

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, February 11, 2025, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Eric Myers, Robert Lavitt, Steve Muller, Brennan Sheahan, and Paula Johnson (via Zoom)

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

1. Call to Order

Vice Chair E. Myers 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 M. Lockwood.

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

None

5. Action on the minutes of January 28, 2025

ON A MOTION by R. Lavitt seconded by E. Lukingbeal, the Commission voted (6-0-1) to approve the January 28, 2025, minutes as presented. P. Johnson abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Sections 8.6.13 and 8.6.14 for an illuminated freestanding sign and other signs for property located at 21 Hartford Avenue, COCE Zone: File Z-1-25.

ARTfx President Lawrin Rosen was present to discuss the application and answer any questions the Commission had. Windsor Federal Savings located at 21 Hartford Avenue, has been re-branded to Windsor Federal Bank; therefore, requiring all new signage. ARTfx has been retained to install (1) new ground sign, (2) new directional signs, new wall signs, and (1) printed vinyl sign for the existing ATM. The proposed ground sign will be 27 square feet, which is a reduction of 11 square feet from the existing sign and will stand 6'-7" tall on a brick pedestal while the (2) new directional signs will be 4 square feet each. The new signage theme maintains a minimalistic approach with cleaner lines, as well as reduced sizing and lighting. As the signs are larger than what is permitted, Special Permit approval is required. There was no public comment, and the public hearing closed at 7:17 p.m.

7. Receive applications and schedule public hearing

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

A. Kenyon informed the Commission that an application was received today for recreational activities at 514 Salmon Brook Street, which will be received statutorily at the next regular meeting.

8. **Consideration of applications, where the Commission has concluded the public hearing**
 - a. **Application seeking a Special Permit under Zoning Regulations Sections 8.6.13 and 8.6.14 for an illuminated freestanding sign and other signs for property located at 21 Hartford Avenue, COCE Zone: File Z-1-25.**

ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Sections 8.6.13 and 8.6.14 for an illuminated freestanding sign and other signs for property located at 21 Hartford Avenue, COCE Zone: File Z-1-25, as proposed.

9. **Commission Discussion: proposed revisions and corrections to the Zoning Regulations**

A. Kenyon provided the Commission with a final draft of the revisions discussed to date and ran through the proposed language regarding simplified site plans. The Commission had no comments or concerns, and the amendments will be referred to CRCOG for a public hearing by the Commission on March 25, 2025, at 7:00 p.m.

10. Staff Report and Correspondence

A. Kenyon stated that the Board of Selectmen (BOS) voted to move forward with New Samaritan and 7 Summits Realty for the redevelopment of Kearns School (5 Canton Road). She also reported that the CT Siting Council approved the battery energy storage facility at 100 Salmon Brook Street and the BOS requested that the Town Manager look into the appeals process. A. Kenyon also informed the Commission that Town Clerk Scott Nolan has resigned.

11. Commissioner Reports and Correspondence

None

12. Adjourn

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:29 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator