and Special Permit uses within the current zone versus the proposed zone. Regardless of the zone change, a Special Permit would still be required for the proposed uses. She also noted for the record that a zone change would not impact the historic overlay district. The Commission discussed next steps and shared their thoughts, as a zone change would increase the number of potential commercial uses; however, they are open to the concept.

4. **Appointment(s) to the CRCOG Regional Planning Committee**

ON A MOTION by E. Myers seconded by S. Muller, the Commission voted (7-0-0) to appoint C. Chinni as a Regular Member and R. Lavitt as an Alternate Member to the Regional Planning Committee.

5. **Staff Report and Correspondence**

A. Kenyon stated that the temporary freezer at 4 Park Place will be removed on January 17th, and that the lease on 83 Salmon Brook Street has expired. The First Selectman met with the Development Commission on January 8th to discuss potential opportunities for the property and next steps.

6. **Commissioner Reports and Correspondence**

M. Lockwood stated that the crosswalk warning sign for Station 280 on the northbound lane of Salmon Brook Street is hidden behind a telephone pole and requested that town staff contact the Department of Transportation for correction. It was also noted that the next regular meeting scheduled for January 23, 2024 will be cancelled as there is no new business.

7. **Adjourn**

ON A MOTION by R. Lavitt seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 7:57 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator