

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

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Paula Johnson, 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 R. Lavitt.

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

Maureen Eberly of 37 Silkey Road had questions regarding agenda item#7a, which is being received and scheduled for a public hearing at a future date this evening.

5. Action on the minutes of February 11, 2025

ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (6-0-1) to approve the February 11, 2025, minutes as presented. M. Lockwood abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 3.8.2.10 for a dance studio for property located at 508 Salmon Brook Street, I Zone. File Z-2-25.

Tiffany Jacquier, owner of the Alpha Dance Studio, was present to discuss the application. In 2022 she began operating her dance studio out of the existing 7,200 square foot building, which was formally occupied by a sign company and maintains a mailing address of 514R Salmon Brook Street. At that time, only half of the building was occupied by the dance studio. In the summer of 2024, she expanded and now the dance studio occupies the entire building. The studio is open Monday through Saturday, with classes offered from 4pm to 9pm Monday through Friday and on Saturdays from 9:30am to 11am. She noted that this varies depending on the time of year.

A. Kenyon indicated that there is adequate parking on site, no additional changes will be made to the exterior of the building, and it is a suitable location for the proposed use. She also provided history on the site regarding prior approvals and lot line revisions, and how upon inspection by the Fire Marshal and in speaking with other Town Staff, it was noted that the space was not permitted through the Planning and Zoning Commission for the current use. E. Myers asked if the applicant would be open to expanding their approved hours of operation from 8am to 10pm in order to accommodate any future modifications, to which she agreed. There was no public comment, and the public hearing closed at 7:15pm.

7. **Receive applications and schedule 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.**

This agenda item was scheduled for a public hearing on March 25, 2025, 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 Section 3.8.2.10 for a dance studio for property located at 508 Salmon Brook Street, I Zone. File Z-2-25.**

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 Section 3.8.2.10 for a dance studio for property located at 508 Salmon Brook Street with a mailing address of 514R Salmon Brook Street, I Zone: File Z-2-25, with allowed hours of operation being 8am to 10pm, 7 days a week.

9. **Staff Report and Correspondence**

A. Kenyon informed the Commission that the Town has appealed the CT Siting Council decision regarding the battery storage facility at 100 Salmon Brook Street. Consultant BFJ continues to work on the Granby Center Study and a public workshop will be held on May 15, 2025.

10. **Commissioner Reports and Correspondence**

None

11. **Adjourn**

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:22 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator