

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, July 22, 2025, at 7:00 pm

Present: Eric Lukingbeal, Steve Muller, Paula Johnson, Eric Myers, Robert Lavitt, Meg Jabaily, and Brennan Sheahan

Absent: Mark Lockwood and Christine Chinni

Also Present: Director of Community Development Abigail Kenyon

1. Call to Order

Acting Chair Myers called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson and M. Jabaily were seated for M. Lockwood and C. Chinni.

4. Public Session

None

5. Action on the minutes of July 8, 2025

ON A MOTION by R. Lavitt, seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the July 8, 2025, minutes as presented. P. Johnson and S. Muller 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.

The above application was continued from the previous meeting. Kirk MacNaughton, applicant, from Peak Mountain Development was present to discuss the application. He explained that he is seeking approved for a 7-lot subdivision. The property has frontage on both North Granby Road and Day Street; two lots would enter onto North Granby Road and four lots would have access onto Day Street. The property is 15 acres and is in the R30 and R50 Zones.

In response to the comments from the previous meeting, changes have been made to the plans. The shared driveway for lots six and seven has been moved so it is only on lot six. This shared driveway provides access to two lots and is allowed under the regulations. K. MacNaughton noted that a driveway easement has been submitted and anyone buying lots six and seven would understand the provisions associated with purchasing a property with a shared driveway. He went on to state that a planted buffer has been added to screen the house on lot six from the shared driveway. Regarding the open space, it was noted that there would be no roadway to access it, and the open space would serve as a buffer for the neighbor.

Responding to a concern about runoff, K. MacNaughton stated that the stormwater runoff has been addressed in the overall drainage plan and a rain garden would accommodate runoff from the house and roof leaders. There would be no increase in peak flow off site. In response to a concern about pesticides, he noted that the property has been in the Longley family for over 100 years and has been a hayfield. There is no reason to go further based on what has been disclosed to him.

In response to comments about the landscape plan, K. MacNaughton stated that three trees have been added to the front yards to comply with the regulations. He also reviewed the proposed streetscape buffer along Day Street and discussed the wetland area and associated plantings. He reviewed the conditions that allow the Commission to consider a reduction in the streetscape buffer depth, noting that there is already a buffer in some areas and the proposed landscaping would enhance the buffer area.

He went on to discuss the lot lines, noting that the lot lines have been shifted so that the shared driveway is only on lot six. The lot area still complies with the zoning regulations. K. MacNaughton reviewed the side lot line angles. Professional Engineer, Skip Alford of Alford Associates, reviewed the drainage. It was stated that the Town Engineer had issued comments, and all comments have been addressed on the revised plans.

The Commission discussed the application. P. Johnson and S. Muller noted for the record that they reviewed the recording from the previous meeting. The Commission stated that the concern with the shared driveway has been addressed and the side lot lines comply with the regulations. The Commission discussed the streetscape and proposed landscaping at length, including the depth of the buffer, existing invasive species in the area, and proposed plantings. It was noted that the buffer should be expanded, and additional plantings proposed for the area.

Public Comment

Dana Warren, 10 Day Street South, expressed concerns regarding the slopes and questioned the calculation; questioned the developable area calculation; commented on the trees; stated perpendicular lot lines can be achieved if there are fewer lots; and commented on the driveway curb cuts along the state route.

Susan Courtemanche, 184 Day Street, asked about a water study and if the property could support seven new wells.

The Commission asked the applicant if he would be willing to grant an extension to keep the public hearing open so items raised could be addressed in September. Specifically, the Commission asked the applicant to look at the depth of the streetscape buffer along Day Street; consider other plantings; and in general, enhance the proposed streetscape buffer. The applicant agreed to extend the hearing, which will be continued to the Commission's meeting on September 9, 2025

7. Receive applications and schedule public hearing (if applicable)

None

8. **Consideration of applications, where the Commission has concluded the public hearing**
None

9. **Staff Report and Correspondence**
None

10. **Commissioner Reports and Correspondence**
None

11. **Adjourn**

ON A MOTION by P. Johnson, seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 8:37 p.m.

Respectfully submitted,

Abby Kenyon