

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, June 10, 2025, at 7:00 pm

**Present:** Eric Lukingbeal, Eric Myers, Robert Lavitt, Steve Muller, Meg Jabaily, Christine Chinni (via Zoom) and Mark Lockwood (via Zoom)

**Absent:** Brennan Sheahan and Paula Johnson

**Also Present:** Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

**1. Call to Order**

Vice Chair Myers called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Seating of Alternates, if applicable**

M. Jabaily was seated for B. Sheahan.

**4. Public Session**

None

**5. Action on the minutes of May 27, 2025**

**ON A MOTION** by R. Lavitt seconded by S. Muller, the Commission voted (5-0-2) to approve the May 27, 2025, minutes as presented. M. Jabaily and C. Chinni abstained.

**6. Public Hearings**

- 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.**

Applicant and Landscape Architect Biff Schechinger was present to discuss the application, along with property owner Steve Briggs. The owner is seeking permission to construct a new commercial building just under 5,000 square feet on the vacant parcel at 14 Mill Pond Drive. The structure will be divided into three separate units, each consisting of a pedestrian entrance door and one large overhead garage door on the eastern side. The proposed site plan indicates 26 parking spaces, a dumpster enclosure, a covered storage bin for landscaping material, and a dry basin in front of the building. The fabricated steel building will be connected to sewer and public water, have no interior floor drains and will have LED full cut-off exterior lighting.

It is the property owner's intent to occupy the larger unit in addition to his current space at 18 Mill Pond and rent out the other two units at a later date. The space will store small lawn equipment and tools associated with his landscaping business. A. Kenyon noted for the record, that Special Permit approval is required prior to occupancy for the other two units. B. Schechinger indicated a 411 square foot reduction in landscaping coverage for 18 Mill Pond due to the creation of an access driveway to the adjacent property and ran through the landscaping plan. A. Kenyon asked for clarification regarding outdoor storage, outdoor vehicular parking, and stated that the proposed signage conforms with the regulations. There was no public comment, and the public hearing was continued to the next regular meeting.

- 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.**

This application was discussed as part of the above application: File Z-7-25.

- c. **Application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.**

Applicant and property owner Greg Bennett is seeking permission to erect a 10'x10' tent on the property as part of the Farm Store operation to provide outdoor donut production and sales. The tent will be utilized only on the weekends during the fall season and will be located near the existing barn. Although minor in nature, A. Kenyon noted that the location of the tent does require Commission review as the area was not previously approved for farm store activities under prior special permits. There as no public comment and the public hearing closed at 7:36 p.m.

- d. **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.**

Applicant and restaurant owner Yoelin Sanchez is seeking permission to add outdoor dining in front of the Las Potras Mexican Restaurant. She would like to place three tables on the sidewalk to the right of the main entrance door and two tables on the sidewalk to the left of the door, under the existing overhang. The proposed seating will not impede pedestrian traffic due to an existing outer sidewalk. It was noted that all outdoor dining tables/chairs will be removed from the sidewalk at the end of the outdoor dining season and will be stored inside. In response to a question, the applicant stated that there are no plans for any additional lighting. The Commission noted that should that change, lighting could be submitted for staff review and approval. A. Kenyon provided an overview of her staff memo, noting that the applicant's proposal meets the regulations, and she had no concerns. Based on guidance and conversation with the Commission, the applicant requested outdoor seating from April 1<sup>st</sup> to November 30<sup>th</sup>. There was no public comment, and the public hearing closed at 7:51 p.m.

**7. Receive applications and schedule public hearing**

- a. **Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.**
- b. **Application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation for properties located at 67/87/95B Notch Road, R50 Zone: File Z-11-25.**

The above applications were scheduled for a public hearing on July 8, 2025, at 7pm.

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

- a. **Application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.**

**ON A MOTION** by R. Lavitt seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.

- b. **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.**

**ON A MOTION** by E. Myers seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an 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; subject to the following conditions:

1. Requirement for separation from parking has been waived.
2. Hours are consistent with the outdoor dining regulations.
3. Outdoor furniture may be in place from April 1<sup>st</sup> to November 30<sup>th</sup> and must be removed for off-season storage.
4. Minor lighting modifications may be reviewed and approved by staff.
5. There shall be no public address or outdoor music.

9. **Connecticut General Statutes Section 8-24 Referral: Sale of Town Property, 83 Salmon Brook Street**

A. Kenyon explained that the Town purchased 83 Salmon Brook Street in 2011 and until recently, it was leased and a restaurant operated from it. The lease terminated and a request for proposals was issued for either a sale or lease. Two responses were received, and the Town engaged in further discussion with one of the respondents. After several months of discussion, the respondent did not respond to a final offer by the Town. Therefore, the Board of Selectmen will now be considering a sale of the property, and it has been referred to this Commission under Section 8-24. In response to a question, it was noted that the apartment development to the rear has an easement over the Town property for Murtha's Way.

**ON A MOTION** by E. Lukingbeal seconded by R. Lavitt, 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 83 Salmon Brook Street.

10. **Staff Report and Correspondence**

A. Kenyon stated that the parking issues at Julien's Farm Store have been corrected, and notice was published in the Granby Drummer and on the town website regarding the POCD Subcommittee.

11. **Commissioner Reports and Correspondence**

None

12. **Adjourn**

**ON A MOTION** by E. Lukingbeal seconded by S. Muller, the Commission voted (7-0-0) to adjourn the meeting at 8:06 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator