

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, September 26, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Alternate Robert Lavitt, Brennan Sheahan, Eric Myers, Jonathan Boardman, Christine Chinni, and Alternate Paula Johnson

Absent: Matthew Peters and Mark Lockwood

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

1. Call to Order

Vice Chairman Myers 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 M. Lockwood.

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

Kate Bogli of 198R Salmon Brook Street spoke in support of roosters and stated that they should be allowed in all residential zones to support agriculture.

5. Action on the minutes of September 12, 2023

ON A MOTION by J. Boardman seconded by P. Johnson, the Commission voted (6-0-1) to approve the September 12, 2023 minutes as presented. B. Sheahan abstained.

6. 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: File Z-17-23.

Applicant Eric Jackson of 7 Farmview Circle and member of the Granby Tennis Club was present to discuss the application. The Granby Tennis Club currently has three clay tennis courts, a clubhouse and a practice court, and they are looking to remove the existing asphalt practice court in order to install two dedicated pickleball courts. The proposed location is relatively flat and roughly 60' x 60' in dimension. There would be no exterior lighting and hours of operation would be 8am to 8pm. The closest residence is roughly 360 feet away and the existing backboard for the practice court will be saved in case noise becomes an issue. In addition, the applicant proposes the construction of two additional gravel parking areas; one 16' x 50' area near the pickleball courts and another 25' x 42' area near the clubhouse, along with a horseshoe pit.

Public Comment

Kathleen Bromage of 15 Simsbury Road expressed concerns with noise, further expansion of the courts, enforcement of the hours of operation, and potential impacts to the quality of life for surrounding residents. She stated no concerns regarding the proposed horseshoe pit or expanded parking area.

Michael Ware of 45 Hungary Road recommended the use of noise-reducing paddles.

E. Jackson stated that the hours of operation can be altered and noise reducing measures could be implemented if noise becomes an issue. The existing backboard for the practice court could be re-installed, sound absorbing mats could be hung and/or sound absorbing paddles could be required. Due to existing site characteristics, there is no room for further expansion in the future due to ledge, topography and the watercourse. The Commission discussed potential requirements for noise suppression and recommended leaving the public hearing open so that the applicant can hold a practice game for the Commission and public to attend. A special meeting for a site visit will be scheduled and the agenda will be posted on the town website.

- 7. Receive applications and schedule public hearings**
 - a. Application seeking a Zone Change from Center Edge (CE) to Commercial Center (COCE) for properties located at 254 & 256 Salmon Brook Street: File Z-18-23.**

The above application has been scheduled for a public hearing on October 24, 2023.

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

- 9. Commission Discussion: Possible changes to Zoning Regulations regarding non-conforming buildings and uses; day cares; EV charging stations; recreational vehicles; and roosters.**

A. Kenyon provided and discussed with the Commission a memorandum outlining potential zoning regulation amendments. Changes are necessary in order to comply with legislation that has recently been passed on a variety of issues. In addition, staff also thought this would be a good opportunity to propose changes to other sections to clarify and address several issues that have come up recently. Modifications are necessary regarding day cares in accordance with Public Act 23-142 and the language pertaining to non-conforming buildings and uses does not currently comply with Connecticut State Statute Chapter 124 Section 8-2d. Public Act 22-25 requires that any new commercial or multi-family residential building with 30 or more parking spaces, install level two or direct current fast-charging stations for electric vehicles in at least 10% of its parking spaces. Discussion also ensued regarding the parking and/or storage of recreational vehicles, and how it is recommended language is added stating that no RV shall be occupied or used for living, sleeping or other purposes. In regards to current regulations pertaining to roosters, the Commission determined that no changes were necessary.

10. Staff Report and Correspondence

A. Kenyon stated that the Conservation Commission is looking into landscaping requirements and the management of invasive species for new developments. They are hoping to come before the Commission within the next few weeks with proposed language for potential zoning regulation amendments. It was also noted that the Granby Center Advisory Committee kicks off tomorrow evening (9/27/23) at 7pm.

11. Commissioner Reports and Correspondence

None

12. Adjourn

ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 8:03 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator