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

Zoom: https://us02web.zoom.us/j/87534374380?pwd=Mu5u9mWbhb4M8CGOTfKJIwFbCiyrwC.1
Call-In: 1-929-205-6099
Meeting ID: 875 3437 4380
Passcode: 805723

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes of February 10, 2026

6. Public Hearings
   a. Application seeking to modify a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with outdoor storage, for property located at 14 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. Commission Discussion: PA 25-1 Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones

10. Appointment to the Regional Planning Commission

11. POCD Committee Update

12. Staff Report and Correspondence

13. Commissioner Reports and Correspondence

14. 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, 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

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

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

- Application seeking to modify a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with outdoor storage, for property located at 14 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: Steven Briggs

FROM: Abby Kenyon, Director of Community Development

DATE: March 5, 2026

RE: Application seeking to modify a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone.

In 2025, the Commission approved a site plan and special permit for a commercial building at 14 Mill Pond Drive. The building is divided into three units. The approval issued in 2025 was for one unit only, Unit A. This was because at the time of application submission, it was understood there were no tenants identified for the remaining two units. Please refer to the approved Special Permit on the following pages.

The property owner is now applying to the Commission for use of the other two units. As outlined in the applicant's narrative, Units B and C will be used by Briggs Lawn Care. It is stated that small, sealed containers of motor oil or hydraulic fluid needed for small equipment will be stored in a metal cabinet on site. There will be materials kept in the event of a spill. Refer to the following information that was submitted in 2025 at the time of initial approval regarding this storage:

AQUIFER ZONE PROJECT NOTES AND SAFETY PROTOCOL OUTLINE:

I. FACILITY PROGRAM NOTES:

A.) The Units Retail Spaces are for General Retail Shops. The Garden and Lawn Retail Store will focus on Tools and General Hardware, with storage of inventory in the rear space. Herbicides, Pesticides, and other related Chemicals will not be stored or sold.

B.) The Retail Storage space will house several vehicles and lawn care equipment, along with Lawn and Garden Tools and Hardware inventory and Landscape Materials Displays.

C.) Stored Equipment anticipated includes a Backhoe and Small Dump Truck for bulk movement of Topsoil and Bark Mulch, and sundry small Lawn Maintenance Equipment. This Storage area will not have floor drains, nor will there be any vehicle lifts installed.

D.) The materials anticipated to be stored in the facility that would qualify as hazardous waste are limited to the following items. A single 5 Gallon Container of Vehicle / Equipment Hydraulic Fluid, #1 Case of Motor Oil Quarts and #1 Case of +/- 14 Ounce Lubricant Grease Tubes will be stored to accommodate minor regular equipment and vehicle maintenance. Periodic vehicle oil changes will require catchment into a 5 Gallon Tank and the waste Oil and Filter disposed of at a legal recycling facility. These materials and containers shall be stored in a locked cabinet along the western wall of the Unit. Use of these materials will be restricted to the western half of the floor area of the Unit, away from all access doors and garage doors.

E.) All substantive maintenance of Vehicles and Equipment, other than sundry refill of Oil, Fluid or Grease, will be done off-site in certified Repair Facility.

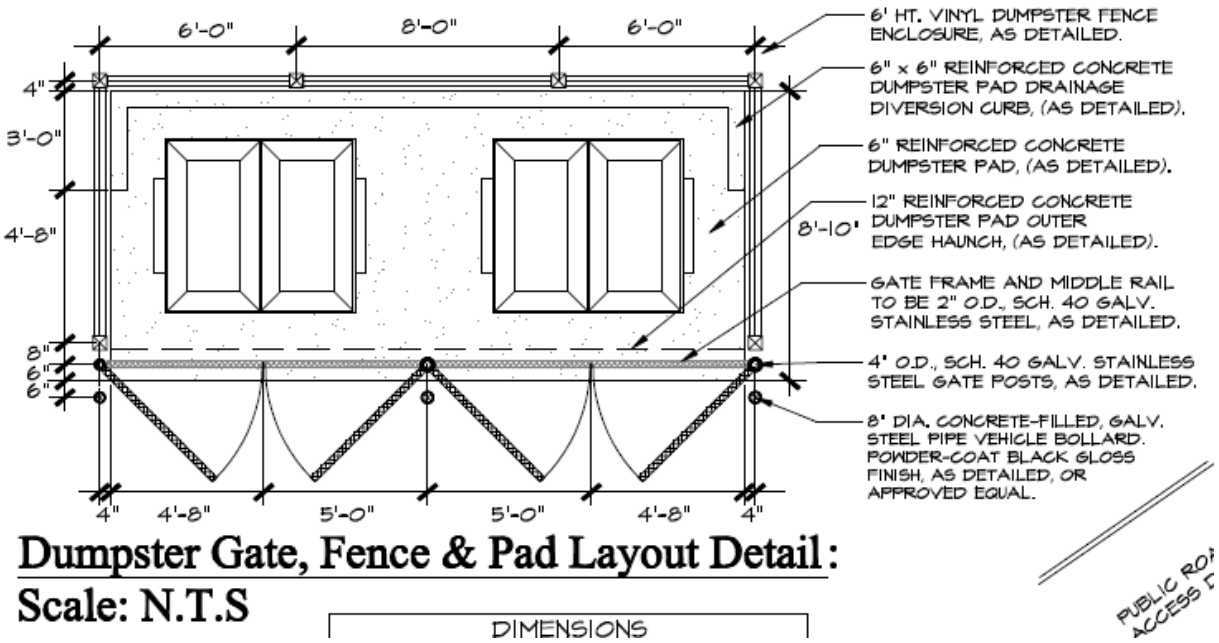
F.) There will be basic Spill Clean Up Protocols and Materials kept in each Unit, commiserative with small quantity of stored Vehicle and Equipment Oil, Fluid and Grease Lubricants anticipated by the individual Tenants.

The applicant is asked to clarify the following:

1) What materials, if any, will be stored in addition to what is outlined in D above?
2) What equipment, if any, will be stored in addition to what is outlined in C above?
3) Confirm that there will be no vehicle maintenance conducted on the property, other than what is already allowed under #14 of the current special permit. If other maintenance or activities are proposed, please explain.
4) Is there a need for any additional outdoor storage? Six parking spaces were previously approved, see #8 of the current special permit. Would the storage outlined in the narrative fall within those 6 spaces?

When staff inspected the site, it was also observed that the dumpster enclosure had not been constructed in accordance with the approved plans. The enclosure that was approved by the Commission included vinyl fence on three sides, see the plan on the following page. Photos were taken of the existing enclosure. The applicant would like to keep the dumpster enclosure as is and not modify it to comply with the approved plans. This change would be considered a site plan modification, and the Commission is asked to consider this modification as part of this application.

Approved dumpster enclosure:



Dumpster enclosure as constructed:





Next Steps:

1. The Commission is asked to consider the proposed use of Units B and C by Briggs Lawn Care and determine if the use is in accordance with the Aquifer Protection Overlay Zone Regulations (see regulation section on following page) and the special permit criteria.

2. The Commission is asked to consider the site plan modification of the dumpster enclosure.

3. The Commission is asked to consider the proposed use of the remaining two units and provide clarification to the applicant as to when a future change in use or tenant would require submission of a special permit application for consideration.

Section 8.21 Aquifer Protection Overlay Zone

8.21 AQUIFER PROTECTION OVERLAY ZONE

8.21.1 Purpose

The purpose of this Regulation is to protect and preserve ground water quality within stratified drift aquifers and the recharge areas. This water is the source of Granby's present public water supply, and its quality must be preserved for present and future populations. Since these ground water resources, have been shown to be contaminated easily, by land uses and other activities, it is necessary that specific controls be exercised within the area to protect the ground water quality.

8.21.2 Aquifer Overlay Zone Map

The provisions of these Regulations shall apply to all land within the area designated on the Aquifer Protection Overlay Zone Map. This map includes the area of the stratified drift aquifer and its direct recharge areas and was prepared in accordance with the methodology outlined in "Delineating Recharge Areas for Stratified - Drift Aquifers in Connecticut with Geologic and Topographic Maps" by Eleanor H. Handman. Where possible the map has been adjusted to follow street lines, property lines and other existing boundaries. The map has also been adjusted by removing an area in and around the existing Granby landfill. The Commission may amend the boundaries of the overlay zone following a public hearing as new information Becomes available to more adequately determine the boundaries of the aquifer and recharge areas.

Where the boundary of the overlay zone is disputed by an applicant other than the Commission; an application in accordance with Section 10.2.8 to amend the boundary, may be filed with the Commission.

8.21.3 Use Regulations

Uses, which are permitted in the existing underlying zones, are permitted except as prohibited or restricted herein.

8.21.4 Special Permit

The following uses and activities are permitted within the Aquifer Protection Overlay Zone, following the issuance of a Special Permit by the Commission. The additional requirements for a Special Permit set forth herein shall be applied to all requests for a Special Permit under this Section and shall be in addition to the requirements of Section 8.2 and 4 of these Regulations.

8.21.4.1 Underground leaching systems for storm water from paved highways, parking and developed areas.

8.21.4.2 Floor drains systems.

8.21.4.3 Mining of sand, gravel or other earth material.

8.21.4.4 Agricultural uses encompassing more than 5 acres of land area.

8.21.4.5 Underground storage tanks for heating oil and diesel fuel for non-residential users.

8.21.4.6 Underground storage tanks for gasoline for non- residential purposes, when such tanks are confined to the recharge area of the Overlay Zone.

8.21.4.7 The bulk storage of chemical products and waste materials, including the bulk storage of road salt.

8.21.4.8 Any and all uses outlined within the underlying zone, except that a single-family residential use does not require a Special Permit.

8.21.4.9 Automotive repair facilities which involve truck, boat or automobile mechanical repairs.

8.21.4.10 Any existing business operation, which becomes a legal non-conforming use, in whole or in part, through the prohibitions outlined in Section 8.21.9, may be expanded or upgraded and underground storage tanks replaced, following the issuance of a Special permit.

8.21.5 Special review requirements for Special Permit uses outlined within the Aquifer Protection Overlay Zone

8.21.5.1 In order to assure compliance with the general purpose of these Regulations, individuals and entities seeking uses which are subject to a Special Permit under this Section shall submit an application in conformance with the following requirements, as applicable, which are in addition to the requirements of Sections 4 and 8.2 of the Zoning Regulations.

8.21.5.1.1 The application shall include a specific and detailed description of the proposed use or activity; commercial (trades and services), industrial (manufacturing and processing); products produced; standard industrial code (S.I.C.) and material safety data sheets.

8.21.5.1.2 The application shall include a complete list of the types, composition and volumes of all hazardous materials (including fuels) used, stored, processed, handled or disposed, other than those volumes and types associated with normal household use, together with a copy of the manufacturer's recommendations or requirements for the use, storage, processing, handling and disposal of the materials.

8.21.5.1.3 The application shall include the estimated amounts, types and description of the wastes, which will be generated by the use or activity, and the proposed method of disposing of these wastes. Included within this report are any solid wastes, hazardous wastes, sewage and non-sewage wastewater discharges.

8.21.5.1.4 The application maps shall show the location of private drinking water supply wells within 200 feet of any proposed construction, location of public water supply wells within 1,000 feet of any proposed construction and other water supplies which may be affected by the activity.

8.21.5.1.5 The application shall include a site plan and building plan showing: hazardous materials loading, storage, handling and process areas; floor drains; process vents; sewage disposal; and waste storage or disposal areas.

8.21.5.1.6 The application shall include a specific and detailed description of the established Best Management Practices for the particular use and shall include the following:

8.21.5.1.6.1 A list of the published sources used in determining the Best Management Practices.

8.21.5.1.6.2 Evidence that the proposal conforms with the established Best Management Practices.

8.21.5.1.6.3 Reasons for any variations between the published Best Management Practices guidelines and the proposed practices.

8.21.5.1.7 The application shall include other additional information as may be required by the Commission regarding: the proposed use, its potential impact to water quality, hydro geological information, monitoring, and mitigation measures.

8.21.5.2 In the review of a Special Permit under this Section, the Commission shall apply the following evaluation criteria and considerations, which are in addition to the requirements of Sections 4 and 8.2 of the Zoning Regulations.

8.21.5.2.1 Compliance with published Best Management Practices and other guidelines, including those outlined in: Guidelines to Contamination Sources for Wellhead Protection, A Cape Cod Aquifer Management Project Document dated February 1989, as Amended, Best Management Practices for type V wells Phase I. Inventory of Current Management Practices For Type V Wells, by Lee Rogers.

8.21.5.2.2 Compliance with published Performance and Design Standards including: Protecting Connecticut's Groundwater by Ellen Z. Harrison and Mary Ann Dickinson.

8.21.5.2.3 Evaluation of both the type of use and the specific area of the Aquifer Protection Overlay Zone in which the use is proposed.

8.21.5.2.4 Evaluation of the potential degradation to the ground water created by the proposed use or activity, as determined by published surveys, documents and publications, which outline the proposed uses past, record in regards to ground water pollution. A historical record of ground water degradation may be balanced by documents outlining the reduced risks of pollution due to modern practices and advances in technology.

8.21.5.3 The Commission may attach conditions of approval to a Special Permit to insure the protection of the ground water quality. These conditions may include:

8.21.5.3.1 Monitoring as outlined in Section 8.21.8.

8.21.5.3.2 An annual renewal of the permit.

8.21.5.3.3 Frequent inspection by the Zoning Enforcement Officer or other appointed official.

8.21.5.3.4 Annual reporting and documentation relating to the proposed use.

8.21.5.3.5 Other conditions which in the opinion of the commission will aid in protecting the Aquifer.

Special Permit 2025

Please Return To:
Robert C. Schechinger Jr., ASLA
772 Farmington Avenue
Farmington, CT 06032

Doc ID: 001718090002 Type: PERMIT
BK470 PG922-923

SPECIAL PERMIT

TO BE RECORDED WITH THE GRANBY TOWN CLERK IN ACCORDANCE WITH SECTIONS 8-3c, 8-26e, AND 8-3d OF THE CONNECTICUT GENERAL STATUTES FOR SPECIAL PERMIT.

NAME OF RECORD OWNER: 18 Mill Pond, LLC
STREET ADDRESS OF PROPERTY: 14 Mill Pond Drive
Granby, CT 06035

DEED REFERENCES: VOLUME: **0469** PAGE: **0254** ZONE: **C2**
ORDINANCE: **Zoning** SECTION(S): **3.5.4.3, 8.6.14 & 8.21.4**
APPROVAL DATE: **06-24-25**

DESCRIPTION OF ACTION: Approval of an application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25, subject to the following:

1. Erosion and sedimentation control measures must be installed as depicted on the subject plans and maintained during the construction period and until such time that the soil is permanently stabilized. An erosion and sediment control bond of $2,000 in the form of cash or check shall be deposited with the Town of Granby prior to the execution of the mylars.

2. The applicant shall reimburse the Town of Granby for all payments made to the Town Engineer for monitoring the development for compliance with this approval. The applicant shall reimburse the Town at a rate of $120 per hour for the services of the Town Engineer. The applicant shall deposit with the Town of Granby the sum of $1,500 in the form of cash or check to be applied to the costs as described herein prior to the execution of the mylars. Should the costs exceed this amount, the applicant will be billed the difference. Any funds not used for this project will be remitted to the applicant at the conclusion of the project. The term Town Engineer includes any person or firm so designated by the Town Engineer or the Director of Community Development.

3. Prior to the start of construction, the applicant shall attend a pre-construction meeting with the Town Engineer and Director of Community Development to review the process.

4. Due to the close proximity of the building to the side yard setback, prior to pouring the foundation, its location shall be staked in the field by a licensed surveyor. The Building Official shall be notified when this is complete for inspection.

5. Upon completion of the development and prior to Certificate of Occupancy, an Improvement Location Survey (as-built) shall be prepared, approved by the Town Engineer, and filed with the Town Clerk. The design professional shall also provide a letter stating that the site was constructed in accordance with the approved plans.

6. All outstanding site work must be completed or bonded prior to Certificate of Occupancy.

7. The development is within the Town's sewer service area and the Town has sufficient capacity to accommodate the proposal. However, the final mylars shall not be filed until such time that the Granby Water Pollution Control Authority approves the sewer allocation.

8. There shall be no outside storage beyond the materials storage bin and the six parking spaces on the north side of the building designated as licensed commercial vehicle/equipment parking bays shown on the approved plans. All other equipment and vehicles shall be stored and parked inside the building.

9. The illuminated freestanding sign is approved as presented.

10. This approval is for the occupancy of the southern building unit, shown as Unit #1 on the approved plans, only by the applicant. Special Permit approval is required prior to occupancy of the other two building units, this includes either expansion by the current applicant into those units or occupancy by other tenants.

11. Easements for shared parking per Zoning Regulation Section 7.3.1, access, utilities, and any other applicable items between 14 and 18 Mill Pond Drive must be filed on the Land Records and shown on the plan prior to filing the mylars.

12. The proposed infiltration system should have capacity to accommodate at least the 10-year storm event without flow entering the street. Revisions and modifications to the system, including an additional chamber(s) or any other changes to address this, shall be submitted for review and approval by the Town Engineer prior to filing the mylars.

13. The chambers specified shall be designed for stormwater detention/infiltration. Revisions and modifications shall be submitted for review and approval by the Town Engineer prior to filing the mylars.

14. Occasional oil changes on the applicant's equipment are permitted. All waste oil generated from these oil changes is to be stored in a single five-gallon waste container prior to proper disposal off site.

15. The building elevations shall be updated to show the correct location of the pedestrian door prior to filing the mylars.

Mark Lockwood, PZC Chair — Date: 7/8/2025

Applicant or Owner — Date: 7/1/2025

Received for Record at Granby, CT
On 07/09/2025 At 8:49:38 am

Applicant's Narrative

14 Mill Pond Drive narrative

Unit "B" (appx) 1500 sq feet and unit "C" (appx 1950 sq feet) will be used by Briggs Lawn Care for storage of lawn, tree, landscaping, garden, etc supplies and tools. This also includes storage of vehicles and small equipment pertaining to these categories. No Hazardous materials or chemicals will be stored anywhere on the property. Small sealed containers (5 gallon size) of motor oil or hydraulic fluid needed for the small equipment will be stored in a metal cabinet and once used will be disposed of off site at a recycle facility. Speedy dry bins and soak rags will be placed next to the metal cabinets to prevent any spillage of oil. Any vehicles not parked inside will be parked in designated parking spaces in the parking lot. As always the property will be kept looking neat and organized.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: March 5, 2026

RE: Commission Discussion: PA 25-1 Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones

---

As previously discussed during the joint Board of Selectmen and Planning and Zoning Commission, Governor Lamont recently signed HB 8002 An Act Concerning Housing Growth into law (Public Act 25-1). This bill will require the Planning and Zoning Commission to amend its zoning regulations to address middle housing, which is a residential development with 2 to 9 housing units, mixed-use, and parking space requirements for residential uses. The changes are effective July 1, 2026.

As the Commission begins considering these changes, it is suggested that the Commission start by addressing the transit community middle housing developments and mixed-use in commercial zones. Parking can be addressed at a future meeting.

Definitions:

As defined in PA 25-1, Transit Community Middle Housing Development is "a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters."

As defined in statute, a mixed-use development is "a development containing one or more multi-family or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses."

Per PA 25-1, both a "Transit Community Middle Housing Development" and "Mixed-use Development" must be allowed by summary review on any lot that is zoned for commercial or mixed-use development. Summary review means that the Commission is to make a determination that a site plan is in conformance with applicable zoning regulations and that the public health and safety will not be substantially impacted—no special permit can be required, nor can a public hearing be held.

(a) [Any] On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2, as amended by this act, [may] (1) shall allow for the [as-of-right] development of [any type of middle housing] a transit community middle housing development, as defined in section 11 of this act, or a mixed-use development, on any lot that [allows for residential use,] is zoned for commercial [use] or mixed-use development, subject only to summary review, as defined in section 8-2r, as amended by this act, and (2) may allow for the development of a transit community middle housing development on any lot that allows for residential use subject only to such summary review.

First Decision:

The Commission is first to consider which zones this would apply to, specifically what are the commercial or mixed-use zones in Granby.

Based on a review of the zones, this would apply to the COCE, C2 and ED Zones. It would also possibly apply to the CC, CE and T1 Zones. See excerpts from the Zoning Regulations below, with applicable areas underlined.

CC Zone: The Center Commons Zone is a diverse area of office buildings, public service use, retail use and housing. It contains the Granby Town Hall, Police Department, Senior/Youth Center, Board of Education Building, Library and the Granby Cemetery. The area contains significant commercial uses particularly along Route 189 and Route 20. The zone also contains the Town's 2 elderly housing developments, the Granby Memorial High School and Middle School. The Center Commons contains a small number of historic homes that are a part of the Granby Historic District. The Center Commons area is closely integrated with the Commercial Center. The area is appropriate for additional commercial development and home based business is encouraged within the zone. Mixed residential and commercial use can be expanded throughout the area. Residents and commercial users of the area should be afforded easy pedestrian access throughout the entire center area. New multifamily housing can be accommodated within the area.

CE Zone: The Center Edge is the least developed area of the Granby Center District. It serves primarily residential, public service, recreational and open space uses. It contains multifamily developments, the Historic Society, the Granby Center Fire House, the Visiting Nurses Association and the South Congregation Church. This area contains most of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

T1 Zone: The T1 zone is adopted in an effort to avoid the development of small commercial establishments along Route 10, through the elimination of an existing commercial strip zone. The T1 zone encourages comprehensive development and the cooperation of individual landowners. A primary goal of the zone is to avoid the establishment of commercial curb cuts along Route 10, while requiring that new commercial buildings be placed at least 100 feet back from Salmon Brook Street.

The T1 zone is designed to provide a transition of uses, from high intensity commercial use to residential use. This transition can be achieved by combining existing lots, limiting new curb cuts along Route 10, limiting the size of commercial buildings, regulating the style and quality of construction and establishing buffer areas. The objective is to create a unified commercial or mixed-use area, developed with an internal service road. All applications for development within the T1 zone must take into account this concept for an internal roadway. Designs that will prevent the possibility of bringing this concept to fruition shall not be approved.

The transitional zone is created in recognition of the commercial growth that is occurring in this area, the relocation of the Canton Road intersection, the availability of public water and public sewer and the Town's overall success in limiting curb cuts and managing traffic flow within the overall area.

Summary: Based on the above, it appears that the CC and T1 Zones could be considered commercial / mixed-use zones. If so, then transit community middle housing and mixed-use developments would be permitted in the COCE, CC, C2, ED and T1 Zones.

Second Decision:

The Commission is asked to consider how the "transit community middle housing development' and "mixed-use" uses are to be addressed in the regulations. Refer to the following options:

1) Adopt specific regulation about the uses.
2) List the uses as "permitted" in each applicable section and the existing site development regulations of that zone / Section 4 Site Development Criteria / Section 7 Off-street Parking would apply.
3) Use the existing PDM regulation as a model.
4) Other?

Option #1 Adopt Specific Regulation

The Town Attorney provided a sample regulation that the Commission can use as a starting point. The draft regulation includes blanks that indicate items for further discussion. See below:

Transit Community Middle Housing Developments:

Where Transit Community Middle Housing Developments, as defined in Section 11 of Public Act 25-1 (Nov. Special Session), are permitted by summary review in accordance with Section 16 of Public Act 25-1 (Nov. Special Session), the following standards shall apply:

1. Building Design
    a. Roof Design:
        1. The roof of any building shall be peaked at a pitch of -, and may include gambrel or hip roof designs. Flat roofs are prohibited.

2. Each roof shall have at least two (2) gables, shed dormers, or similar features, which features shall include a window or ventilation louvres.
3. Roofs shall be surfaced with shingles or standing-seam metal. Tarpaper roofing shall be prohibited.
4. All roofs shall project beyond the wall of the line below them by at least – feet.

b. Wall and exterior design:
1. No wall shall be longer than – feet, measured at the foundation, without a horizontal break in plane at least – feet in depth.
2. Wall surfaces shall be brick, stone, clapboard siding (wood or faux material), shingle (wood or faux material), or board-and-batten. EFI, plywood, stucco, or panelized surfaces shall be prohibited; concrete (painted or nonpainted) shall be prohibited except for exposed foundations of no more than – feet in height.
3. Each building shall have at least one (1) bay, box, or bow window.
4. Each building shall have an open-air porch at least – feet in depth, and having a width equal to the width of any one side of the building. Said porch may be screened, but not enclosed.
5. Windows shall include dividers, and shall be designed as 6 over 1, 6 over 6, or 4 over 4.

2. Landscaping
a. Foundation Plantings. Each building shall include foundation plantings as follows: at least 6 shrubs per – lineal feet of wall length, except at stairways, handicapped ramps, or access walkways. Shrubs shall include at least – percent evergreens and – percent flowering shrubs. All shrubs shall be at least – gallon size at time of planting and shall be guaranteed for one (1) year after planting.
b. Trees. Each building shall have at least one (1) tree between the building and any adjacent street. Such tree may be deciduous or evergreen. Deciduous trees shall be at least – inches caliper at time of planting and evergreen trees shall be at least – feet in height at time of planting. All trees shall be guaranteed for one (1) year after planting.
c. Parking areas. Parking lots shall contain at least one (1) landscaped island for every – parking spaces. Such landscaped island shall be equal to the dimensions of a parking space as specified in these regulations. Each landscaped island shall include one (1) deciduous shade tree at least ^ inches in caliper at time of planting, and shall be guaranteed for one year. All parking areas shall be set back at least – feet from the property line, and such setback area shall be landscaped with at least – shrubs per lineal foot; and being a minimum of – gallons at time of planting; and be guaranteed for one (1) year after planting.
d. Ground Areas. All unpaved ground areas shall be landscaped with grass or groundcover. Gravel, pea-stone, or mulch shall not be permitted except within tree or shrub planting beds, which beds shall extend no more than – feet from the adjacent trees or shrubs.

3. Lighting
a. Dark-Sky Lighting. All lighting shall be dark-sky compliant. Building-mounted floodlights are prohibited.

b. Entranceway Lighting. Each building shall have at least one (1) decorative light at each entrance doorway, and one post light no higher than – feet between the building and any occupant parking lot and any adjacent street.
c. Parking Area Lighting. Parking areas shall be illuminated using dark-sky compliant fixtures mounted on poles no higher than – feet.
d. Signs. Signs shall conform to the size, height, number, and other requirements of the underlying zone. Signs shall not be internally illuminated.

Mixed-Use Developments:

Where Mixed-Use Developments, as defined in Conn. Gen. Stats. §8-13m, are permitted by summary review in accordance with Section 16 of Public Act 25-1 (Nov. Special Session), the following standards shall apply:

1. For developments that result in the development of ten or more dwelling units, there shall be no residential uses on the ground floor of any building that is located in a non-residential zoning district.[2]
2. Buildings shall conform to the height, yard, and other bulk requirements of the underlying zoning district.
3. The building and landscaping design standards of Section [transit community middle housing development] shall apply.

Option #2 Use Existing Site Development Regulations

If the Commission decides to list "transit community middle housing" and "mixed-use development" in the list of permitted uses in the COCE, CC, C2, T1 and ED Zones, with no other specific regulations, this will mean that the uses would be allowed by right and compliance with the existing site development criteria would be required for any site plan application for the use. Specifically, compliance with Sections 4 and 7, as well as any criteria specific to the zone the use is located in, would be required. For example, the Granby Center Zones have specific regulations that are in addition to Sections 4 and 7, therefore compliance with these regulations would also be needed. The applicable regulations are outlined below. Again, these would be applied should the Commission decide to include the uses only and not draft specific requirements for the two uses.

Section 4: Site Plans

Section 4 of the Zoning Regulations outlines specific site development criteria. Compliance is required with this section for all site plan applications. Refer to the following:

4.2.3 Sidewalk Requirements: The developer shall provide concrete sidewalks, four (4) feet wide along the linear front footage of all roads abutting the site, in accordance with Commission policy on file in the Office of Community Development.

4.2.4 Drainage Requirements and Stormwater Management: all new construction / site development to comply with stormwater management requirements, to handle and treat stormwater on site and reduce runoff. Refer to zoning regulations for complete requirements.

4.2.5 Landscape Treatment

The following shall apply to all developments where a Site Plan approval is required:

a. Where any commercial, industrial or multi-family use abuts a residential zone, a twenty-five (25) feet wide landscaped buffer strip shall be provided, on the lot used for such commercial, industrial or multifamily use, extending the length of the property boundary, seeded and properly planted with trees and shrubs to insure a proper break between the two uses. The Commission may waive this requirement where the abutting residential zone does not contain a residential use;

b. The site shall contain a minimum landscaped area in the aggregate 20% of the total Site;

c. The site shall contain a landscaped area adjacent to the street which is not less than twenty (20) feet wide and extending along the entire linear front footage. This landscaped area shall be free of parking areas and planted with deciduous and coniferous trees located in clusters at a minimum rate of 1 tree per 25 feet of frontage. In addition to the trees, the frontage should include a variety of additional vegetation clusters utilizing local species of vegetation such as azalea, rhododendron and mountain laurel. The Commission may waive this requirement where existing slopes are present or where the developer demonstrates an excellence in building placement and landscape design;

d. Where any commercial, industrial or multi-family use abuts a residential zone, a twenty-five (25) feet wide landscaped buffer strip shall be provided extending the length of the zone boundary, seeded and properly planted with trees and shrubs to insure a proper break between the two uses. The Commission may waive this requirement where the abutting residential zone does not contain a residential use;

e. The Commission may require additional landscaping measures under unusual conditions or for noise abatement to prevent the depreciation of adjoining properties which may include fencing, walls, earth berms, mature plantings or a combination of measures;

f. The Commission may reduce the landscape requirements by not more than 25% for excellence in building or open space design. The Commission shall consider, among other features, the site characteristics, compatibility of proposed structures with surrounding architectural types, quality of building materials and the size and quality of landscape materials;

g. The Commission shall consider, and may require, a Visual Streetscape Buffer when reviewing applications for Site Plan or Special Permit. The depth of the Streetscape

Buffer will vary based on the factors outlined herein, up to a maximum depth of 500 feet. The buffer area shall be preserved in a natural state, between the street line and new interior development, except as necessary to allow access and achieve proper sight line for vehicles exiting and/or entering the development. The street or driveway that will provide access and egress to the developable portion of the property, by crossing the streetscape buffer, shall be landscaped to visually ease the transition from the existing road to the proposed development;

h. The streetscape buffer shall be permanently preserved through the creation of a conservation or similar easement and/or by deeding the fee or easement to an approved entity. In determining the applicability of a Streetscape Buffer the Commission shall consider the following:

- The setback of existing developments with the general area of the proposal;
- The condition of the streetscape within the area of the proposal;
- The potential to expand the streetscape buffer upon application of future developments;
- The impact that a streetscape buffer will have on the general aesthetics of the area;
- The depth of the property and the effect that such a requirement will have on the overall development potential of the site;
- The feasibility of developing the rear portion of the site;
- Factors that limit the developable areas of the site such as soils, wetlands and slopes;
- The extent of vegetative cover and the landform within the area of the streetscape buffer, before and after development.

i. Site plans are encouraged to contain native species whenever possible. If a non-native species is proposed and there is a native species similar in appearance and function, preference shall be given to native species.

j. Cleared areas not being regularly mowed should be seeded with a mix of native grasses and pollinator friendly species whenever possible.

4.2.8 On Site Sewage Disposal: Refer to zoning regulations

4.2.9 Design Review

4.2.9.1 Evaluation by the Commission of the appearance of a project shall be based on the quality of its architectural design and on its relationship to its surroundings. All developments shall take into account the following guidelines:

a. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development;

b. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings;

c. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways;

d. Materials shall be of durable quality;

e. Building components such as windows, doors, eaves, and parapets shall have good proportions and relationships to one another;

f. Colors shall be harmonious and shall use only compatible accents;

g. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from any public ways;

h. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design;

i. Refuse and waste-removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways using materials as stated in criteria for equipment screening;

j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individu¬al buildings may be used to prevent monotonous appearance.

Section 7: Off-Street Parking

Compliance with the parking requirements in terms of parking layout is also required for all site plan applications. Refer to the following:

7.1 PARKING SPACES: An application for a building permit for the erection or enlargement of any building other than a single family residential structure for which off-street parking is hereinafter required, or any application for a use requiring a site plan approval, shall be

accompanied by a scale plan of not less than one (1) inch = 100 feet showing parking area and space, including the means of access and interior circulation and traffic control in conform¬ance with the following Regulation:

7.2 DESCRIPTION OF PARKING SPACES: Each parking space shall have an area of not less than nine (9) feet by eighteen (18) feet. No area shall be credited if used as a loading space. All required parking spaces, except for single-family residents, shall be drained and permanently marked to delineate individual parking spaces. Parking areas shall be maintained by the owner of the premises.

7.3 LOCATION OF PARKING SPACES

7.3.1 Parking spaces and circulation driveways shall not be located within twenty (20) feet of the front property line or within fifteen (15) feet of the side property line or within ten (10) feet of the rear property line, except that, where two (2) commercial and/or industrial properties abut, parking areas may be paved to the common property line provided a legal easement or other document exists for the sharing of parking areas. The Commission may waive or modify this requirement for properties located within the Center of Town.

7.3.2 Parking shall be so designed that no parking is provided and no parking will be permitted on roadways or driveways giving access from a public street to interior lot parking spaces.

7.3.3 To reduce visual and audio impacts and the impact of heat, excessive drainage and snow removal, the Commission shall require that deciduous trees be planted to shade the parking area at a rate of one (1) two (2) inch caliper tree per fifteen (15) spaces; and parking areas shall be grouped in clusters of thirty (30) spaces or less, separated by landscaped islands. The Commission may waive or modify this requirement for properties located within the Center of Town.

7.3.4 Parking spaces as required shall be located either on the same lot with the principal use to which it is accessory or within a radius of 500 feet of any part of the property which it is intended to serve, provided, however, that the area is of the same zone classification. Joint use of off-street parking areas is permitted provided that the number of spaces shall not be less than the sum of various users computed in accordance with the requirements of this Section.

7.4.2 ELECTRIC VEHICLE CHARGING STATIONS: Each new commercial and multi-family residential building with 30 or more parking spaces shall include electric vehicle charging stations in a minimum of 10% of the required parking spaces.

7.5 AISLE WIDTH: Aisles for access parking stalls shall be at least twenty-four (24) feet wide for double-loaded parking bays and at least twenty-two (22) feet wide for sin¬gle- loaded bays. Where the parking stall angle is less than ninety (90) degrees, the aisle width may be

appropriately reduced. A forty-five (45) degree parking stall will require a fourteen (14) foot aisle width.

7.6 OFF-STREET LOADING OF TRUCKS: Provision shall be made for the loading and unloading of all trucks off the street and highway right-of-way, and without encroachment on required parking areas. The adequacy of space and suitability of location shall be determined, among other things, by expected volume, building use and relation to streets and access drive-ways. The Commission may require that one (1) loading space ten (10) feet by twenty-five (25) feet with fourteen (14) feet clearance be provided for a building with a gross floor area of 10,000 square feet or more.

7.7 SURFACE TREATMENT: All parking spaces, loading facilities, and access roadways shall have at least six (6) inches of processed stone and two and one-half (2 1/2) inches of bituminous concrete as surface treatment unless waived by the Commission when another surface treatment will, in the opinion of the Commission, provide an adequate all- weather surface.

7.8 MAINTENANCE: It shall be the responsibility of the owner of any premises having privately owned roadways used by the public to maintain such roadways and off-street parking areas in a safe, clean and usable condition and to keep such areas open to vehicular traffic at all times of the year.

In addition to the above requirements, refer to the following requirements for sire plan applications in the specific zones:

T1 Zone: The T1 Zone has specific development criteria in addition to that outlined above. Refer to Section 3.10.3 for complete regulations, including a landscape buffer along Salmon Brook Street; lighting requirements; high quality masonry buildings; recessed entrances to buildings; standing seam metal or commercial grade shingle, slate, or simulated slate roofing; ground mounted mechanical equipment to be placed along rear façade; roof equipment to be screened; and utilities underground.

COCE Zone: Section 3.12.1.3 outlines specific criteria for development in the COCE Zone. Any new construction would have to comply with the following, shared curb cuts; pedestrian access to the building from the nearest street; parking to side and rear of the building. Furthermore, the overall Comprehensive Granby Center Zone Criteria would apply, including the following:

3.12.5 Comprehensive Granby Center Zone Criteria

3.12.5.3 Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building’s exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street;

3.12.5.5 Design criteria for multifamily developments shall generally follow the criteria of the PDM Zone, Section 3.7.4, except that a maximum number of 15 units per acre may be permitted. Structures that are visible from Salmon Brook Street shall be designed to blend with the historic designs typically found within the Granby Center Historic Overlay District. Multi-story structures are preferred over single story structures;

3.12.5.7 Multi-storied buildings are preferred over single story buildings. Single use one story structures shall be discouraged except in unique situations where the property cannot support a multi-story structure and multiple uses;

3.12.5.8 Where mixed use buildings are proposed that will contain both residential and nonresidential uses, the number of residential units may not exceed 15 per acre. Living units shall typically be located above the first floor and shall be serviced by elevators and fire prevention sprinkler systems. One parking space per unit shall be required. Overall the density of the site will be guided by the site development requirements outlined herein;

3.12.5.10 Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the zone as stated above. Vehicular access and parking shall be designed to permit passage between adjacent properties. Shared parking is strongly encouraged;

3.12.5.11 Curb cuts shall be closely scrutinized by the Commission. The existing traffic flow within the area is often delayed and poorly placed curb cuts and/or increased numbers of curb cuts will exacerbate the problem. Therefore, the Commission shall require the sharing of curb cuts between property owners and may prohibit a proposal for non-residential use of property where the curb cut separation is found to be unsatisfactory. A minimum distance of 150 feet between curb cuts is preferred;

3.12.5.12 A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all proposed development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed site and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks. All site designs shall include sidewalks, which lead from the existing street to the proposed or re-used structure. The application shall include a pedestrian access plan that links the proposed site to other properties within the Center;

3.12.5.13 Extensive use of street trees and curbside landscaping should characterize the developments;

3.12.5.17 Ground mounted mechanical equipment may be located along a rear façade but should be screened from view. Screening shall be designed with materials that mimic or complement those used in the primary structure;

3.12.5.18 Roof mounted mechanical equipment shall be screened from public view;

3.12.5.19 Utilities shall normally be located underground;

3.12.5.20 Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. All exterior light poles and lighting fixture must of a type and style that mirrors the existing poles and fixtures located along Bank Street. These are often identified as traditional style and can be found in figure 2 outlined below. The height of pole, to the top of the fixture shall be between 9-14 feet;

3.12.5.21 Noise is a community concern and should be considered in the site design and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of plantings, buildings, earth berms or through a combination of these and other appropriate techniques;

CC Zone: Section 3.12.2.3 outlines development criteria specific to the CC Zone. Compliance with the following would be required, in addition to compliance with Sections 4, 7, and the Comprehensive Granby Center Zone Criteria Section 3.12.5 outlined above.

"Within the Center Commons Zone the design, scale, size and use of individual developments shall be designed in a manner that is reasonably consistent and compatible with existing uses.

The site design for any proposed new development and for the re-use of any existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District."

Option #3 PDM Regulation

A third option would be to use the PDM regulation as a guide for the transit community middle housing development use. The PDM regulation is outlined below. It is noted that certain provisions of this regulation may not be applicable given that a 2-9 unit development appears to be different than the scale contemplated by the PDM regulation.

3.7.4 Special Planned Development Multifamily Regulations.

3.7.4.1 All uses in the zone must be serviced by a public water supply.

3.7.4.2 All uses in the zone must be serviced by public sewer.

3.7.4.3 Roads shall conform to the applicable town road regulations of the Town of Granby excepting minimum road width and curbs.

3.7.4.4 The owner of the premises shall provide and maintain all private roads and private parking areas.

3.7.4.5 RESERVED

3.7.4.6 The maximum density for multifamily dwellings other than elderly housing units is eight (8) per developable acre.

3.7.4.7 The maximum density for elderly housing units is ten (10) per developable acre.

3.7.4.8 Accessory uses such as garages, swimming pools, clubhouses, laundry facilities, recreational facilities and other structures and facilities which are customarily incidental and subordinate to the principle use may be allowed, provided they are approved as part of the total site plan.

3.7.4.9 Underground utilities are to be furnished in all developments.

3.7.4.10 In addition to the parking requirements set forth in Section 7, parking areas shall meet the following requirements:

a. Parking of resident's motor vehicles outdoors shall be limited to operable state-registered passenger vehicles including vans and pick-up trucks with less than one - (1) ton capacity used primarily for residential purposes. The parking of resident's other vehicles in a roofed building having solid walls and a garage door shall be permitted;

b. No parking spaces shall be located in a required front yard facing a public street, and all parking spaces visible from a public street shall be landscaped.

3.7.4.11 Buildings shall be located to provide for the amenities of multifamily living, to assure the maximum practical light and ventilation, to control the impact of traffic and parking on the site, and to integrate the development with the neighborhood. The scale of buildings shall be compatible with the residential scale of buildings in the area. No building facade or roof shall have a continuous surface exceeding fifty (50) feet in length between horizontal offsets.

3.7.4.12 All buildings shall be separated by at least twenty-five (25) feet.

3.7.4.13 Driveways leading to garages shall be at least twenty (20) feet in length and shall be designed so as to permit the parking of a vehicle on the outside of each garage space.

3.7.4.14 Courts enclosed with buildings on all sides shall be prohibited.

3.7.4.15 Consolidated open spaces totaling at least 15% of the site shall be provided within the development. Open spaces shall be located so as to preserve significant natural site features and maximize the utility of the open space to the residents.

3.7.4.16.1 Where the separate ownership of multifamily dwellings is intended, the Commission may approve a subdivision of the land on which the units are to be located, provided that the overall site development plan meets the requirements of Section 5.

No separate lot created under this Section shall be used except in accordance with the approved development plan, and a subdivision approval for any lot which has not been developed in accordance with the approved development plan within three (3) years of the approval date shall become null and void unless the Commission grants an extension of time.

3.7.4.17 For all developments, the applicant shall present sufficient information to the Commission to demonstrate that adequate provisions have been made for the sustained maintenance of the development in general and also for the sustained maintenance of roads and open spaces.

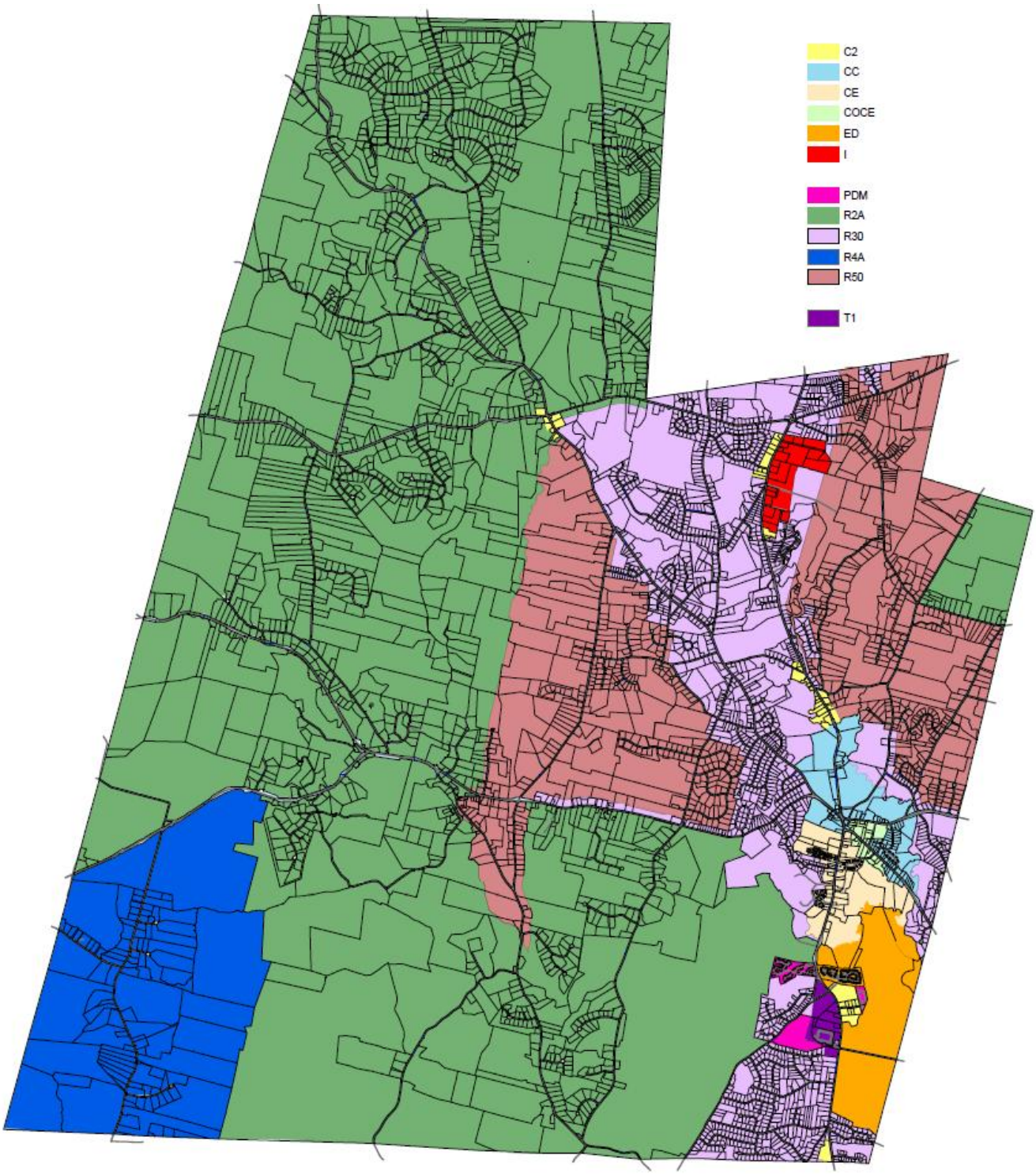
Option #4 Other?

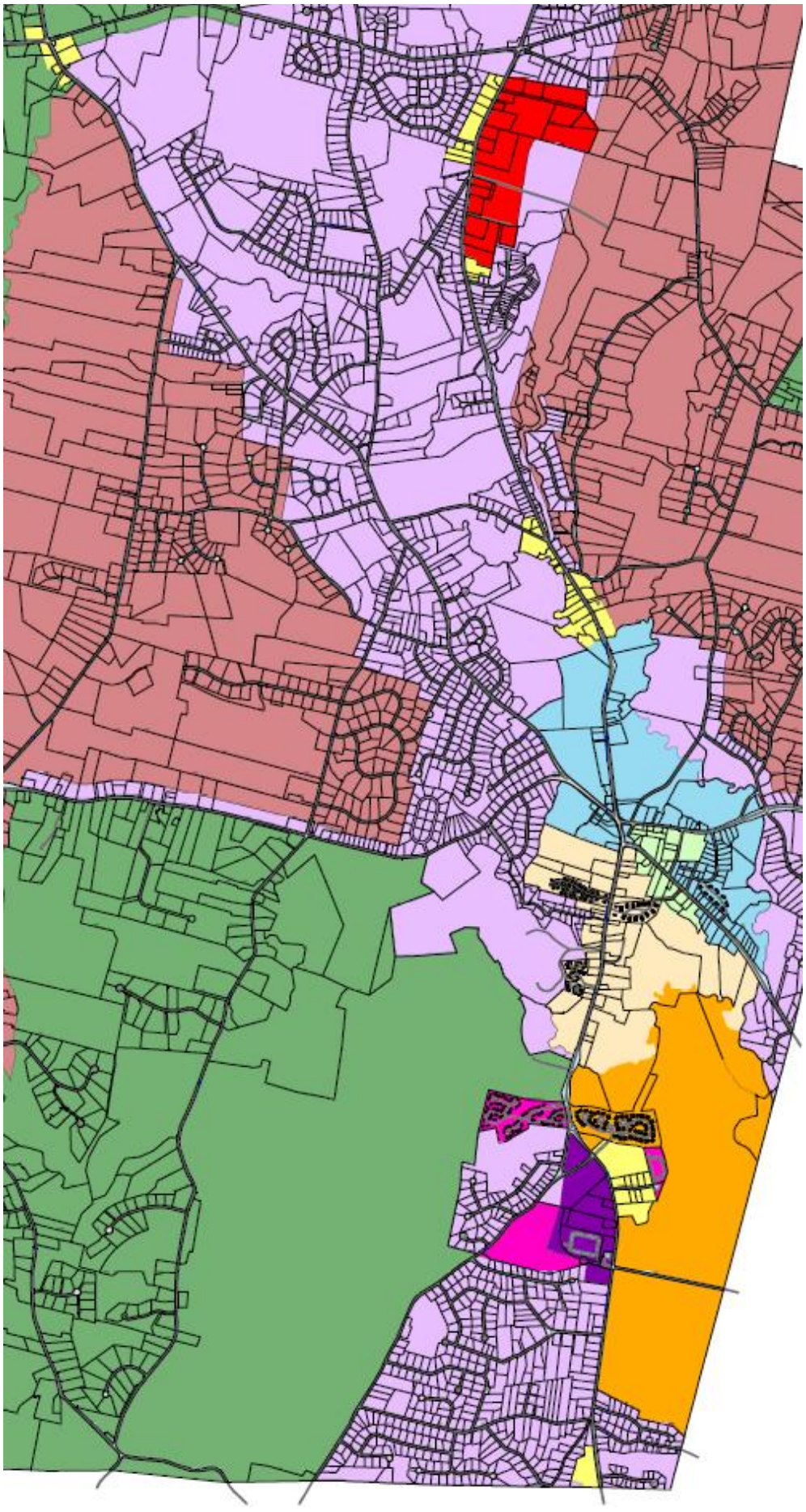
The Commission is asked to consider if there is another approach or possible combination of the above.

Next Steps:

Following the discussion at the meeting, it is the intent to present a draft of the regulations in April for further consideration and discussion.

Zone Map





TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: March 5, 2026

RE: Appointment to the Regional Planning Commission

The Capitol Region Council of Governments (CRCOG) has requested that all Planning and Zoning Commissions appoint a representative and alternate to serve on the Regional Planning Commission (RPC). Two of the main responsibilities of the RPC are to keep up-to-date a Plan of Conservation and Development for the Capitol Region and to comment on zoning and subdivision proposals occurring along town lines. Participation on the RPC also ensures that Granby concerns are reflected in regional plans and policies developed by the Commission and keeps members informed of CRCOG projects and programs related to regional and local planning.

All RPC meetings are held at 7 PM and are virtual. The first meeting was held on March 5th. Below is the meeting schedule for the remaining meetings:

- June 4, 2026
- September 3, 2026
- November 5, 2026

Chris Chinni was previously appointed and Bob Lavitt was the alternate.