

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, April 25, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Matthew Peters, Mark Lockwood, Eric Myers, Christine Chinni, Alternate Robert Lavitt, and Alternate Paula Johnson

Absent: Jonathan Boardman and Brennan Sheahan

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

R. Lavitt was seated for J. Boardman and 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 April 11, 2023

ON A MOTION by E. Lukingbeal seconded by R. Lavitt, the Commission voted (6-0-1) to approve the April 11, 2023 minutes as presented. P. Johnson abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 to allow two detached accessory apartments for property located at 249 Granville Road, R2A Zone: File Z-7-23.

A. Kenyon provided an overview of the discussion that ensued at the prior meeting and stated that she spoke to the Town Attorney regarding the variance granted by the Zoning Board of Appeals (ZBA) and its connection to the Special Permit application. Per the guidance of the Town Attorney, the Commission may grant the Special Permit for one detached accessory apartment and acknowledge the variance received by the ZBA for the second. It was also suggested the Commission may want include as a condition of approval that the property owner report back to the town periodically as to whether both apartments are still being utilized. There was no public comment and the public hearing closed at 7:06 p.m.

7. Receive applications and schedule public hearings

a. Application seeking a Special permit under Zoning Regulations Section 8.5 for a detached accessory dwelling for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

The above application has been scheduled for a public hearing on May 9, 2023.

8. **Consideration of applications, where the Commission has concluded the public hearing**
- a. **Application seeking a Special Permit under Zoning Regulations Section 8.5.2 to allow two detached accessory apartments for property located at 249 Granville Road, R2A Zone: File Z-7-23.**

The Commission deliberated on the application and the conditions of approval.

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 8.5.2 to allow two detached accessory apartments for property located at 249 Granville Road, R2A Zone: File Z-7-23, subject to the following conditions:

1. It is noted that the Zoning Board of Appeals has approved a second apartment for this property and that the second apartment is not included in this Special Permit approval; and,
2. Further, Zoning Regulations Section 8.5.1.8 allows for an annual inspection of the property to ensure the number of apartments allowed by this Special Permit and the variance granted by the Zoning Board of Appeals are enforced.

E. Lukingbeal and P. Johnson recused themselves at 7:13 p.m.

- b. **Application seeking an amendment to Zoning Regulations Section 8.15.17.7.1, to allow farm stores to sell alcoholic beverages that are produced off site: File Z-5-23.**

A. Kenyon provided an overview of the discussion that ensued at the prior meeting and provided three text amendment options for consideration. The Commission deliberated on the options presented and there was a consensus to approve the first option, which states, "The farm store may also sell alcoholic beverages in accordance with the Connecticut craft café permit per Connecticut General Statutes Section 30-22d."

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (5-0-0) to approve an application seeking an amendment to Zoning Regulations Section 8.15.17.7.1, to allow farm stores to sell alcoholic beverages that are produced off site: File Z-5-23, modified as follows: "The farm store may also sell alcoholic beverages in accordance with the Connecticut craft café permit per Connecticut General Statutes Section 30-22d."

E. Lukingbeal and P. Johnson were re-seated at 7:23 p.m.

9. **Commission Discussion: Possible Changes to Zoning Regulations Sections 1.1 Zone Types; 2.11 Residential Fuel Tanks; 2.12 Property Abutting Permanent Watercourses; 3.7.4.5 Multifamily dwellings room areas; 3.12.5 minimum area for residential unit; 4.0 Site Plans Purpose; 4.2.11 Site Plans Waiver Requirements; 6.1 Single-family dwelling living area; 7.4.1 Parking Space Ratio; 8.1 Accessory Buildings and Uses; 8.6.15 Sign Permit Requirements; Section 10.2.1 Building Permits; 10.2.3 Special Permit Applications Fee**

A. Kenyon provided and discussed with the Commission a memorandum outlining potential zoning regulation amendments. The proposed changes are minor in nature and are intended to correct several errors or omissions, and to reflect changes to legislation, such as conformance with State of Connecticut Public Act No. 21-29.

The Commission discussed the proposed modifications, and no concerns were noted. P. Johnson suggested re-visiting accessory uses at a later date. Staff will prepare a formal application and there will be a public hearing on the proposed regulation changes at the first meeting in June.

10. Staff Report and Correspondence

A. Kenyon stated that the town is exploring potential changes and/or upgrades to the Town Hall Meeting Room and she encouraged the Commission to provide suggestions for consideration.

It was also noted that she attended a site inspection with the Zoning Enforcement Officer at the small engine repair facility at 369 North Granby Road and was told by the business owner that the excess equipment to the rear of the property will be removed by May 31st.

11. Commissioner Reports and Correspondence

M. Lockwood reminded everyone about the required land use training, and it was requested that staff send out an email reminder with site references. The Commission also inquired as to the progress and timeline for completion regarding the road reconstruction project in the center of Granby. It was stated the project is expected to be completed by the end of the summer.

12. Adjourn

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator