

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1.1; 3.1; 3.4; 3.5; 3.6; 3.8; 3.9; 3.12; 4.2; 5.1; 8.9; 8.13; 8.15.17; and 8.23 to remove references to zones that are no longer applicable; correct cross references; remove non-profits as a use; correct and add numbering; encourage planting of native species; address site plan requirements and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to cross references to ensure that the correct section is referenced, removal of reference to several zones that are no longer applicable, and the inclusion of specific sub-sections as opposed to bullets or a list.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