MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, February 10, 2026, at 7:00 pm

Present: Eric Lukingbeal, Eric Myers, Meg Jabaily, Robert Lavitt, Steve Muller, Brennan Sheahan, and Christine Chinni (via Zoom)
Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. **Call to Order**
   Acting Chair E. Myers called the meeting to order at 7:01 p.m.

2. **Pledge of Allegiance**

3. **Seating of Alternates, if applicable**
   M. Jabaily was seated for M. Lockwood.

4. **Public Session**
   None

5. **Action on the minutes of January 13, 2026**

   ON A MOTION by R. Lavitt seconded by S. Muller, the Commission voted (5-0-2) to approve the January 13, 2026, minutes as presented. M. Jabaily and C. Chinni abstained.

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.**
   Applicant and co-owner of Pro & Local Detailing, Inc. Steve Klimczak was present to discuss the application. He is seeking permission to operate an auto detailing business within the existing car storage building onsite. The business operates via appointment only, Monday through Thursday 8-5 and Friday 8-4 with approximately 1-2 cars completed per day. Vehicles are rinsed outside then detailed indoors using the Optimum No Rinse Wash & Shine solution. There are no other activities conducted outside. The business has been operating without necessary approvals since October 2024, and staff was made aware of the use during a site inspection. A. Kenyon indicated that no issues or concerns have been reported to date regarding the use.

   Public Comment
   John French of 220 Salmon Brook Street spoke in favor of the application.

   The public hearing closed at 7:12 p.m.

   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.**
   Applicant and co-owner of Farmington Valley CrossFit Cody Carlson was present to discuss the application. He is seeking permission to install a secondary, 2.7 square foot sign to the

existing freestanding sign at 10 Mill Pond Drive. The proposed sign is for a physical therapy business, Live Every Day Limitless PT, which operates out of the building. It will be white with black lettering and a silhouette of a bird on the right-hand side, and no exterior sign lighting is proposed at this time. Since the total square footage of 11.45 sq. ft. for both signs exceeds what is allowed under the zoning regulations, a Special Permit is required. There was no public comment, and the public hearing closed at 7:19 p.m.

7. **Receive applications and schedule public hearing (if applicable)**
   None

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

      ON A MOTION by B. Sheahan seconded by S. Muller, the Commission voted (7-0-0) to approve an 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, as proposed.

   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.**

      ON A MOTION by S. Muller seconded by R. Lavitt, the Commission voted (7-0-0) to approve an 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, as proposed.

9. **Staff Report and Correspondence**
   A. Kenyon stated that there will be a joint meeting of the Board of Selectmen and Planning and Zoning Commission on Tuesday, February 17th at 7:30 p.m. to discuss the Granby Center Study, Kearns School, and Public Act 25-1 (House Bill 8002).

10. **Commissioner Reports and Correspondence**
    None

11. **POCD Committee Update**
    C. Chinni provided an update regarding the POCD Committee and stated that a second Public Workshop will be held on Thursday, March 12th at 7:00 p.m. at the Granby Senior Center.

12. **Adjourn**

    ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (7-0-0) to adjourn the meeting at 7:28 p.m.

    Respectfully submitted,

    Renee Deltenre