

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, September 12, 2023 at 7:00 pm

**Members Present:** Eric Lukingbeal, Alternate Robert Lavitt, Mark Lockwood, Eric Myers, Jonathan Boardman, Christine Chinni, and Alternate Paula Johnson

**Absent:** Matthew Peters and Brennan Sheahan

**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 M. Peters and R. Lavitt was seated for B. Sheahan.

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

Kate Bogli of 198R Salmon Brook Street expressed safety concerns regarding the State Department of Transportation road reconstruction project in Granby Center.

**5. Action on the minutes of July 11, 2023**

**ON A MOTION** by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to approve the July 11, 2023 minutes as presented.

**6. 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.**

Applicant and property owner Elizabeth Cote was present to discuss the application. She purchased the property in February of 2022 and is applying to the Commission to establish a detached accessory apartment within an existing outbuilding. A. Kenyon stated that the apartment would be two stories and just over 1,000 square feet with a kitchen, living room, bathroom, laundry, and one bedroom on the first floor. The second floor would consist of an additional bathroom and bedroom, as well as an open storage/loft area that would overlook the living room below. There is adequate parking on-site and the apartment would have direct access to the outside via a door to the backyard and a door into the barn. A separate septic system and well already exist on-site to serve the structure and approval from the Farmington Valley Health District was received with the condition that, if septic repairs for the accessory apartment cannot meet the 75' protective well radius, a new well will need to be drilled.

There was no public comment and the public hearing closed at 7:19 p.m.

7. **Receive applications and schedule public hearings**
  - a. **Application seeking a Special Permit under Zoning Regulations Section 3.1.2.4 for the construction of pickleball courts, horseshoe pit, and associated site improvements for property located at 1 Broad Hill Road, R2A Zone.**

The above application was received after the agenda was published and has been scheduled for a public hearing on September 26, 2023.

*ON A MOTION* by E. Lukingbeal seconded by J. Boardman, the Commission voted (7-0-0) to amend the agenda to discuss Item #9 next.

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

**ON A MOTION** by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an 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, as proposed.

8. **Informal Discussion: 18 Hartford Avenue, Four Dads Pub, Outdoor Dining Area**

Dante Boffi of Four Dads Pub was present to discuss the potential expansion of the business, as well as current violations. The restaurant owners are considering a 500 square foot addition to the north side of the building in order to expand the existing kitchen, add interior seating, and potentially relocate live music performances inside if feasible. D. Boffi also stated that they would like to expand the existing parking lot and enlarge the dumpster enclosure area in order to accommodate rubbish and recycling needs. In a memorandum to the Commission, A. Kenyon provided a history of prior approvals, as well as the temporary outdoor dining areas that were permitted under the Governor's Executive Order and were to be removed once said order expired.

To date, the business is in violation of the Special Permit approval due to the continued use of six picnic tables adjacent to the patio area and the dumpster enclosure that has not yet been modified to fit the larger dumpster per the Commission's prior approval. D. Boffi inquired about changes to the outdoor dining regulation to permit additional patio space and requested use of the picnic tables through the end of October. It was stated there is no provision in the Zoning Regulations to allow an expanded outdoor dining area beyond the area already permitted by the Commission. The options would be to amend the regulations to allow a larger outdoor area and then for the applicant to apply under the new regulation; apply to the Zoning Board of Appeals for a variance, however it does not appear there is a hardship to justify granting a variance; or a violation letter can be issued outlining the date by which the tables must be removed. The Commission expressed concerns regarding the dumpster enclosure, litter, music volumes, seating expansion, etc. and discussed the proposed addition. D. Boffi was directed by the Commission to work with staff to address the current violations.

## **10. Staff Report and Correspondence**

A. Kenyon informed the Commission that the Granby Center Advisory Committee will be kicking off at the end of the month. A site inspection at Station 280 was recently conducted for a bond reduction request, which was approved as the first course of pavement has been completed, along with the retaining walls, drainage, and other site work. Staff met with the applicant team a month ago to discuss Certificates of Occupancy and their anticipated timeline. A. Kenyon reported a final site inspection at Murtha's Way was conducted in August and the bonds are being released.

Harness Way is under construction and the first course of pavement is in, along with some additional landscaping throughout the site. E. Myers expressed concerns regarding the proposed drainage and A. Kenyon stated that the Town Engineer has been in touch with the Project Engineer regarding the front detention basin. According to the Department of Transportation, the road reconstruction project in Granby Center should be substantially complete by the end of October. A. Kenyon and the Commission discussed pedestrian activity in the center, crosswalks and the potential for striping, no turn on red signage, and realignment of traffic signals.

## **11. Commissioner Reports and Correspondence**

M. Lockwood reminded everyone of the required land use training and stated that he will not be available for the next regular meeting.

## **12. Adjourn**

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:57 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator