**MEETING MINUTES**
Town of Granby
Planning & Zoning Commission
Tuesday, May 27, 2025, at 7:00 pm

**Present:** Eric Lukingbeal, Paula Johnson, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, and Brennan Sheahan
**Absent:** Christine Chinni 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**
   P. Johnson was seated for C. Chinni.

4. **Public session**
   None

5. **Action on the minutes of May 13, 2025**

   **ON A MOTION** by E. Lukingbeal seconded by S. Muller, the Commission voted (6-0-1) to approve the May 13, 2025, minutes as presented. P. Johnson abstained.

6. **Public Hearings**
   a. **Application seeking a Site Plan Modification to add a playground for property located at 160 Granville Road, R2A Zone: File Z-6-25.**
      Applicant Matthew Deardorff was present to discuss the application and answer any questions the Commission had. Valley Brook Community Church is looking to install a 75'x85' commercial grade playground that would be available to their congregation and the public. The playground would be situated 40' from the parking lot and a concrete walkway would provide access. The structural components of the playground would consist of a 65'x70' area and require 12 inches of excavation in order to accommodate the required mulch base. A 4-foot fence would be installed around the perimeter along with landscape shrubbery and bushes, and benches/picnic tables would be placed at the entrance. Approval from the Inland Wetlands and Watercourses Commission was received on May 22, 2025. There was no public comment, and the public hearing closed at 7:09 p.m.

7. **Receive applications and schedule public hearing**
   a. **Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 518 Salmon Brook Street, Las Potras Mexican Restaurant, I Zone: File Z-10-25.**

The above application was 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 Site Plan Modification to add a playground for property located at 160 Granville Road, R2A Zone: File Z-6-25.**

   **ON A MOTION** by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Site Plan Modification to add a playground for property located at 160 Granville Road, R2A Zone: File Z-6-25.

9. **Discuss Plan of Conservation and Development Committee Application**
   A. Kenyon provided a draft application for consideration by the Commission. There was a general consensus to approve the form with the addition of an "Other Category" under Section Two. Staff also indicated that the POCD Committee will meet on the fourth Tuesday of each month in order to prevent scheduling conflicts with members from other Boards and Commissions.

10. **Staff Report and Correspondence**
    A. Kenyon noted that the Building Official and Fire Marshal are in the process of completing a CO inspection for Building 5 at Station 280. There are still a few garages that need to be finalized, along with the swimming pool, pavilion, and a few outstanding site improvements. To date, there have been no issues regarding debris on and off site.

11. **Commissioner Reports and Correspondence**
    E. Myers indicated that the parking lot at Julien's Farm Store on Barn Doors Hills Road has become problematic. Due to heavy traffic and recent weather, the grassy lot now is now mud, consists of numerous ruts and the tracking pad is no longer functioning properly. It was requested that the owners come before the Commission to correct the issue. A. Kenyon indicated that she would have the Zoning Enforcement Officer inspect the site and provide an update at the next meeting.

12. **Adjourn**

    **ON A MOTION** by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 7:24 p.m.

    Respectfully submitted,


    Renee Deltenre
    Land Use Coordinator