

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, July 8, 2025, at 7:00 pm

**Present:** Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Robert Lavitt, Meg Jabaily, and Brennan Sheahan

**Absent:** Steve Muller and Paula Johnson

**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**

M. Jabaily was seated for S. Muller.

**4. Public Session**

None

**5. Action on the minutes of June 24, 2025**

**ON A MOTION** by E. Lukingbeal seconded by R. Lavitt, the Commission voted (5-0-2) to approve the June 24, 2025, minutes as presented. E. Myers and M. Jabaily abstained.

**6. Public Hearings**

**a. Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.**

Professional Engineer Christian Alford of Alford Associates, Inc. was present to discuss the application on behalf of the applicant. The applicant is proposing a 7-lot, single-family home subdivision at 188 Day Street, which consists of 15.63 acres. The property consists of two different zones (R50 and R30) and has 965 feet of frontage on Day Street and 545 feet of frontage on North Granby Road. Soil testing has been completed, indicating that the sandy/gravel soils are suitable for on-site septic systems. The property slopes from the west to the east, consisting primarily of open fields with some wooded areas along the road frontage and property boundaries.

Wetlands are located at the southwestern corner (wetland #1) and northeastern corner (wetland #2) of the property, and to satisfy the open space requirement, 3.55 acres on the eastern side of the property are shown to be open space. Wetland #1 consists of .43 acres and consists of a 150-foot-long watercourse that enters the property from the west and Wetland #2 consists of 0.09 acres and is located within the proposed open space parcel. Due to the location of mapped wetlands along the frontage of lots 6 and 7, the driveway serving said lots is shown to be constructed on lot 5.

As part of the Inland Wetlands and Watercourses Commission approval received on May 22, 2025, a Conservation Restriction area has been established to protect the existing wetlands at the southwest corner of the property. The applicant is seeking a waiver of Subdivision Regulations Section 3.1.4.1.5, to allow a reduction of the required visual streetscape buffer to 30' on lots 1-4 and 20' on lot 3 where it has frontage on Day Street. Lots 5-6 have the Conservation Restriction that allows for a greater buffer. A. Kenyon asked the Commission to consider the proposed streetscape buffer, and the applicability of the conditions outlined within the regulations. Draft easements regarding drainage, utilities, access, and the Conservation Restriction have been submitted and require review, and further review by the Town Engineer is required at this time.

The Commission deliberated on the application and provided feedback. M. Lockwood expressed concerns regarding the layout of the subdivision, focusing on the proposed driveway access and configuration on lot 5, including a shared driveway, and potential conflicts. E. Lukingbeal discussed the lack of screening along Day Street and requested that the applicant submit a planting plan, with the recommendation that Red Sunset Maples be utilized within the streetscape buffer area. C. Chinni questioned why the feedback received at the informal meeting last November was not considered prior to submission of the application.

#### Public Comment

Dana Warren of 10 Day Street South expressed concerns regarding the number of lots proposed on the property due to existing site conditions and stated that access to the Open Space parcel should be accessible to the public and not located on a state highway.

There was a general consensus among the Commission that the orientation of the lots shall be reconsidered in order to address concerns on lot 5, a planting plan be submitted, and more specificity be given regarding the request for a reduction of the visual streetscape buffer. The public hearing was continued to the next regular meeting.

**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.**

Hal Pierce and Land Surveyor Brian Denno were present to discuss the application. The applicant is seeking to renew an existing earth excavation permit that was originally approved by the Commission in 2021 for the removal of 700,000 yards of material from the three properties, and then renewed in 2023. Since the last renewal, one of the houses, a barn and a silage bin have been demolished and 86,400 yards of material removed, for a total of 237,800 yards removed to date. Phase One has been completed and Phase Two is underway. The applicant is requesting two modifications from the original approval to include preserving the house closest to Notch Road, and grading changes in the area adjacent to Notch Road that would benefit future farming activities. Even with the proposed modifications, the total amount of material to be removed remains the same at 700,000 yards. A. Kenyon indicated that the Town Engineer's comments have been addressed and there was no public comment. The public hearing closed at 8:04 p.m.

- c. **Application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages for property located at 9 Bank Street, Unit H, COCE Zone: File Z-13-25.**

Applicants/business owners Julien Tessier and Chris Peregrin were present via Zoom to discuss the application. As the owners of Julien's Farm Store located on Barn Door Hills Road, they are looking to establish a second location in order to expand their business operation and ease the burden on the existing location. The proposed unit consists of 4,000 square feet and would be renovated to include a dining area, counter service in the front, kitchen, and prep kitchen with an office and cooler/freezer to the rear. The restaurant would offer freshly baked goods, a grab-and-go section for soups, salads, etc., and host a weekly pizza night, during which alcohol would be offered. There is adequate parking available, and the restaurant would utilize the existing designated trash disposal area/system. There are no exterior modifications or site improvements proposed at this time. The hours of operation requested are 7am to 7pm, Tuesday through Sunday; however, the Commission discussed expanding the hours to 6am to 11pm, seven days a week in order to provide greater flexibility. There was no public comment, and the public hearing closed at 8:19 p.m.

- d. **Application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation for property located at 536 Salmon Brook Street, I/R30/R50 Zone: File Z-14-25.**

Professional Engineer Daniel Jameson of Design Professionals, Inc. and Tilcon Representative Chris Costello were present to discuss the application. Earth removal from this site has been occurring since 1955, and the applicant is seeking to renew an existing earth excavation permit that was last renewed by the Commission in 2023. No modifications to the original approval were proposed and A. Kenyon indicated that all comments from the Town Engineer have addressed. There was no public comment, and the public hearing closed at 8:24 p.m.

*E. Lukingbeal recused himself 8:25 p.m.*

7. **Application seeking a Site Plan Modification to install a 160 square foot recycling station for property located at 124 Salmon Brook Street, Stop and Shop, C2 Zone: File Z-12-25.**

- a. **Applicant Presentation**

CLYNK Chief of Staff Dan Kiley was present via Zoom on behalf of the applicant to discuss the application. The applicant is seeking approval to install an 8'x20'x8'9" prefabricated recycling station that operates on solar and wind power. The unit will be situated at the northern portion of the Stop & Shop parking lot adjacent to Hunt Glen. No site modifications are required to accommodate the unit, as it does not require utility connections. CLYNK operates as an agent under Stop & Shop's state license and accepts all qualified redeemable products. The unit is emptied every two days, and the surrounding area is maintained by both CLYNK and Stop & Shop. There is exterior low-voltage lighting that is dark sky compliant and follows the same operating hours of the store. A. Kenyon spoke with colleagues from Windsor and Simsbury where these units exist and noted that no issues have been reported.

**b. Public Comment**

Dana Warren of 10 Day Street South described her experience using CLYNK while visiting Maine and stated that she enjoyed the ease of use once she understood the process. She also indicated that the surrounding area could become unsightly quickly if not maintained and monitored.

**c. Commission Consideration**

B. Sheahan questioned whether the use is accessory to the grocery store, to which staff stated that this recycling station is intended to replace the existing bottle/can redemption area within Stop & Shop. There was a general consensus among the Commission that the use remains the same, simply in a different location on site. The current bottle/can redemption area within the store is not ideal and this unit will be more efficient.

**ON A MOTION** by C. Chinni seconded by E. Myers, the Commission voted (6-0-0) to approve an application seeking a Site Plan Modification to install a 160 square foot recycling station for property located at 124 Salmon Brook Street, Stop and Shop, C2 Zone: File Z-12-25, as presented.

*E. Lukingbeal was reseated at 8:56 p.m.*

**8. Receive applications and schedule public hearing (if applicable)**

None

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

**a. 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.**

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

- 1) Plans shall be updated to reflect changes that were made after submission; specifically, changing the grade from 6:1 to 12:1 where indicated.
- 2) Approval is subject to the Town Engineer's final review and sign-off.
- 3) All previous conditions as noted in the Special Permit filed in the Granby Land Records in Volume 451 Page 881-883 remain in effect with the exception of the expiration date, which shall be two years from issuance.
- 4) The performance bond shall be extended for the duration of the permit.

**b. Application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages for property located at 9 Bank Street, Unit H, COCE Zone: File Z-13-25.**

**ON A MOTION** by E. Myers seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages for property located at 9 Bank Street, Unit H, COCE Zone: File Z-13-25, subject to the following conditions:

- 1) No outdoor dining or outdoor music/entertainment is permitted as part of this application.
- 2) Hours of operation are 6am to 11pm, seven days a week.
- 3) Applicant shall use the existing designated trash disposal area without modification, assist with maintenance of said dumpster enclosure, and increase the frequency of pickup as needed in conjunction with volume.

**c. Application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation for property located at 536 Salmon Brook Street, I/R30/R50 Zone: File Z-14-25.**

**ON A MOTION** by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation for property located at 536 Salmon Brook Street, I/R30/R50 Zone: File Z-14-25, subject to the following conditions:

- 1) The bond and maps must be updated and renewed for the period of the permit.
- 2) All other conditions previously attached to the permit as applicable.
- 3) Permit is valid for a period of two years.

**10. Commission discussion: Plan of Conservation and Development Committee, Member Composition**

A. Kenyon listed the members that volunteered to join from the other town boards/commissions and in advance of the meeting, provided the Commission with the applications that were received from the public. The Commission briefly discussed and made their recommendations.

**ON A MOTION** by E. Myers seconded by E. Lukingbeal, the Commission voted (7-0-0) to appoint Peggy Chapple, Ken Kuhl, Christine Chinni, Mark Lockwood, Brennan Sheahan, and James Szipszky to the POCD Committee.

**ON A MOTION** by B. Sheahan seconded by E. Lukingbeal, the Commission voted (7-0-0) to appoint Ken Rohde, Bill Ross, Mark Kennedy, and Jean Donihee-Perron to the POCD Committee.

**ON A MOTION** by E. Lukingbeal seconded by E. Myers, the Commission voted (7-0-0) to appoint Christine Chinni and Mark Lockwood as Co-Chairs to the POCD Committee.

**11. Staff Report and Correspondence**

None

**12. Commissioner Reports and Correspondence**

None

### 13. **Adjourn**

**ON A MOTION** by E. Lukingbeal seconded by E. Myers, the Commission voted (7-0-0) to adjourn the meeting at 9:11 p.m.

Respectfully submitted,

Renee Deltenre