

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, May 13, 2025, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, and Brennan Sheahan

Absent: Paula Johnson and Meg Jabaily

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

None

5. Action on the minutes of April 22, 2025

ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (6-0-1) to approve the April 22, 2025, minutes as presented. C. Chinni abstained.

R. Lavitt and E. Lukingbeal stated for the record that they have retained Maximum Tree Service for tree removal services in the past.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 3.8.2.1 for a caretaker apartment for property located at 516 Salmon Brook Street, I Zone: File Z-5-25.

Applicant and property owner Doug Max was present to discuss the application. The 2.69-acre property is located within the Industrial Zone and consists of a 3,300 square foot commercial building to house equipment for his tree service company, with an additional 800 square foot lean-to on the southern side. He is seeking permission to enclose the existing lean-to in order to construct a 720 square foot caretaker apartment for his business. The apartment would consist of an open floor plan with a kitchen, bathroom, living area and one bedroom. No additional site changes are proposed or required in order to accommodate the proposed apartment. A. Kenyon indicated that the application meets all zoning requirements, and it was noted the apartment is to be used by the business owner or an employee. The Commission had no comments or concerns. There was no public comment, and the public hearing closed at 7:08 p.m.

7. Receive applications and schedule public hearing

- a. Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25.
- b. Application seeking a Site Plan Modification to allow access to abutting lot, for property located at 18 Mill Pond Drive, C2 Zone: File Z-8-25.
- c. Application seeking a Special Permit modification under Zoning Regulations Section 8.15.17, for a property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.

The above applications were scheduled for a public hearing on June 10, 2025, at 7pm.

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

- a. **Application seeking a Special Permit under Zoning Regulations Section 3.8.2.1 for a caretaker apartment for property located at 516 Salmon Brook Street, I Zone: File Z-5-25.**

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 3.8.2.1 for a caretaker apartment for property located at 516 Salmon Brook Street, I Zone: File Z-5-25, as proposed.

9. Connecticut General Statutes Section 8-24 Referral: Sale of Town Property, 603 Cider Lane

A. Kenyon provided background information detailing how this property was given to the town in 2005 as part of the subdivision approval for Cider Mill Heights. Over the years, and as recent as a few weeks ago, the Town has been approached by various interested parties regarding the status and potential sale of the lot. Given that this lot has remained unused since it was deeded to the Town and it is not anticipated the Town will need this lot in the future for municipal purposes, the Town may want to consider selling it. The Commission discussed the request and determined that there are no conflicts with the Plan of Conservation and Development (POCD).

ON A MOTION by E. Myers seconded by E. Lukingbeal, the Commission voted (7-0-0) to issue a positive report to the Board of Selectmen under CGS§8-24 for the sale of Town Property known as 603 Cider Lane.

10. Discuss Plan of Conservation and Development 2026 Update

At the request of the Commission at the last meeting, staff prepared and presented a memo outlining three potential options for selecting members of the public to serve on the subcommittee. Upon deliberation, there was a general consensus to select the third option, which is as follows: (1) Issue a call for volunteers, (2) Request an application form be completed, and (3) Review applications and based on responses, determine those who have background/ experience with the various areas of the POCD and make selections based on overall contributions to the plan process.

E. Myers stated that the publication should outline the goals of the committee, timeframe for completion and meeting dates, so people understand what to expect. R. Lavitt suggested that a link to the existing POCD be included as well, so residents can familiarize themselves with the document. Staff indicated that an article would run in the June edition of the Granby Drummer and a notice will be placed on the town website. The application form will be modified and reviewed at the Commission's next meeting before it is posted.

11. Staff Report and Correspondence

A. Kenyon met with the Commission on Aging and Town Manager on May 12th to discuss progress on the Kearns School proposal, and an update will be provided at the next Board of Selectmen meeting on May 19th. There will be a public workshop with BFJ as part of the Granby Center Advisory Committee on May 15th. In response to a question, it was stated that no updates have been received to date regarding the Broadleaf Solar project. It was also noted that the appeal regarding the CT Siting Council decision for a battery storage facility at 100 Salmon Brook Street is in Superior Court.

12. Commissioner Reports and Correspondence

None

13. Adjourn

ON A MOTION by E. Lukingbeal seconded by C. Chinni, the Commission voted (7-0-0) to adjourn the meeting at 7:37 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator