MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, March 10, 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 February 10, 2026**

   ON A MOTION by R. Lavitt seconded by E. Lukingbeal, the Commission voted (6-0-1) to approve the February 10, 2026, minutes as presented. P. Johnson abstained.

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.**
   Applicant and property owner Steve Briggs was present to discuss the application. He applied for Site Plan and Special Permit approval from the Commission in 2025 for a 3-bay commercial building; however, the approval received 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. The applicant is seeking permission to occupy the other two units for his business, Briggs Lawn Care. It was indicated that one, five-gallon waste oil storage container with spill kit will be provided in each unit and there is no need for additional parking spaces. There will be no additional outdoor storage, and a modification was requested regarding the dumpster enclosure. The applicant explained that he approved dumpster enclosure was a vinyl stockade fence on three sides with a swing gate on the front. However, when constructing the enclosure, he installed a chain link fence with privacy slats on three sides and a swing gate on the front. He would like to keep this enclosure as is. There was no public comment, and the public hearing closed at 7:15 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 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.**
      ON A MOTION by E. Myers seconded by P. Johnson, the Commission voted (7-0-0) to approve an 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; subject to the following conditions:
      1. Applicant to occupy Units A, B and C.
      2. One, five-gallon waste oil storage container with spill kit is allowed per unit.
      3. The modified dumpster enclosure currently in place is approved.
      4. All Aquifer Protection Overlay Zone requirements and safety protocols remain in effect.
      5. No additional outdoor storage of equipment is permitted (see Volume 470 Page 922-923 #8 for approved outdoor storage).
      6. No additional changes to the previously approved Special Permit are permitted (Volume 470 Page 922-923).

9. **Commission Discussion: PA 25-1 Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones**
   A. Kenyon provided a memo outlining Public Act 25-1, which requires the Planning and Zoning Commission to amend its zoning regulations to address middle housing. Said housing is classified as a residential development with 2 to 9 housing units and a mixed-use development with residential and commercial uses. Per the legislation, this is to be allowed by summary review in commercial zones. The Commission deliberated on which zones are considered commercial zones and agreed that transit community middle housing and mixed-use developments would be permitted in the COCE, CC, C2, ED and T1 Zones. Staff presented options outlining how transit community middle housing development and mixed-use would be addressed within the regulations, and a sample regulation was provided by the Town Attorney. After further deliberation, it was recommended that staff review the sample regulation and pull in any/all applicable information into the existing zones, while strengthening the current regulations.

10. **Appointment to the Regional Planning Commission**
    R. Lavitt will continue to serve on the Regional Planning Commission. Since Commissioner Chinni was absent, she will be consulted to see if she would like to continue to serve.

11. **POCD Committee Update**
    The second public workshop will be held on Thursday, March 12th at 7:00 p.m. at the Granby Senior Center.

12. **Staff Report and Correspondence**
    A. Kenyon stated that the sale of 83 Salmon Brook Street was approved at the March 5th Town Meeting, and the Development Commission began reviewing the tasks outlined within the adopted Granby Center Study Recommendations at their last meeting.

13. **Commissioner Reports and Correspondence**
    Commissioner Sheahan stated that no progress has been made regarding the cleanup at 379 North Granby Road. A. Kenyon provided a status update regarding the tenant's non-compliance with the 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.

14. **Adjourn**

    ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 8:00 p.m.

    Respectfully submitted,

    Renee Deltenre