

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, July 11, 2023 at 7:00 pm

**Members Present:** Mark Lockwood, Matthew Peters, Christine Chinni, Brennan Sheahan, Alternate Robert Lavitt, and Alternate Paula Johnson (via Zoom)

**Absent:** Eric Lukingbeal, Jonathan Boardman and Eric Myers

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

**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**

P. Johnson was seated for E. Lukingbeal and R. Lavitt was seated for E. Myers.

**4. Public session, items not on the agenda or subject to a public hearing**

None

**5. Action on the minutes of June 27, 2023**

**ON A MOTION** by C. Chinni seconded by M. Peters, the Commission voted (5-0-1) to approve the June 27, 2023 minutes as presented. P. Johnson abstained.

**6. Public Hearings**

**a. Application seeking amendments to Zoning Regulations Sections 1.4, 3.8.2.17, 8.15.17.6.1, and 8.15.17.7.1 to allow cannabis establishments by Special Permit in the Industrial Zone: File Z-13-23.**

M. Lockwood provided an overview of the process to date, explaining state legislation that was passed to allow cannabis establishments. He also noted the Commission previously held a public session regarding the use. A. Kenyon provided an overview of the proposed regulations and clarified that farm stores could not sell cannabis products and the growing of cannabis is not considered agriculture. The regulations would allow cannabis establishments by Special Permit in the Industrial Zone and would require a 1,000-foot setback from a religious institution, library, daycare, community recreation building, playground, sports field, or school. Hours of operation when an establishment is open to the public shall be limited to 8 AM to 10 PM Monday to Saturday, and 10 AM to 6 PM Sunday.

Furthermore, no building, structure or premises shall be used and no building or structure shall be erected or altered if any part of such building is within 2,000 feet from the nearest property line or any lot used by another cannabis establishment. No products can be visible from the outside nor consumed on the property, and a security plan would be required. If grow lights are used at night, adequate shades shall be installed to eliminate nighttime light pollution to the extent practical, and the Commission may require a lighting analysis to determine the effectiveness of the proposed shades. The installation of an HVAC system is also required to prevent odors.

Public Comment

Michael Ware of 45 Hungary Road, stated that the requirement for minimizing light pollution to the extent practical is too vague for achieving dark sky compliance.

The public hearing closed at 7:10 p.m.

**b. Application seeking a Special Permit under Zoning Regulations Section 3.12.5 #16 for outdoor retail sales for property located at 335 Salmon Brook Street, CC Zone: File Z-14-23.**

Business owner and applicant Kellie Murdock, along with Ronald Canty, were present to discuss the application. A. Kenyon provided an overview of the information received to date, as well as outstanding items. The applicant owns Greeting the Seasons, a retail store that sells candy, gift baskets, lotion, and other products, and proposes to have up to 15 vendors set up tables outside for retail sales during the warmer months. Booths would be set up on the lawn adjacent to the fence that runs along Route 10 & 202. The Commission expressed concerns regarding the lack of a formal site plan that defines vendor location and parking, as well as public parking.

Questions were raised regarding event frequency and duration, authorization from the property owner, accessibility of restrooms, traffic circulation, and food trucks. K. Murdock stated that the vendor hours would be 12pm to 5pm on Fridays and Saturdays, with Sundays as a rain date. She also discussed the various types of vendors that would attend and noted that there are two restrooms onsite that can be utilized for the event. Due to the incomplete nature of the application and the lack of clarification regarding the number of parking spaces to support the proposed use, it was recommended that the applicant pursue a Temporary Event Permit to determine needs and solidify their plan.

Public Comment

Michael Ware of 45 Hungary Road, Granby expressed his support of the application, especially in regards to supporting local vendors and agreed that a formal Site Plan should be submitted given that the parking lot is difficult to navigate.

The public hearing closed at 7:35 p.m.

**c. Application seeking a Special Permit under Zoning Regulations Section 3.5.2.8 for the expansion of an existing liquor store for property located at 496 Salmon Brook Street, C2 Zone: File Z-15-23.**

Applicant and property owner Ronak Patel was present to discuss the application. He currently owns and operates the Granby Package Store and would like to expand the existing store by merging it with the adjacent storefront that was formerly occupied by Simsbury Cards and Comics. The interior wall between the two storefronts would be removed as part of the interior renovation and there would be no exterior changes. The existing entry door would become a delivery door only, while the customers would enter/exit through the existing doors on the adjacent storefront. C. Chinni stated that she has already seen improvements to the property since R. Patel took ownership and supports the application. The Commissioners shared their support for the business and P. Johnson suggested that the freestanding sign be updated, in which R. Patel stated new signage will be installed.

Public Comment

Michael Ware of 45 Hungary Road, Granby expressed his support of the application and appreciation of the business.

The public hearing closed at 7:43 p.m.

**d) Application seeking a 1-lot re-subdivision for property located at 69 Lakeside Drive, R30 Zone: File P-3-23.**

Brian Denno, L.S. of Denno Land Surveying & Consulting and applicant Richard Thoms were present to discuss the application. The applicant proposes to split the existing 1.633-acre lot to create one .777-acre building lot to the west for a new single-family home that would be accessed from Hilltop Drive. The house would be served by a private septic system and well, and approval from the Farmington Valley Health District has been received. It was noted in response to the Town Engineer comment, the well radius will be moved so it will not impact the adjacent lot. Due to the size and configuration of the lot, the applicant is requesting a fee in lieu of open space in the amount of \$5,046, as well as a reduction in the required front yard from 50 feet to 30 feet.

A. Kenyon provided an overview of her staff memorandum, which outlined five items for consideration by the Commission, which included the following: 1) Prior to the filing of the mylars, the applicant shall either submit the fee in lieu of open space to the Town or file a document that requires the payment of the fee in lieu of open space at such time as the lot is sold. The fee in lieu of open space is \$5,046.00; 2) The address for the proposed lot shall be decided by the Building Official and added to the mylar plan set; 3) The lean-to and shed on 69 Lakeside Drive must be removed or relocated prior to filing the mylars so the structure complies with the required setback; 4) The approval includes a front yard reduction from 50 feet to 30 feet under Zoning Regulations Section 5.2.9 as it is the Commission's determination the request meets the criteria outlined in Section 5.2.9; and 5) Minor additions and corrections shall be made to the mylars in accordance with the Town Engineer memo dated June 28, 2023.

There was no public comment and the public hearing closed at 7:54 p.m.

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

**a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 380 Salmon Brook Street, R30 Zone: File Z-16-23.**

The above application has been scheduled for a public hearing on September 12, 2023.

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

**a. Application seeking amendments to Zoning Regulations Sections 1.4, 3.8.2.17, 8.15.17.6.1, and 8.15.17.7.1 to allow cannabis establishments by Special Permit in the Industrial Zone: File Z-13-23.**

**ON A MOTION** by M. Peters seconded by R. Lavitt, the Commission voted (5-1-0, B. Sheahan opposed) to approve an application seeking amendments to Zoning Regulations Sections 1.4, 3.8.2.17, 8.15.17.6.1, and 8.15.17.7.1 to allow cannabis establishments by Special Permit in the Industrial Zone: File Z-13-23, with an effective date of September 1, 2023.

- b. Application seeking a Special Permit under Zoning Regulations Section 3.12.5 #16 for outdoor retail sales for property located at 335 Salmon Brook Street, CC Zone: File Z-14-23.**

**ON A MOTION** by M. Peters seconded by C. Chinni, the Commission voted (6-0-0) to deny without prejudice an application seeking a Special Permit under Zoning Regulations Section 3.12.5 #16 for outdoor retail sales for property located at 335 Salmon Brook Street, CC Zone: File Z-14-23.

- c. Application seeking a Special Permit under Zoning Regulations Section 3.5.2.8 for the expansion of an existing liquor store for property located at 496 Salmon Brook Street, C2 Zone: File Z-15-23.**

**ON A MOTION** by M. Peters seconded by C. Chinni, the Commission voted (6-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 3.5.2.8 for the expansion of an existing liquor store for property located at 496 Salmon Brook Street, C2 Zone: File Z-15-23, as proposed.

- d. Application seeking a 1-lot re-subdivision for property located at 69 Lakeside Drive, R30 Zone: File P-3-23.**

**ON A MOTION** by M. Peters seconded by C. Chinni, the Commission voted (6-0-0) to approve an application seeking a 1-lot re-subdivision for property located at 69 Lakeside Drive, R30 Zone: File P-3-23, subject to the items outlined in the July 6, 2023 staff memorandum with an addition to #2, that the signage for Hilltop Drive be improved.

## **9. Staff Report and Correspondence**

A. Kenyon reminded everyone about the required land use training. She also stated that a site inspection has been scheduled for tomorrow at Murtha's Way to wrap up the project and release the remaining bond.

## **10. Commissioner Reports and Correspondence**

M. Lockwood requested an update regarding the small engine repair facility located at 371 North Granby Road, and B. Sheahan asked how construction was going at Station 280. A. Kenyon stated progress has been made and that she will check in with the business owner and will conduct a site inspection at 371 North Granby Road. She reported that Station 280 is progressing well.

## **11. Adjourn**

**ON A MOTION** by C. Chinni seconded by M. Peters, the Commission voted (6-0-0) to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator