AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, February 10, 2026, at 7:00 pm
Town Hall Meeting Room

Live Stream under "Shows and Spotlight": www.gctv16.org
Zoom: https://us02web.zoom.us/j/89625709880?pwd=ktLP2RcGXrk1fCor5QR1X92XVgbFKz.1
Call-In: 1-929-205-6099
Meeting ID: 896 2570 9880
Passcode: 564473

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes of January 13, 2026

6. Public Hearings
   a. Application seeking a Special Permit under Zoning Regulations Section 3.8.2.13 for an auto detailing facility at 508 Salmon Brook Street; I Zone.
   b. Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a ground sign that exceeds the maximum square footage for property located at 10 Mill Pond Drive; C2 Zone.

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

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

9. Staff Report and Correspondence

10. Commissioner Reports and Correspondence

11. POCD Committee Update

12. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at a PZC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the PZC. Zip drive, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, January 13, 2026, at 7:00 pm

Present: Eric Lukingbeal, Paula Johnson, Mark Lockwood, Eric Myers, Robert Lavitt, Steve Muller, and Brennan Sheahan
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**
   P. Johnson was seated for C. Chinni.

4. **Public Session**
   None

5. **Action on the minutes of December 9, 2025**

   ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (6-0-1) to approve the December 9, 2025, minutes as presented. B. Sheahan abstained.

6. **Public Hearings**
   a. **Application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 Zone.**
   Applicant Frank Grillo of FNG Enterprises, LLC was present to discuss the application. Mr. Grillo is under contract to purchase the property at 83 Salmon Brook Street within the T1 zone and would like to offer a restaurant on the first floor with a one-bedroom apartment on the second floor. The proposed hours of operation are from 8am to 11pm, seven days a week, and approval to serve alcoholic beverages has been requested. The existing outside dining areas will be utilized as well, consisting of two picnic tables on the north side, the front porch, and the gravel area to the south of the building. The 1,350 square foot second floor would be renovated to create the one-bedroom apartment featuring on open floor plan and two bathrooms. A. Kenyon noted that there is adequate parking for the proposed use and no site modifications are requested at this time; any future site changes would require a separate application and approval from the Commission. The Commission discussed the application and recommended that the hours of operation be extended, and informed the applicant that no outdoor music or entertainment is permitted. There was no public comment, and the public hearing closed at 7:10 p.m.

7. **Receive applications and schedule public hearing (if applicable)**
   A. Kenyon stated that an application for an auto detailing facility at 508 Salmon Brook Street was submitted after the agenda was posted. The Commission scheduled the public hearing on this application for February 10, 2026, at 7:00 p.m.

8. **Consideration of applications, where the Commission has concluded the public hearing**
   a. **Application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 Zone.**

      ON A MOTION by E. Myers seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Sections 3.10.2.13, 8.3 and 8.16 for a mixed-use building containing a restaurant serving alcoholic beverages and one apartment for property located at 83 Salmon Brook Street; T1 Zone; subject to the following conditions:
      1. Hours of operation are approved from 6am to 11pm, 7 days a week.
      2. The sale of alcoholic beverages is approved.
      3. No outside entertainment or music permitted with this application.
      4. Areas previously designated for outdoor dining are approved for outdoor dining.

9. **Staff Report and Correspondence**
   a. **Letter re: Silver Street Scenic Road**
      A. Kenyon informed the Commission that a letter was received by the Land Use Office regarding the clearing of trees on Silver Street, which is designated as a Scenic Road. Upon inspection by the Zoning Enforcement Officer and herself, it was determined that two of the trees were located within the Town Right-of-Way. The property owners were unaware of the designation and steps necessary to take the trees down. Staff received a letter from the Certified Arborist who removed the trees, indicating that they were unhealthy and posed a risk. It was recommended by a commissioner that an article be placed in the Granby Drummer to make residents aware of Granby's Scenic Roads and the rules that govern them.

10. **Zoning Enforcement Officer Report: 371 North Granby Road, Equipment Storage Violation**
    A. Kenyon provided a status update regarding the tenant's non-compliance with his PZC and IWWC approvals and has been in contact with the property owners. Fines have been accruing since the first Citation was issued in November of 2024 and the next step is the issuance of a second notice in which a hearing before a Hearing Officer may be requested.

11. **Commissioner Reports and Correspondence**
    R. Lavitt provided a brief update regarding the Broad Leaf Solar Project and M. Lockwood provided an update regarding the POCD Committee.

12. **Adjourn**

    ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:24 p.m.

    Respectfully submitted,

    Renee Deltenre

TOWN OF GRANBY
Public Hearing
Planning & Zoning Commission (PZC)

There will be a public hearing conducted by the PZC on Tuesday, February 10, 2026, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- Application seeking a Special Permit under Zoning Regulations Section 3.8.2.13 for an auto detailing facility at 508 Salmon Brook Street; I Zone.
- Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a ground sign that exceeds the maximum square footage for property located at 10 Mill Pond Drive; C2 Zone.

At the hearing interested persons may appear and be heard, and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Pro and Local Detailing

FROM: Abby Kenyon, Director of Community Development

DATE: February 4, 2026

RE: Application seeking a Special Permit under Zoning Regulations Section 3.8.2.13 for an auto detailing facility at 508 Salmon Brook Street; I Zone.

The property, 508 Salmon Brook Street, is 5.16 acres in the Industrial Zone. There is a car storage building, self-storage facility, and dance studio on the property (refer to the aerial on the following page). Access to the property is from Manitook Road to the north and also via a shared driveway over 500 Salmon Brook Street, which is the abutting property to the south. The subject application is for a Special Permit under Zoning Regulations Section 3.8.2.13 for an auto detailing facility.

The auto detailing facility is located within the car storage building in the southeast side of the building. There is an overhead door that provides access to this area. Cars to be detailed drive into the building and work is conducted inside. As outlined in the applicant's narrative, there is some car washing done immediately outside the building, in front of the overhead door. Runoff from this is minimal. The applicant can provide more information about this process. All other materials, items, and business activities are completed inside.

As outlined in the narrative, the business operates Monday through Thursday, 8 AM to 5 PM and Friday 8 AM to 4 PM. All detailing is by appointment only so the facility can control how many cars are parked on site at any one time. There are two employees.

The Commission approved the building for car storage only. The addition of the auto detailing facility requires Special Permit approval. If approved, the Building Official and Fire Marshal will review the building to ensure compliance with applicable codes.

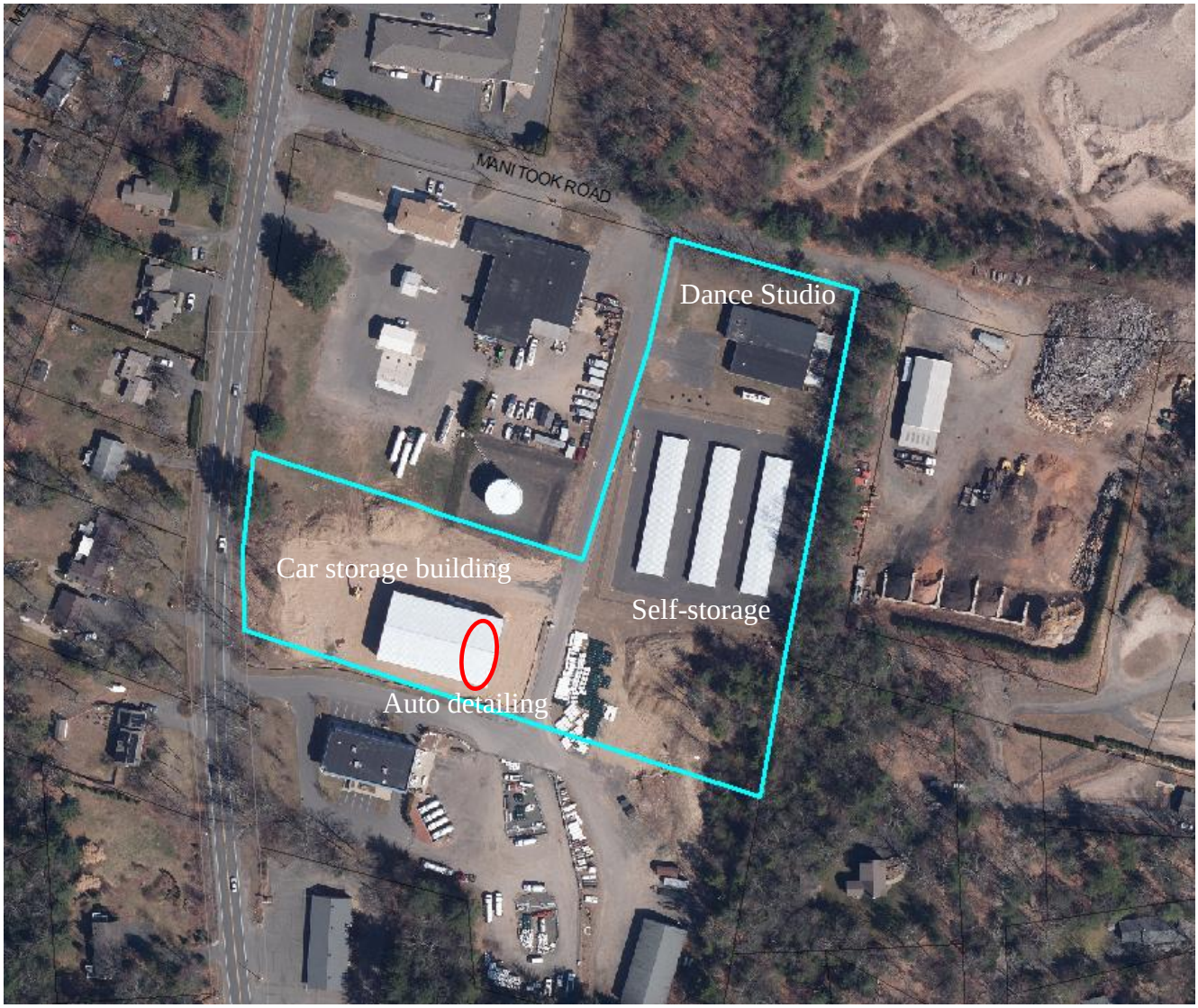
There are no site improvements proposed as part of this application.

It should be noted that this use has been operating on the property for some time and staff was made aware of it after a site inspection. At that time, the owner was informed that Commission approval was required. There have been no reported issues with the operation to date.

When considering the use, the Commission is to consider the Special Permit criteria in Section 8.2 including suitable location; suitable structure; neighborhood compatibility; and adequate parking and access.

The applicant will be at the hearing to explain the application in more detail and answer any questions.

Property Aerial



Applicant's Narrative

To:

From: Pro & Local detailing inc.

Pro & Local Detailing is a reputable business with 14 years of experience in the automotive industry. Our award-winning customer service and dedication to community events and charities set us apart. Our operations/services include: interior vehicle cleaning, high-end exterior waxing, paint protection film applications, scratch removal, buffing, and ceramic coatings. We do not do any automotive repair or painting at all. Cars do not get lifted off the ground, wheels do Not get taken off. Engine bays do not get rinsed off at all. We use an EPA compliant wash method called optimum no rinse which has little to no water run off. We ensure top-quality services for our customers.

Our hours of operation are Monday - Thursday 8:00 am - 5:00 pm, Friday 8:00 am - 4:00 pm (by appointment only) We have two employees. Vehicle washing process is just a rinse with water outside (takes approx. 5 min) That is the only outdoor activity. The rest of the detailing and cleaning is done indoors. We do a rinse less wash method for the hand wash with optimum no-rinse. The product is EPA compliant and biodegradable. It emulsified the dirt on the vehicle when applied and allows us to safely wipe it away from the vehicle without needing excessive rinsing, water run off or drains. Only a few drips of water hits the ground because you ring out the sponge and apply to vehicle surface, Very easy and eco friendly method that we've been using for 12 years. All business equipment is stored inside the building in metal cabinets.

website_ www.proandlocal.com
Google page- https://share.google/B8RLzvsf8Nsm78FoV

Some reviews:

Super friendly staff. Set proper expectations. Happy to answer any questions you may have. You can tell these guys care about their customers and the quality of the work they provide. Plan on Being a customer for life. 10/10 highly recommend!!! -J prince

There is No one that meets The Standards Steve & Nick exhibit. They have always been on time, courteous and professional. It would be foolish to go anywhere else when you've found the platinum standard! -Steve Burrell

Pro & Local Detailing in Granby, CT is an outstanding local business! Steve, the owner, was amazing to work with—friendly, professional, and

truly passionate about what he does. The quality of the detailing was top-notch, and he went above and beyond to make sure everything looked perfect. I highly recommend Pro & Local Detailing to anyone looking for great service and exceptional results. - Chris Schoelen

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Cody Carlson, Nicholas Shea

FROM: Abby Kenyon, Director of Community Development

DATE: February 4, 2026

RE: Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a ground sign that exceeds the maximum square footage for property located at 10 Mill Pond Drive; C2 Zone.

In 2020, the Commission approved a Special Permit for a gym located at 10 Mill Pond Drive. After approval, a freestanding sign was installed. This sign complies with the Zoning Regulations. A physical therapy service, Live Every Day Limitless PT, which can be considered accessory to the gym, also operates from the building and would like a sign panel added to the existing freestanding sign. The current freestanding sign is approximately 8.75 square feet. The proposed sign panel to be added is 2.7 square feet. This would bring the total sign area to 11.45 square feet. See the sign rendering on the following pages.

The Zoning Regulations allow one freestanding sign up to 9 square feet or a directory sign with a maximum of 5 square feet per occupant. The addition of the proposed sign panel does not comply with these requirements; therefore, Special Permit approval is required. Refer to the applicable regulation below:

Section 8.6.13: The commission may permit a sign which exceeds the maximum square footage outlined herein and may approve signs of a number, height, type, and location which are not otherwise permitted herein, with consideration of the following:

8.6.13.1.1 The quality of the architectural design.
8.6.13.1.2 The type of illumination.
8.6.13.1.3 The style and color.
8.6.13.1.4 The relationship of the sign to the building and to other signs within the area.
8.6.13.1.5 The location and the height of the sign.
8.6.13.1.6 The materials of construction.
8.6.13.1.7 The visibility of the sign.
8.6.13.1.8 The existence and quality of a Unified Sign Plan.
8.6.13.1.9 The quality of the graphic design.

The applicant will be available at the public hearing to answer any questions.

Existing Sign





Narrative

Farmington Valley CrossFit & Live Every Day Limitless PT Sign at 10 Mill Pond Drive.

Farmington Valley CrossFit sign is already installed (circular, 40" diameter = ~8.7 sq feet). We are looking to add a smaller rectangular sign for our new sub-tenant Live Every Day PT, hanging from the same 2 black posts the FVC sign hangs from. The sign will be white with black lettering "LIVE EVERY DAY LIMITLESS" and a black silhouette of a bird to the right of the lettering and will add approximately 2.7 sq feet of signage (70" wide x 5.5" tall,)

This is a special request to exceed the usual limit of 9 square feet of total signage. Reducing the size of the FVC sign will prove extremely difficult as we had two generous members pay for all the materials and do all the labor themselves.

Proposed Sign with new panel

