

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, January 13, 2026, at 7:00 pm

**Present:** Eric Lukingbeal, Paula Johnson, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, and Brennan Sheahan

**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 C. Chinni.

**4. Public Session**

None

**5. Action on the minutes of December 9, 2025**

**ON A MOTION** by E. Lukingbeal seconded by S. Muller, the Commission voted (6-0-1) to approve the December 9, 2025, minutes as presented. B. Sheahan abstained.

**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.**

Applicant Frank Grillo of FNG Enterprises, LLC was present to discuss the application. Mr. Grillo is under contract to purchase the property at 83 Salmon Brook Street within the T1 zone and would like to offer a restaurant on the first floor with a one-bedroom apartment on the second floor. The proposed hours of operation are from 8am to 11pm, seven days a week, and approval to serve alcoholic beverages has been requested. The existing outside dining areas will be utilized as well, consisting of two picnic tables on the north side, the front porch, and the gravel area to the south of the building. The 1,350 square foot second floor would be renovated to create the one-bedroom apartment featuring an open floor plan and two bathrooms. A. Kenyon noted that there is adequate parking for the proposed use and no site modifications are requested at this time; any future site changes would require a separate application and approval from the Commission. The Commission discussed the application and recommended that the hours of operation be extended, and informed the applicant that no outdoor music or entertainment is permitted. There was no public comment, and the public hearing closed at 7:10 p.m.

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

A. Kenyon stated that an application for an auto detailing facility at 508 Salmon Brook Street was submitted after the agenda was posted. The Commission scheduled the public hearing on this application for February 10, 2026, at 7:00 p.m.

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

**ON A MOTION** by E. Myers seconded by P. Johnson, the Commission voted (7-0-0) to approve an 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; subject to the following conditions:

1. Hours of operation are approved from 6am to 11pm, 7 days a week.
2. The sale of alcoholic beverages is approved.
3. No outside entertainment or music permitted with this application.
4. Areas previously designated for outdoor dining are approved for outdoor dining.

9. **Staff Report and Correspondence**

- a. **Letter re: Silver Street Scenic Road**

A. Kenyon informed the Commission that a letter was received by the Land Use Office regarding the clearing of trees on Silver Street, which is designated as a Scenic Road. Upon inspection by the Zoning Enforcement Officer and herself, it was determined that two of the trees were located within the Town Right-of-Way. The property owners were unaware of the designation and steps necessary to take the trees down. Staff received a letter from the Certified Arborist who removed the trees, indicating that they were unhealthy and posed a risk. It was recommended by a commissioner that an article be placed in the Granby Drummer to make residents aware of Granby's Scenic Roads and the rules that govern them.

10. **Zoning Enforcement Officer Report: 371 North Granby Road, Equipment Storage Violation**

A. Kenyon provided a status update regarding the tenant's non-compliance with his PZC and IWWC approvals and has been in contact with the property owners. Fines have been accruing since the first Citation was issued in November of 2024 and the next step is the issuance of a second notice in which a hearing before a Hearing Officer may be requested.

11. **Commissioner Reports and Correspondence**

R. Lavitt provided a brief update regarding the Broad Leaf Solar Project and M. Lockwood provided an update regarding the POCD Committee.

12. **Adjourn**

**ON A MOTION** by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:24 p.m.

Respectfully submitted,

Renee Deltenre