Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, April 14, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/83374886027?pwd=YA5sptlpEuwpe6eyKxubU28plli8Wz.1
Call-In: 1-929-205-6099
Meeting ID: 833 7488 6027
Passcode: 283022

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public Session
5. Action on the minutes of March 10, 2026
6. Receive applications and schedule public hearing (if applicable)
7. Commission Discussion: Proposed zoning regulation changes for Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones
8. Discussion about possible action regarding 280 Salmon Brook Street, Station 280: Bond status for outstanding work and Certificate of Occupancy
9. Informal Discussion: 551 Salmon Brook Street, Granby Motel, possible conversion to residential use and associated site improvements
10. POCD Committee Update
11. Staff Report and Correspondence
12. Commissioner Reports and Correspondence
13. 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, 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

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: April 9, 2026

RE: Commission Discussion: Proposed zoning regulation changes for Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones

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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.

The Commission discussed this at the meeting in March. It was decided that the use applies to the C2, CC, COCE, ED, and T1 Zones.

Attached is a draft regulation address Transit Community Middle Housing Developments. Following the draft regulation, is an attachment with illustrations that correspond to several of the proposed sections. It is noted that there are specific decision points/questions to be addressed and discussed further.

SECTION 6 MINIMUM FLOOR AREAS

6.1 Minimum Floor Area for Single Family Dwelling
6.2 Floor Areas for Living Quarters
6.3 Minimum Floor Area for Accessory Apartment
6.4 Minimum Floor Area for Multi-Family Structures
6.5 Minimum Floor Area for Unfinished Second Story

SECTION 7 OFF-STREET PARKING

7.1 Parking Space
7.2 Description of Parking Spaces
7.3 Location of Parking Spaces
7.4 Parking Space Requirements
7.5 Aisle Width
7.6 Off-Street Loading of Trucks
7.7 Surface Treatment
7.8 Maintenance
7.9 Reduction of Parking Spaces

SECTION 8 SPECIAL REGULATIONS

8.1 Accessory Buildings and Uses
8.2 Special Permits
8.3 Alcoholic Beverages
8.4 Special Commercial Assembly Use
8.5 Accessory Apartment
8.6 Signs
8.7 Sedimentation and Erosion Control
8.8 Customary Home Occupations
8.9 Retail Sale of Antiques
8.10 Bed and Breakfast or Inn
8.11 Open Space and Recreation Overlay Zone
8.12 Transitional Office Use
8.13 Residential Uses in Non-Residential Zones
8.14 Rear Lots
8.15 Agriculture
8.16 Restaurants
8.17 Self-Service Storage Facilities
8.18 Special Flood Hazard Areas
8.19 Residential/Recreational Development
8.20 Flexible Residential Development (FRD)
8.21 Aquifer Protection Overlay Zone
8.22 Home Instruction
8.23 Rear Lots in Commercial Zones
8.24 Adult Oriented Establishment
8.25 Utility Use
8.26 Wireless Telecommunication Sites
8.27 Active Adult Residential Development
8.28 Residential Landscape Business
8.29 Alternative Energy Systems
8.30 Transit Community Middle Housing Development

LOT COVERAGE: That percentage of the lot area that is covered by the roof area of all buildings on the lot.

LOT DEPTH: The distance measured along either a line perpendicular to the street right of way or radial to curved street from the mid-point of the lot frontage to the rear of the lot.

LOT LINES, FRONT: All lines dividing the lot from the street or streets right-of-way.

LOT FRONTAGE: The distance between the side lot lines measured at a distance fifty (50) feet back from and parallel to the street line.

MIXED-USE DEVELOPMENT: A development containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses.

MOTOR VEHICLE: Any motor passenger vehicle (including taxis and livery vehicles, but excluding busses), any truck not exceeding a one-ton capacity and any motor vehicle which is primarily used for agriculture or for maintenance on the premises.

MULTI-FAMILY DWELLING: A dwelling containing two (2) or more dwelling units. If such dwelling contains two to nine units and is in the C2, CC, COCE, ED or T1 Zone, it may be considered a Transit Community Middle Housing Development.

NON-AGRICULTURAL EVENT: A single day event with a defined start and end time that is not directly related to agriculture. The event is an accessory use on a property having a principal agricultural or farming use.

NON-CONFORMING: (e.g., non-conforming use, building or structure) Non-conforming to the applicable requirements or provisions of these Regulations.

NON-PROFIT ORGANIZATION: An organization exempt from Federal Income Tax under Section 501 € or successor provision of the Internal Revenue Code.

NURSERY: An agricultural operation, the primary use of which is the growing of flowers, plants, shrubs or trees for commercial gain.

ON-SITE WIND ENERGY FACILITY: All equipment and structures utilized in connection with the conversion of wind to electricity located at a residential, commercial, industrial, agricultural, institutional, or public facility that will consume more than 50% of the electricity generated by the facility. This includes but is not limited to, transmission lines and support structures, storage, collection and supply equipment, transformers and wind turbines.

OPEN SPACE LAND: Any land used for agriculture, a recreational corridor, a park, a natural area, forest, wetland preservation, wildlife habitat, a reservoir, historic and scenic preservation or other similar purpose.

PERSONAL SERVICE: Shops such as barbershops, beauty salons, tailoring establishments, shoe repair shops and other similar operations, which provide services of a personal, domestic nature.

PREMISES: All land comprising a lot and including all buildings, structures and uses located on the lot.

PROFESSIONAL OFFICE: An office of recognized professions with or without staff, such as doctors, dentists, lawyers, architects, engineers, planners, landscape architects, artists,

STORY, FIRST: The lowermost story entirely above the grade plane.

STREET: Shall mean and include streets, avenues, boulevards, roads, lanes, highways and any other thoroughfares, which afford a principal means of access to abutting properties, which are accepted by the Town or the State or shown on a recorded subdivision plan approved by the Commission. Streets shall also include private streets identified, approved and shown on a plan of subdivision recorded in the Granby Land Records.

STREET LINE: The line separating a street right-of-way from adjoining property, not the paved or traveled roadway.

STRUCTURE: Anything constructed or erected which requires location on the ground or attachment to something having location on the ground.

SUMMARY REVIEW: An application able to be approved in accordance with the terms of a zoning regulation or regulations, including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT: 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, subject to summary review.

- Townhouse: A residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.
- Duplex: A residential building containing two distinct dwelling units.
- Triplex: A residential building containing three distinct dwelling units.
- Perfect Six: A three-story residential building with a central entrance containing two dwelling units per story.
- Cottage Cluster: A grouping of at least four detached housing units, or live work units, per acre that are located around a common open area.

UTILITY USE: Uses, structures and equipment necessary to provide the community with electricity, cable television, telephone and other communication service, water, gas and other similar community needs whether or not they are owned and/or operated by a public, quasi-public or private company.

Utility uses include but are not limited to telephone and other communication switching stations, electrical substations, sewer pumping stations, water towers, and water pressure boosting facilities. Utility offices and other commonly occupied utility buildings and telecommunications towers are not included within this definition.

WATERCOURSES: Rivers, streams, waterways, lakes, ponds, marshes, swamps, bogs, intermittent water courses and all other bodies of water natural or artificial, public or private which are contained within or flow through the Town of Granby.

The following uses are permitted:

3.3.1.1 Uses allowed in Section 3.1.1.

3.3.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2, Active Adult Residential Development, subject to Section 8.27.

3.3.2.1 All uses allowed in Section 3.1.2 other than special commercial assembly uses.

3.3.2.2 The parking and storage of public and private school buses (all with valid state registrations) in use by the Granby School System, with dispatching offices and fuel storage for such buses on a parcel of not less than three (3) acres.

3.3.3 Required Lot Areas, Yards, Coverage, Heights and Frontages.

For required lot area, yards, coverage, height and frontage, refer to Section 5.

3.4 RESERVED

3.5 BUSINESS ZONE (C2)

3.5.1 Permitted Uses

The following uses shall be permitted:

3.5.1.1 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.5.1.2 Printing, photography and similar service; and

3.5.1.3 Accessory uses customarily incidental to a permitted use;

3.5.1.4 Utility Use, Subject to Section 8.25.6;

3.5.1.5 Business or professional offices, including financial institutions;

3.5.1.6 Personal services, including barbershops, beauty shops, cleaning establishments, tailor shops and shoe repair shops;

3.5.1.7 Limited seating restaurants.

3.5.1.8 Transit Community Middle Housing Development, subject to Section 8.30.

3.5.1.9 Mixed-Use Development.

3.5.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2:

3.5.2.1 Restaurants subject to Section 8.16;

Understanding the attributes of the ED Zone, as outlined above, the Town has an opportunity to encourage development within this area in a manner that can be a model of quality and success. The development of the ED Zone can demonstrate that preservation and growth are not mutually exclusive and that diversification of the Town's tax, employment and commercial service base, while preserving the Town's fundamental values and rural atmosphere, can be achieved. A variety of Special Regulations have been adopted to regulate development within this ED Zone. These Regulations are found in Section 3.9.4.

3.9.1 **Permitted Uses, subject to the Special ED Zone Criteria outlined herein.**

The following uses are permitted:

3.9.1.1 Business or professional offices, including financial institutions and/or office parks;

3.9.1.2 Utility Use, subject to Section 8.25.6;

3.9.1.3 Agricultural uses;

3.9.1.4 Governmental buildings and facilities including fire houses; and

3.9.1.5 Accessory uses customarily incidental to principal uses, including garages, storage buildings, and employees' recreational, commissary and clinical facilities, subject to Section 8.1.

3.9.1.6 Transit Community Middle Housing Development, subject to Section 8.30.

3.9.1.7 Mixed-Use Development.

3.9.2 **Special Permit Uses, subject to the Special ED Zone Criteria and to Section 8.2.**

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2:

3.9.2.1 Biological, medical, technological and other research and development centers;

3.9.2.2 Commercial recreational facilities, including health clubs, indoor and outdoor recreational complexes and all associated fields, courses, buildings and equipment;

3.9.2.3 Health care facilities including hospitals, convalescent homes, nursing homes and similar uses;

3.9.2.4 Assisted Living facilities for elderly persons and/or persons with special needs; Section 3.7.4 shall be used as a basic guideline in the development of such facilities;

3.9.2.5 Restaurants, subject to Section 8.16;

3.9.2.6 Private schools with or without dormitories and other associated structures, fields and uses;

3.9.2.7 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.9.2.8 Funeral homes and associated uses and structures;

The minimum criteria that follow are reductions in the requirements outlined within Section 5. While the Commission may approve lots that comply with the reduced criteria, all subdivided lots must be in compliance with the Subdivision Regulations and all Zoning Regulations not specifically reduced herein.

MINIMUM

a.	Lot Area	50,000 sq. ft.
b.	Frontage	50 ft.
c.	Front Yard	30 ft.
d.	Side Yard	15 ft.
e.	Rear Yard	15 ft.
f.	Lot Depth	200 ft.

3.10 NEIGHBORHOOD AND COMMERCIAL TRANSITION ZONE – T1

3.10.0 Goal of the 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.

The following regulations and standards are designed to bring about the above goal.

3.10.1 Permitted Uses

The following uses are permitted:

3.10.1.1 Single-family dwellings;

3.10.1.2 Home occupations, subject to Section 8.8;

3.10.1.3 Accessory uses customarily incidental to permitted uses, subject to Section 8.1; and

3.10.1.4 Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood.

3.10.1.5 Transit Community Middle Housing Development, subject to Section 8.30.

3.10.1.6 Mixed-Use Development.

3.10.2 **Special Permits Uses, subject to the Special T1 Zone Criteria and Section 8.2.**

3.10.2.1 Commercial educational facilities, including day care centers, other than Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood, in public, private and institutional buildings with a valid state license;

3.10.2.2 Bed-and-breakfast facilities, inns and motels;

3.10.2.3 Business or professional offices, including financial institutions and/or office parks;

3.10.2.4 Commercial recreational facilities, including health clubs, indoor and outdoor recreational complexes and all associated fields, courses, buildings and equipment;

3.10.2.5 Restaurants, subject to Section 8.16;

3.10.2.6 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.10.2.7 Personal services, including, but not limited to barbershops, beauty shops, cleaning establishments, nail salons and appliance and other general repair shops, excluding automobile repair;

3.10.2.8 Nursing homes with a maximum density of 15 beds per acre;

3.10.2.9 Elderly housing with a maximum density of 10 units per acres;

3.10.2.10 Active Adult Residential Development, in general conformity with the standards set forth in Section 8.27.3, except where such standards are in conflict with the T1 Zone Criteria of Section 3.10.3;

3.10.2.11 Assisted living facilities, independent living facilities, multi-family residential developments with 10 units or more and similar residential uses with a maximum density of 8 units per acre;

3.10.2.12 Accessory uses customarily incidental to principal uses.

~~**3.10.2.13** Mixed use building containing both residential and non-residential uses.~~

3.10.3 **Special T1, Zone Criteria**

3.10.3.1 The Special Permit uses listed above may only be approved on a lot which contains a minimum of 4 acres.

3.10.3.2 Maximum area of the footprint of a single commercial building is 20,000 square feet.

3.10.3.3 All commercial buildings must be clearly separated by a minimum of 30 feet.

3.10.3.4 The establishment of commercial uses that do not currently exist within the Town shall be preferred over the replication of existing uses.

3.10.3.5 The combined area of the footprints of all commercial buildings must be less than or equal to 20% of the total land area. (Example: 4.6 acres = 200,376 square feet. 20%

enacted to further the goals and objectives of the Plan of Conservation and Development by expanding the Town Center through the incorporation of compatible commercial, residential, governmental, educational and other uses often found within a traditional town center. The further goal of the zone is to encourage the continued rehabilitation of the commercial center, encourage a greater variety of mixed uses and unite the uses through common design features, pedestrian and vehicular access, common signage, lighting and through the inclusion of street furniture and common open areas. Overall, the goal is to integrate commercial and noncommercial uses through the creation of a mixed-use district that has the look and feel of a traditional New England village. The Granby Center Zone is designed to maintain and promote an area where residential development can exist within reasonable proximity to commercial type development. Development in the District will be guided by an overall desire to create a thriving Village with a wide variety of businesses and housing where residents can walk to work, work from home and walk from business to business. While the District is certainly designed to permit a variety of commercial developments, encourage new and innovative housing development, and preserve the Granby Historic District, overall, it is designed to establish a sense of place that is different from the low-density housing and preserved open space that characterize most of the Town of Granby.

The Granby Center Zone is designed to: promote the efficient use of a limited land area; respect and reinforce historic development patterns; provide flexibility to meet changing needs, technologies, economics and consumer preferences; promote efficient development patterns and a land use mix which encourages walking and bicycling and encouraging compatible architectural styles, building forms and building relationships within a New England Village.

The Granby Center Zone consists of four components all as outlined within the Granby Zoning Map:

Commercial Center;

Center Commons;

Center Edge, and

Granby Center Historic Overlay District.

Each of these zones has a separate set of permitted and special permit uses and design criteria. The Comprehensive Granby Center Zone Criteria shall be applied to all 4 components of the Center Zone.

3.12.1 Commercial Center Zone

The Commercial Center is the primary commercial area within the Town of Granby. It contains a variety of retail, service and office uses, numerous restaurants, gas stations, banks, the Post Office and more. The Commercial Center contains the Town Green and serves as the primary gathering place for Town residents. The Commercial Center contains very few residential units, and its current design pattern discourages residential use. Future residential use is not anticipated within the area.

3.12.1.1 Commercial Center Zone Permitted Uses

In the Commercial Center Zone, the following uses are permitted subject to the Commercial Center Zone Special Criteria, Section 4 and other applicable requirements.

3.12.1.1.1 Business or professional offices;

3.12.1.1.2 Restaurant, limited seating.

3.12.1.1.3 Transit Community Middle Housing Development, subject to Section 8.30.

3.12.1.1.4 Mixed-Use Development.

3.12.1.2 Commercial Center Zone Special Permit Uses

In the Commercial Center Zone, the following uses may be permitted by Special Permit, subject to the Commercial Center Zone Special Criteria, Section 8.2 and other applicable requirements.

3.12.1.2.1 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.12.1.2.2 Printing, photography and similar service;

3.12.1.2.3 Banks and other financial institutions;

3.12.1.2.4 Personal services, including barbershops, beauty shops, cleaning establishments;

3.12.1.2.5 Day Care centers, preschool and similar uses;

3.12.1.2.6 Museums/galleries/performing arts;

~~**3.12.1.2.7** Mixed-use building containing both residential and non-residential uses~~;

3.12.1.2.8 Movie theatres with a maximum of 80 seats;

3.12.1.2.9 Restaurants subject to Section 8.16;

3.12.1.2.10 Commercial educational, instructional or recreational services;

3.12.1.2.11 Fueling stations for motor vehicles, without Vehicle Repairers;

3.12.1.2.12 Utility Use, Subject to Section 8.25.5;

3.12.1.2.13 Retail sales or alcoholic beverages, subject to Section 8.3;

3.12.1.2.14 Open air markets;

3.12.1.2.15 Multifamily use with 10 units or more.

3.12.1.3 Commercial Center Zone Special Criteria

The maximum area of the footprint of a single commercial building is 8,000 square feet. The Commission may permit an expansion of an existing building (existing on the date of approval of this regulation) that would increase the footprint above 8,000 square feet, where such expansion conforms to the general principles of the zone. Where an existing building is removed/demolished in whole or in part, the Commission may permit the reconstruction or new construction of a building that exceeds a footprint of 8,000 square feet, provided the construction is in basic

conformity with the scale of the existing site and conforms to the general principles of the zone. As a general rule the Commission shall encourage the construction of multi-story buildings, with reduced footprints.

Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the number and location of parking spaces to achieve the goals of the zone as stated herein. Individual developments are encouraged to share parking and access. Shared parking can be used to comply with the parking requirements.

The Commission may waive the minimum landscape area of Section 4.2.5 to achieve the goals of this zone as stated herein.

Adjacent property owners are encouraged to share curb cuts leading to the adjacent roadways. No new curb cuts will be permitted within this zone, except that any existing lot legally establish prior to the date of adoption of this regulation shall have the right to access the adjacent roadway. Existing curb cuts may be relocated.

Pedestrian access to the proposed building, from the nearest street, shall be incorporated within the site design. Pedestrian and vehicular access from adjacent sites shall be incorporated where feasible.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the C2 Zone in Section 5, except that the minimum front yard shall be 25 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

3.12.2 Center Commons

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.

3.12.2.1 Center Commons Zone Permitted Uses

In the Center Commons Zone, the following uses are permitted subject to the Center Commons Zone Special Criteria, Section 4 and other applicable requirements.

3.12.2.1.1 Single-family dwellings;

3.12.2.1.2 Home occupations, subject to Section 8.8;

3.12.2.1.3 Multifamily use with 10 units or more, subject to section 3.7 on a property containing 5 or more acres;

3.12.2.1.4 Agriculture, subject to Section 8.15;

3.12.2.1.5 Governmental buildings and facilities including fire houses;

3.12.2.1.6 Accessory uses customarily incidental to permitted uses, subject to Section 8.1;

3.12.2.1.7 Utility Use, subject to Section 8.25.6;

3.12.2.1.8 Attached accessory apartment, subject to Section 8.5.1;

3.12.2.1.9 Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood.

3.12.2.1.10 Transit Community Middle Housing Development, subject to Section 8.30.

3.12.2.1.11 Mixed-Use Development.

3.12.2.2 **Center Commons Zone Special Permit Uses**

In the Center Commons Zone the following uses may be permitted by Special Permit, subject to the Center Commons Zone Special Criteria, Section 8.2 and other applicable requirements:

3.12.2.2.1 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.12.2.2.2 Printing, photography and similar service;

3.12.2.2.3 Business or professional offices, including banks and other financial institutions;

3.12.2.2.4 Personal services, including barbershops, beauty shops, cleaning establishments;

3.12.2.2.5 Day Care centers, preschool and similar uses;

3.12.2.2.6 Museums, art studios, galleries and performing arts facilities;

3.12.2.2.7 Bed and breakfast establishments;

3.12.2.2.8 Restaurants, limited seating;

3.12.2.2.9 Restaurants subject to Section 8.16;

3.12.2.2.10 Commercial educational, instructional or recreational services;

3.12.2.2.11 Retail sales or alcoholic beverages, subject to Section 8.3;

3.12.2.2.12 Open air markets;

3.12.2.2.13 Churches, religious buildings, Places of worship and cemeteries and other similar organizations;

3.12.2.2.14 Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments;

~~**3.12.2.2.15** Mixed use buildings containing both residential and nonresidential uses;~~

overlay district generally follows the boundaries of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

The Granby Center Historic Overlay District is not a separate zone, but an area which overlays upon the other Center Zones. Within the Granby Center Historic Overlay District additional requirements and regulations will be applied as specifically outlined with the Center Zones.

3.12.5 Comprehensive Granby Center Zone Criteria

The following requirements and guidelines shall apply to all Center Zones:

3.12.5.1 The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District portion of the Center Edge zone is residential use;

3.12.5.2 The Planning and Zoning Commission shall notify the Salmon Brook Historical Society, within 10 days of the receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District;

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;

3.12.5.4 The conversion of low-density housing to multifamily housing is generally encouraged, except within the Granby Center Historic Overlay District;

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;

3.12.5.6 When considering Special Permit applications, the Commission shall encourage the establishment of commercial uses that do not currently exist within the Town Center area. The zone's permitted uses will be preferable to the establishment of uses that are allowed only by Special Permit where such special permit uses replicate existing center businesses. The Commission, the public and new applicants should recognize the limited area of the Town Center and the need to diversify the commercial uses. The success of the center as a local commercial service center is largely dependent on the availability of a wide range of commercial retail items, services and offices. An abundance of offices (permitted uses) will enhance the overall business environment as the office workers are likely to frequent the other center businesses during the morning, lunch and dinner times;

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;

3.12.5.9 Applications for new commercial construction shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern are the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses, which differ in their peak hours of traffic generation;

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;

3.12.5.14 Businesses developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Outdoor Plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes are encouraged;

3.12.5.15 No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, and display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations;

3.12.5.16 All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval;

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;

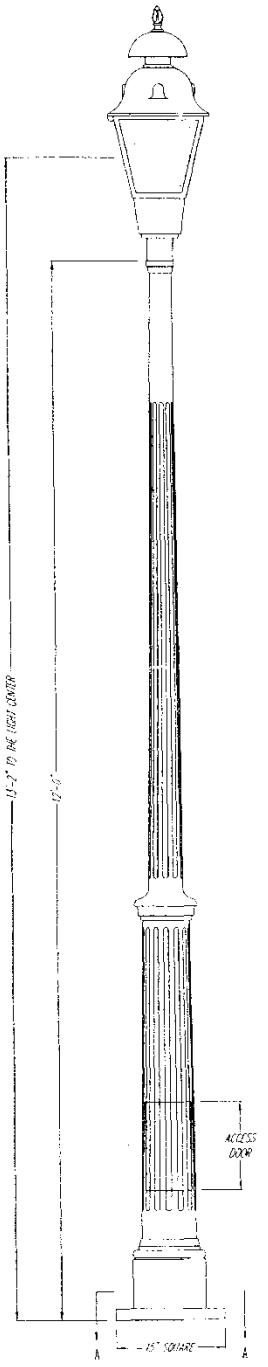
3.12.5.18 Roof mounted mechanical equipment shall be screened from public view;

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;

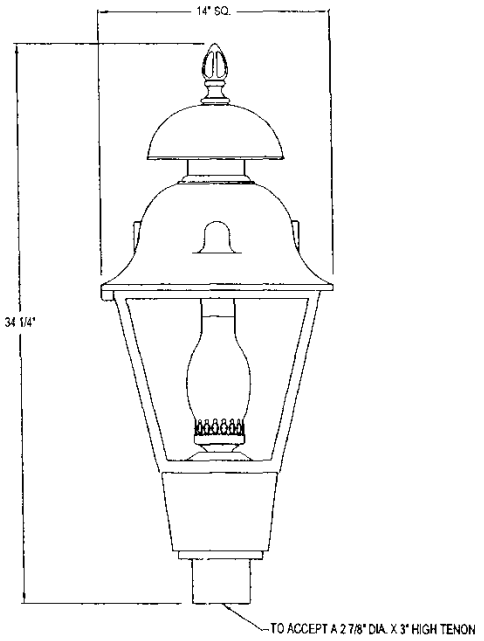
3.12.5.21 Noise is a community concern and should be considered in the site design and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of plantings, buildings, earth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

3.12.5.22 All freestanding and directory signs shall be of wood (simulated wood or wood composite) construction and suspended from either one or 2 poles as outlined in figure 3 below. Signs shall be externally illuminated with the light typically emitted onto the face of the sign from a fixture or fixtures located above the sign face. Narrow signs and uniquely shaped signs may be illuminated by ground mounted lighting fixtures, where approved by the Commission. The lighting intensity shall be the minimum necessary to illuminate the sign face;



SECTION 3.12

FIGURE # 2



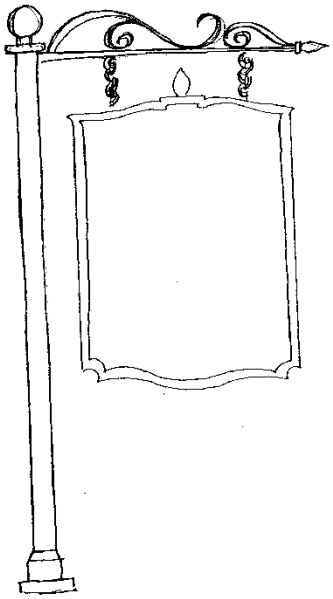
Spring City Electrical Mfg. Co.

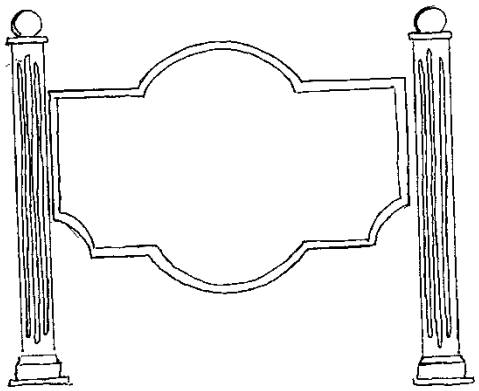
- The Princeton 12'-0" lamp post and
- Verndale Luminaire or Equal

Section 3.12

Figure 3







SECTION 4
SITE PLANS

4.0 PURPOSE

To protect the character, property values and historic and rural nature of the community, and to further the objectives of Section 1.0 of these Regulations, in all Zones except the R4A, R2A, R50, and R30, a site plan shall be approved by the Commission prior to the issuance of a building permit for any new construction or addition or for any change in the footprint of any existing building. No site plan shall be changed in any manner without the approval of the Commission. Site plans shall be required for all special permit requests, which involve any changes in existing sites including sites within the R4A, R2A, R50 and R30 zones.

4.1 SITE DEVELOPMENT PLAN CRITERIA

The applicant must submit the following material as applicable for approval of a site development plan:

4.1.1 Application

One (1) copy of a completed application form available from the Commission.

4.1.2 Legal Description

One (1) copy of a legal description of the property on which the development will take place.

4.1.3 Site Plan

Nine (9) copies of a site plan drawn at a scale no smaller than 1 (one) inch = 100 feet in accordance with Class A-2 standards as defined by the existing Code of Practice for Standards of Accuracy of Surveys and Maps adopted by the Connecticut Association of Land Surveyors. The site plan shall show, as applicable, the following:

4.1.3.1 Existing and proposed topography shown in two (2) foot contour intervals;

4.1.3.2 Existing and proposed roads, streets, driveways and loading and parking areas;

4.1.3.3 Existing and proposed walkways and sidewalks;

4.1.3.4 Existing and proposed drainage facilities, watercourses and wetlands;

4.1.3.5 Existing and proposed utilities;

4.1.3.6 Adequate provisions for potable water supply and sewage disposal;

4.1.3.7 Existing and proposed methods of ingress and egress;

4.1.3.8 Proposed methods of refuse storage and disposal;

4.1.3.9 Existing and proposed fire hydrants, fire ponds and/or fire alarm boxes;

4.1.3.10 Existing and proposed structures;

4.1.3.11 Existing and proposed buffer strips, earth berms and landscaping;

4.1.3.12 Existing and proposed signs;

4.1.3.13 Exterior illumination showing location, light and type of fixtures;

4.1.3.14 Outside storage and identity of items to be stored outside;

4.1.3.15 Recreational facilities, acres and open space;

4.1.3.16 A data block which gives needed zoning information including where applicable: percentage of lot coverage, acreage of the parcel, number and mix of units, required parking and number of spaces provided and zoning designation;

4.1.3.17 A key map drawn at a scale of at least one (1) inch = 400 feet showing the locations of buildings and facilities on abutting land, driveway entrances on both sides of the street or streets within 500 feet of the site and zone boundaries within 500 feet of the site;

4.1.3.18 Existing and proposed easements.

4.1.4 Abutters List

One list of abutters within 200 feet of the site including their current mailing addresses.

4.1.5 Architectural Elevations

Nine (9) copies of the general architectural elevations of the proposed buildings, prepared by a registered architect or engineer, drawn to scale and including type and color of building materials, exterior facade and facing, fenestration and any special architectural features. The location, height, size, dimensions, design, colors, lettering, lighting, intensity and appearance of all signs shall also be shown. The Commission may waive this requirement for any application for the construction of a building of less than 5,000 square feet.

4.2 SITE DEVELOPMENT PLAN SPECIAL REGULATIONS

4.2.1 Mylar Filing and Construction Deadlines

An approved site plan (mylar copy) shall be signed by the Commission and filed in the office of the Town Clerk within ninety (90) days of the Commission’s approval. The signed plan shall serve as the “Certificate of Approval”. All work in connection with such site plan shall be completed within five years after the approval of the plan. Noted on the mylar shall be the date on which such five-year period expires. Failure to complete all work within such five-year period shall result in the automatic expiration of the approval, except that the Commission may grant one or more extensions of the time to complete all or part of the work, provided the total extension or extensions shall not exceed ten years from the date such site plan is approved. "Work" for purposes of this section means all physical improvements required by the approved plan.

4.2.2 Contiguous Parcels

For the purpose of integrated development, any number of contiguous parcels may be consolidated for the purpose of development and the consolidated parcel shall be construed to be one (1) lot when computing building coverage, yard requirements and permitted uses, provided:

4.2.2.1 The owners of each lot shall give to the owners of the consolidated parcel by deed, easement, or agreement filed in the Office of the Town Clerk, the right of entrance, exit, passage, parking and loading;

4.2.2.2 The consolidated parcel is developed with an integrated plan of buildings, parking, loading and unloading, and open space;

4.2.2.3 The Commission may require or limit use of access driveways to one or more parcels, whether or not under separate ownership, in order to assure safe traffic movement onto the street and to avoid congestion.

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 developments shall be designed in such a way that the peak rate of runoff (in cubic feet per second) leaving the site in its developed state (post-development) shall be less than or equal to the peak rate of runoff leaving the site prior to development (pre-development). The Commission may, at the request of the developer, allow an increase in the peak rate of runoff leaving the site and the developer may agree to contribute to a Granby Downstream Fund established to correct flooding problems or potential flooding problems which may arise at a future date, in accordance with Commission policy on file in the Office of Community Development. The developer shall provide the Commission with a downstream hydrologic/hydraulic analysis with all requests for peak runoff increases.

Proposed drainage systems shall be designed in accordance with current engineering practice and shall include best management practices (BMPs) to manage the quantity of stormwater and treat the quality of stormwater. Proposed drainage systems shall address the following goals:

A. Preserve the pre-development site hydrology to the greatest extent possible;

B. Preserve and protect streams, channels, wetlands, water bodies, watercourses and other natural features that protect water quality and provide water quality and quantity benefits;

C. Reduce the peak rate of runoff from developed land to minimize increases in flooding;

D. Manage stormwater runoff in a manner that maintains or improves the physical and biological characteristics of existing drainage systems, both on-site and off-site, and prevents increases in downstream flooding, streambank erosion and water pollution;

E. Emphasize non-structural approaches to controlling runoff and water quality, where appropriate;

F. Prevent pollution of drinking water sources, both above ground and below ground (aquifers) by minimizing the discharge of soluble pollutants;

G. Prevent pollutants from entering receiving waters and wetlands that exceed the systems ability to assimilate or treat the pollutants;

H. Reduce the average total suspended solids (TSS) loadings in the post development runoff by at least 80 per cent (80%);

I. Remove oils, greases and vehicle fluids from the post development runoff, prior to the runoff leaving the site;

J. Incorporate stormwater management practices that mitigate potential increases in the temperature of runoff.

The analysis and design of drainage systems and stormwater management systems shall utilize the following publications, at a minimum:

- State of Connecticut Department of Transportation (CONNDOT) Drainage Manual;
- U. S. Soil Conservation Service TR-55 Manual;
- U. S. Soil Conservation Service TR-20 Manual;
- Connecticut Guidelines for Erosion and Sediment Control (2002);
- Connecticut Stormwater Quality Manual (2004).

4.2.4.1 Stormwater Management Requirements

The following stormwater management requirements shall be addressed:

- All proposed developments shall include an analysis of the upstream tributary drainage area and shall include a downstream impact analysis based on the post-development conditions;

- Proposed developments shall attenuate the post-development peak runoff rate to no more than the pre-development peak runoff rate, unless otherwise modified by the Commission;

- All drainage/conveyance systems, whether structural or non-structural, shall be analyzed, designed and constructed to accommodate existing upstream off-site runoff and developed on-site runoff (post-development);

- Proposed developments shall include provisions for the treatment of surface runoff in order to minimize the discharge of pollutants into existing conveyance systems, watercourses, water bodies and wetlands;

- All proposed developments shall include measures to control soil erosion and sedimentation during construction and post-development;

- Maintenance of all proposed drainage systems/facilities not dedicated to the Town shall be the sole responsibility of the property owner or property association. Maintenance and operation plans/schedules shall be part of any approved site plan.

4.2.4.2 Stormwater Quantity

All stormwater conveyance systems, storm sewer systems, surface drainage systems, detention systems, swales, channels, etc. shall be appropriate for the site and shall be designed in accordance with current engineering practice. Design storm frequencies used in the drainage analysis shall be appropriate for the site and shall be in accordance with the requirements of the Town and the CONNDOT Drainage Manual.

4.2.4.2.1 Peak Runoff Attenuation

Peak runoff attenuation can be accomplished by limiting impervious coverage, increasing travel times, utilizing pervious pavements, introducing groundwater recharge, constructing stormwater detention facilities or other approved methods. Increases in peak runoff must be attenuated for the 2-year, 10-year, 25-year and 100-year storm unless otherwise modified by the Commission. Detention systems not dedicated to the Town will require an operation and maintenance schedule which addresses items of routine maintenance; frequency of maintenance; the party responsible for maintenance; and an emergency operation plan.

4.2.4.3 Stormwater Quality

All site developments shall include provisions for the treatment of stormwater runoff in order to minimize the transport of pollutants downstream or into the groundwater. These treatment requirements are an important part of the Town's strategy to comply with the National Pollutant Discharge Elimination System (NPDES) Permit Phase II Requirements for Post-Construction Runoff Control.

4.2.4.3.1 Stormwater Treatment Procedures

In general, the procedures for meeting the objectives of post-construction runoff control are:

a. Site Design Best Management Practices (BMPs);

Site design BMPs are techniques and facilities that can be used within the proposed development to reduce the quantity of runoff and treat runoff in order to reduce the level of pollutants. Site design techniques include minimizing impervious areas and retaining native vegetation. Site design facilities include roof downspout infiltration systems, drywells and the utilization of pervious pavement where appropriate. If practical, runoff storage and treatment measures shall be spread throughout the site rather than being placed at a single stormwater collection point (end-of-pipe structure);

b. Pretreatment Facilities

Pretreatment of runoff is required prior to discharging to the site's primary stormwater treatment facility or to any infiltration facility. The purpose of pretreatment is to remove large particles and debris from runoff in order to prevent clogging and minimize maintenance of any downstream treatment facility. Appropriate pretreatment facilities include deep sump catch basins, sediment traps, grass swales, vegetative buffers, gravel/riprap flow spreaders, underground detention systems, oil water separators and proprietary settling devices. Further downstream treatment utilizing primary treatment facilities is required after pretreatment;

c. Primary Treatment Facilities

Primary treatment of stormwater runoff is required at all points where stormwater discharges from the site into an existing stormwater conveyance system, watercourse, water body or wetland. Primary treatment facilities should be capable of capturing and treating the design water quality volume (WQV) or the design water quality flow (WQF) in accordance with the design procedures contained in the Connecticut Stormwater Quality Manual. Examples of primary treatment facilities include infiltration trenches, infiltration basins, rain gardens, bio-filtration swales,

surface or underground filtration systems, bio-retention systems and proprietary filtration devices.

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.

4.2.6 Natural Features

Due regard shall be given to the preservation and potential enhancement of natural features, trees, streetscapes, scenic points, rock formations, and other assets of a community nature. All watercourses should remain in as natural a state as possible, and all land filing shall be subject to the landfill regulations of the Town. The developer shall preserve, as far as possible, hardwood and evergreen trees that are not required to be removed by the building construction or public improvements.

4.2.7 Bonding Requirements

4.2.7.1 The Commission may require that a bond be posted by the applicant, in an amount and form acceptable to the Commission, in order to assure the completion of all work required by site the plan for the following: roads, parking areas, drainage systems, sanitary sewers, water lines and other public utilities, recreational facilities, landscaping and planting, improvements or conditions by the Commission or other Town departments.

4.2.7.2 A surety company bond in the amount approved by the Commission must be filed with the Town of Granby prior to the issuance of any building permit, except that, in lieu of

a bond, there can be deposited with the Town cash or letter of credit in an amount sufficient to guarantee the completion of the work required on the plan.

4.2.7.3 In the case of water mains, electric lines or other utilities to be installed by a public utility corporation or municipal department, a statement from such corporation or department that the work will be done within a reasonable time and at no expense to the Town will be accepted in lieu of a bond or cash deposit.

4.2.7.4 A decision on any application; for a release or reduction of any security for completion of improvements, utilities and recreation facilities shall be made by the Commission, upon the recommendation of the Town Engineer.

4.2.7.5 An application for release and or reduction of security shall be made by letter from the developer to the Commission and shall indicate the value of the improvements, public utilities or recreation facilities remaining to be completed after the date of such application. A reduction in security shall not be less than in increments of 25% of the projected costs of the improvements.

4.2.7.6 A reduction of any security for completion will be allowed only if, after the Town Engineer's inspection, the remaining security is adequate to cover the estimated cost of completion. A release of any security for completion shall not be made until the Town Engineer certifies completion of the public utilities, improvements and recreation facilities that have been made in accordance with the requirements of the site plan approved by the Commission.

4.2.8 On Site Sewage Disposal

4.2.8.1 Where individual sanitary sewage disposal systems are proposed, the site plan shall be accompanied by a sanitary report, developed in accordance with the guidelines set forth by the Farmington Valley Health District. The report shall demonstrate the feasibility of the proposed individual systems; the report should deal with the area as a whole, discussing the following points:

a. General nature and development of the surrounding area;

b. Topography and natural drainage patterns;

c. Sub-surface conditions as shown by sub-surface investigation, including soil absorption characteristics, ground water level conditions, ledge rock and general nature of soil;

d. General description of the type of development contemplated;

e. Detailed description of proposed sanitary sewage disposal facilities indicated sizes for various ground conditions, materials to be used, and the general layout pattern to be used, etc.;

f. Special precautions that may be necessary to provide proper functioning of the proposed disposal systems;

g. Map of the general area with locations of all tests shown on proposed layout;

h. Flood heights of any nearby streams, brooks or rivers.

The report shall contain test results, and an engineering evaluation of test results based on an extensive subsurface investigation.

4.2.8.2 Since the principal purpose of the sanitary report is to demonstrate the feasibility of the ground for subsurface disposal of septic tank wastes, emphasis must be placed on the analysis and interpretations of test results and other observations by the engineer.

4.2.8.3 The report shall contain a statement by the engineer that, in his professional opinion, the area is suitable for the installation of individual sanitary sewage disposal systems of the general type and size described in his report. Any reservations or special conditions considered necessary by the engineer shall be repeated in this portion of his report.

4.2.8.4 If any additional information is requested, or if any additional tests are required, a supplemental report shall be submitted. The Commission may modify or waive the requirements of this Section for the construction of a structure of less than 10,000 square feet, or for any commercial or industrial building where the amount of water use is limited to lavatories and bath facilities.

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 individual buildings may be used to prevent monotonous appearance.

4.2.10 Stipulations

The Commission, in approving a Site Development Plan, may stipulate such restrictions as appear to the Commission to be reasonable to assure compliance with

the intent of these Regulations and to protect or promote the rights of individuals, property values and the environment in the area as a whole, the public health, safety or welfare, sound planning and zoning principles, improved land use, site planning and land development or better overall neighborhood compatibility. Such restrictions may concern, without limitation, the components of the site plan and the layout, distribution and relationship between uses and structures, vehicular and pedestrian circulation, parking, open space, landscaping, screening, signs and lighting. All conditions shall be satisfied, if possible, prior to the issuance of a building permit but must be complied with completely at the time of issuance of a certificate of occupancy.

4.2.11 Waiver of Requirements

When site plan approval is required as part of a Special Permit application in an R4A, R2A, R50 or R30 zone, the Commission may modify or waive the requirements of Sections 4.1.3, 4.1.5, 4.2.1, 4.2.3 and 4.2.5.

4.2.12 Preliminary Plans

Any applicant may prepare a set of preliminary plans for an initial meeting with the Commission. The purpose of the meeting shall be to provide an informal opportunity for the applicant to avail himself/herself of the advice and assistance of the appropriate Town officials before preparation of the final plans and before a formal application for Site Development approval is made.

4.2.13 Minor Changes

When minor changes to approved site development plans are requested which do not require additional parking spaces, do not impact on necessary landscaping, do not change the visual appearance of the development or which may be required by field conditions, approval may be granted by the Community Development Director, Building Official and Town Engineer. All approved plans shall be filed with the office of Community Development and reported to the Commission at the next meeting. If approved, one paper copy of the approved plan must be filed by the applicant.

4.2.14 Simplified Site Plan

When a fully engineered site plan is not necessary to determine inland wetland or zoning compliance or when site plan approval is required as part of a Special Permit application in an R4A, R2A, R50 or R30 Zone; and proposed changes do not involve significant grading, storm drainage, floodplain, underground utilities, or other attributes requiring professional design, location, and/or documentation on a site plan; the Building Official, Director of Community Development, Town Engineer, Fire Marshal, or other applicable staff members may mutually agree to allow a simplified site plan that is limited in scope to the vicinity of the proposed change.

Simplified site plans shall be drawn to scale and demonstrate compliance with all relevant regulations to the satisfaction of relevant town staff, but do not need to be professionally drawn and sealed. Upon subsequent, more significant changes to a site, the simplified site plan shall be incorporated into a fully compliant site plan of the entire site.

If it is determined a proposal exceeds a simplified site plan, a fully engineered site plan shall be required. An applicant may be referred to the Commission for a determination at any time.

SECTION 5
AREA, YARD AND HEIGHT REQUIREMENTS

5.0 PURPOSE

To further the objective of Section 1.1, except as provided for existing lots here within, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these Regulations, and as prescribed in the schedule, which is part of this section and is labeled "Schedule of Areas, Yards and Height Requirements."

5.1 SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT DEPTH
R4A	4 ACRES	100 Ft.	250 Ft.
R2A	2 ACRES	200 Ft.	250 Ft.
R50	50,000 sq. ft	200 Ft	200 Ft.
R30	30,000 sq. ft	150 Ft	150 Ft.
PDM	5 ACRES	175 Ft.	250 Ft.
C2	20,000 sq. ft	100 Ft.	150 Ft.
I	45,000 sq. ft (1)	50 Ft. (1)	200 Ft. (1)
ED	10 ACRES (2)	450 Ft. (2)	450 Ft. (2)
T1	30,000 sq. ft.	150 Ft.	200 Ft.
Commercial Ctr.	20,000 sq. ft	100 Ft.	150 Ft.
Ctr. Commons	30,000(9)	150 Ft.	150 Ft.
Ctr. Edge	30,000 sq. ft.	150 Ft.	150 Ft

ZONE	MAXIMUM STORIES	MAXIMUM HEIGHT/FEET	MAXIMUM% LOT COVERAGE
R4A	2 1/2	30 Ft.	15%
R2A	2 1/2	30 Ft.	15%
R50	2 1/2	30 Ft.	20%
R30	2 1/2	30 Ft.	25%
PDM	2	35 Ft.	30%
C2	3	45 Ft.	40%
I	2	40 Ft.	40%
ED	3	60 Ft.	40%
T1	2 1/2	30 Ft.	20% (6)
Commercial Ctr.	3	45 Ft.	30%
Ctr. Commons	3	45 Ft.	30% (8)
Ctr. Edge	2 1/2	30 Ft.	25% (9)

Note*: In the R4A zone no structure may be constructed within 100 feet of the Case Street front street line, or if no street line has been established, within 125 feet of the pavement centerline. A minimum 50-foot front yard shall apply to all other existing and proposed streets.

ZONE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD
R4A	100/50* Ft.	50 Ft.	25 Ft.
R2A	50 Ft.	50 Ft.	25 Ft.
R50	50 Ft.	50 Ft	25 Ft.
R30	50 Ft.	30 Ft	20 Ft.
PDM	50 Ft.	40 Ft.	35 Ft.
C2	50 Ft. (3)	20 Ft. (3)	10 Ft. (3)
I	50 Ft. (4)	20 Ft. (4) (3)	20 Ft. (4) (3)
ED	50 Ft. (5)	20 Ft. (5) (3)	20 Ft. (5) (3)
T1	50 Ft. (7)	30 Ft.	20 Ft.
Commercial Ctr.	25 Ft.	20 Ft.	10 Ft.
Ctr. Commons	50 Ft. (8)	30 Ft.	20 Ft.
Ctr. Edge	50 Ft. (9)	30 Ft.	20 Ft

(1) See Section 3.8.4.6
(2) See Section 3.9.4.2
(3) See Section 4.2.5
(4) See Section 3.8.4.5
(5) See Section 3.9.4.2
(6) See Section 3.10.3.5
(7) See Section 3.10.3.9
(8) See Center Common Zone Special Criteria 3.12.2
(9) See Center Edge Special Criteria 3.12.3

5.2 ADDITIONAL LOT LAYOUT/DESIGN REQUIREMENTS

5.2.1 Front Yards on Corner Lots

On corner lots, the front yard requirement shall be enforced on both street fronts.

5.2.2 Minimum Lot Frontage/Rear Yards

On a corner lot the minimum lot frontage shall be required along all streets, and a side yard line shall be required opposite all street lines.

5.2.3 Height Exceptions

5.2.3.1 The provisions of these Regulations limiting the maximum height of buildings shall not apply to the height of a church spire; tower or belfry; flagpole; water tank; chimney; elevator bulkhead; antenna; or similar use, all of which have a maximum height of 60 feet. The Commission may permit increases in the height of the above items to a maximum of 90 feet following the application and approval of a Special Permit and subject to the conditions of Section 8.2.

5.2.3.2 The maximum height of any residential building, as provided in Section 5.1, may be increased from 30 to 40 feet, and the number of stories may be increased to three (3), provided that the minimum building setbacks (front, side, rear yards) are increased by 2 feet for every one foot in height above the maximum outlined in Section 5.1.

An A-2 survey, which outlines the reestablished minimum yard requirements, must be prepared and filed in the Town Hall Building Office prior to the issuance of a Certificate of Occupancy.

5.2.3.3 The Commission may approve increases in the height of commercial buildings and structures above the maximum outlined in Section 5 of these regulations following the issuance of a Special Permit and subject to the conditions of Section 8.2.

5.2.3.3.1 The height shall not exceed 130% of the maximum outlined in Section 5.1 and the number of stories may not exceed one additional story.

5.2.3.3.2 The minimum building setback (front, side, rear yards) for any object whose height exceeds the maximum outlined in Section 5.1 shall be increased by 2 feet for every one foot in height above the maximum outlined in section 5.1. The Site Plan shall outline the re-established minimum yard requirements and upon approval shall be filed in the Land Records of the Town Clerk.

5.2.3.4 No object permitted by this Section 5.2.3 shall have a height greater than the distance between it and the nearest property line, it being intended that no such object would fall onto an adjacent property.

5.2.4 Through Lots (Or Double Frontage Lots)

On a through lot the minimum front yard is required on both frontages. All other yards shall be considered as side yards.

5.2.5 Lot Frontage Measurement

The required lot frontage shall be measured between the side lot lines at a distance of fifty (50) feet back from and parallel to the street line or where no street line has been established, seventy-five feet (75) back from and parallel to the centerline of the traveled way.

5.2.6 Accessory Buildings

All accessory buildings shall conform to the requirements as provided in Section 8.1.

5.2.7 Lot Square

In the case of subdivision or resubdivision, the shape of all lots shall be such that the lot can fit a square having sides equal to the minimum frontage required (for the particular zone where subdivision is proposed) minus twenty-five (25) feet, with one side of the square placed along the required lot frontage as close to parallel to the road as possible. In cases where the front yard has been reduced pursuant to Section 5.2.9, one side of the square may be placed along the front yard line as close to parallel to the road as possible. All lots created within the R4A zone must be designed to accommodate a rectangle of no less than 200 feet by 400 feet within the perimeter of the lot.

5.2.8 Subdivision Modification

In the case of subdivision, or resubdivision, of a parcel of land containing a minimum of five (5) lots where the shape of the parcel, the topography or other natural features prevent the best subdivision in strict conformance to the lot sizes and areas required in Section 5.1, such requirements may be modified by the Commission is not over

20% of the lots in such subdivision, so long as the purpose and intent of Section 5.1 is carried out for the subdivision as a whole.

5.2.9 Front Yard Requirement

All buildings shall be set back in accordance with Section 5.1 except that where no building line has been established buildings shall be set back seventy-five (75) feet from the center line of the road.

Where new residential subdivisions are approved the Commission may permit a reduction of the 50-foot front yard requirement subject to the following criteria:

The reduced front yard may not be less than 30 feet;

The reduced front yard will only be permitted where lots are proposed within new residential subdivisions and where the front yard is measured from a proposed permanent dead-end street which will be constructed as part of the subdivision;

The reduced front yards shall be shown and noted on the approved mylar copy of the subdivision and filed in the Town Land Records.

5.2.10 Lots of Records

On a lot of less than 150 feet frontage, under separate ownership of record, which lot contained an existing building or a building under construction April 29, 1955, and which building is hereafter altered or extended, one side yard may be not less than 10% of the lot frontage, provided the total of both side yards is not less than 30% of the lot frontage, and provided that no side yard is less then twelve (12) feet.

5.2.11 Undeveloped Lots of Records

On a lot less than 150 feet wide, under separate ownership of record on April 29, 1955, on which no principal building existed or was under construction on April 29, 1955, one side yard may be not less than 10% of the lot frontage, provided that the total of both side yards is not less than 30% of the lot frontage and provided that no side yard is less than twelve (12) feet.

5.2.12 Contiguous Developable Area

All lots created through subdivision or resubdivision shall contain a contiguous developable area equal to at least 60,000 in the R4A zone; 40,000 square feet in the R2A zone; 35,000 square feet in the R50 zone; and 30,000 square feet in the R30 zone. For the purpose of this Regulation, a contiguous developable area shall be defined as an uninterrupted contiguous area, which does not contain wetlands, watercourses, water bodies, ledge outcroppings greater than 20 square feet, or areas with slopes in excess of 20% that extend 50 linear feet or more. The contiguous developable area may be reduced by 50% when both public water and public sewer are available. Where Flexible Residential Development applications are proposed the minimum Contiguous Developable Area shall be reduced to 20,000 square feet in the R2A zone; 17,500 square feet in the R50 zone; and 15,000 square feet in the R30 zone. The 50% reduction for public water and public sewer shall not apply to FRD applications.

8.6.15.2.2 The location by street address of the proposed sign;

8.6.15.2.3 A statement of the value of the sign;

8.6.15.2.4 An accurately scaled drawing of the sign;

8.6.15.2.5 A map showing the location of the sign on the site;

8.6.15.2.6 Permit fee of $16 per $1,000 of sign value, rounded up to the nearest $1,000.

8.7 SEDIMENTATION AND EROSION CONTROL

A soil erosion and sediment control plan shall be submitted with any application for a site plan or special permit and for all requests for building permits when the disturbed area of such development is cumulatively more than one-half (1/2) acre. In order for the development to proceed, the plan must be certified. “Certification” means a signed, written approval by the Commission or its designated agent that a soil erosion and sediment control plan complies with the applicable requirements of these Regulations.

To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site based on the best available technology. Such principles, methods and best practices necessary for certification are found in the “Guidelines” and these Regulations. Alternative principles, methods and practices may be used only with the approval of the Commission.

8.7.1 Erosion and Sediment Control Plan

Each erosion and sediment control plan shall be prepared by a registered professional engineer and shall contain, but not be limited to the following:

A narrative describing:

The type and purpose of the development/construction;

The schedule for grading and construction activities including:

- Estimated start and completion dates, which address seasonal concerns;
- Sequence of grading and construction activities;
- Sequence for installation and/or application of soil erosion and sediment control measures;
- Sequence for any temporary removal and re-installation of the soil and sediment control measures;
- Sequence for final stabilization of the site;

The design criteria for proposed soil erosion and sediment control measures and storm water management facilities;

The construction details for proposed soil erosion and sediment control measures and storm water management facilities;

The installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities;

The operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.

8.7.2.1.1 A site plan drawn at a scale of 1" = 40', at a minimum, (Sheet size of 24" x 36") in accordance with Class A-2 standards as defined by the existing Code of Practice for Standards of Accuracy of Surveys and Maps adopted by the Connecticut Association of Land Surveyors to show the following:

- The location of the proposed development and adjacent properties;
- The boundaries of the property;
- The existing and proposed topography including soil types, wetlands, watercourses and water bodies;
- The existing structures on the project site, if any;
- The proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines and proposed easements;
- The location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
- The sequence of grading and construction activities;
- The sequence for installation and/or application of soil erosion and sediment control measures;
- The sequence for final stabilization of the development site; and

8.7.3 The soil erosion and sediment control plan shall contain any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent. The designated agent is the Town Engineer or the Zoning Enforcement Officer. Erosion and sediment control plans shall contain the following certification signature blocks, as applicable:

"I hereby certify that this plan is in compliance with the Town of Granby Soil Erosion and Sediment Control Regulations and the Connecticut Guidelines for Soil Erosion and Sediment Control dated 2002, as amended."

(Signature)_____, (Date of Approval) _____

(Name)_____, (P.E. Registration) _____

"The Planning and Zoning Commission of the Town of Granby certifies that this Soil Erosion and Sediment Control Plan complies with the Town's Soil Erosion and Sediment Control Regulations and the Connecticut Guidelines for Soil Erosion and Sediment Control dated 2002, as amended."

(Signature)_____, (Date of Approval) _____

"The Town Engineer or Zoning Enforcement Officer of the Town of Granby certifies that this Soil Erosion and Sediment Control Plan complies with the Town's Soil Erosion and Sediment Control Regulations and the Connecticut Guidelines for Soil Erosion and Sediment Control dated 2002, as amended."

(Signature)_____, (Date of Approval) _____

8.7.4 Minimum Acceptable Standards

8.7.4.1 Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles as outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended. Soil erosion and sediment control plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed and does not cause off-site erosion and/or sedimentation.

8.7.4.2 The minimum standards for individual measures are those contained in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended. The Planning and Zoning Commission or the Hartford County Soil and Water Conservation District may grant exceptions when requested by the applicant if technically sound reasons are presented.

8.7.4.3 Computations for runoff shall be in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended; the CONNDOT Drainage Manual (2002), as amended, or other generally accepted engineering standards.

8.7.5 Issuance or Denial of Certification

8.7.5.1 For Site Plan and Special Permit Applications, the Commission shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this Regulation or deny certification when the development proposal does not comply with these Regulations. Certification will normally occur together with the Commission's final action on the application.

8.7.5.2 For Building Permit Applications, the Zoning Enforcement Officer or Town Engineer shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this Regulation or deny certification when the development proposal does not comply with these Regulations. Certification will normally occur together with the issuance of the building permit.

8.7.5.3 Nothing in these Regulations shall be construed as extending the time limits for the approval of any application under Chapters 124 of the Connecticut General Statutes, as amended.

8.7.5.4 Prior to certification, any plan submitted to the municipality may be reviewed by the County Soil and Water Conservation District; which may make recommendations concerning such plan, provided such review shall be completed within thirty (30) days of the receipt of such plan.

8.7.6 Conditions Relating to Soil Erosion and Sediment Control

8.7.6.1 For Site Plan and Special Permit Applications, the estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, may be covered in a bond or other assurance acceptable to the Commission in accordance with the provisions specified within these Regulations.

8.7.6.2 Site development, preparation and or construction shall not begin unless the soil erosion and sediment control plan is certified.

8.7.6.3 Excavation, soil disturbance and the removal of vegetation may only begin in accordance with the installation of the planned soil erosion and sediment control measures and facilities as outlined within the certified plan.

8.7.6.4 All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.

8.7.6.5 It is the developer's/builders responsibility to correct erosion or sedimentation problems in the field and take appropriate measures to avoid such problems. In the event that the erosion and sediment control measures, as shown on the certified plan, are not functioning to prevent erosion and sedimentation, either through inadequate design, emergency conditions, or unforeseen field conditions, the Planning and Zoning Commission or its designated agent shall direct the developer to revise the plan to correct and/or eliminate any deficiencies in the plan, and to install and maintain new erosion control measures. The developer shall promptly comply with any directives of the Commission, or its designated agent.

8.7.6.6 In the event that the developer/builder wants to make changes to the certified plan, the developer shall submit a revised plan to the Commission or its designated agent. The Commission, or its designated agent shall review the revised plan and either certify or deny the revised plan in accordance with these regulations.

8.7.6.7 The Commission, or its designated agent, shall have the authority to order and/or approve changes to the certified plan in the event of unforeseen field conditions which require immediate remedial measures to improve the effectiveness of the certified plan.

8.7.6.8 In the event that a developer/builder fails to perform the work within the time limits specified in the certified plan or fails to perform any work in accordance with the certified plan, the Commission or its designated agent shall advise the developer in writing of this fact and direct that any necessary work be completed within a specified time. If the developer does not comply with the directions of the Commission, or its designated agent, the Commission may arrange for said work to be done by the Town, or by a private contractor, hired by the

Town. The cost of this work shall be paid for with the bond funds that were deposited by the developer and held by the Town.

8.7.6.9.1 Should an emergency situation arise, due to extreme weather or the failure or inadequacy of the erosion and sedimentation measures, the Town is authorized to take immediate action to address the situation. The cost of this work shall be paid for with the bond funds that were deposited by the developer and held by the Town. Should the developer's bond funds be insufficient to cover the cost of work performed by the Town or by a private contractor, hired by the Town, under Section 8.7.6.8, 8.7.6.9 or 8.7.7, the developer\property owner shall be obligated to reimburse the Town for the expenses. In such cases a final Certificate of Occupancy shall be withheld until such time that the Town is reimbursed for its costs.

8.7.7 Building Permits and Bonds

All applications for building permit must include a cash bond of $1,000 or 10% of the cost of the building permit, whichever is greater, for erosion and sedimentation control, when the disturbed area of the development is cumulatively more than one-half (1/2) acre. This bond may not be required where the Town is currently holding adequate bond funds for approved Site Plan and Special Permit applications as outlined herein.

Should the Commission or its designated agent determine that an area of a construction site, which appears to be cumulatively more than one-half (1/2) acre has been disturbed, construction activities may be immediately halted until such time that a certified erosion control plan is approved and installed in accordance with these regulations.

8.7.8 Inspection

Inspections shall be made by the designated agent during development to ensure compliance with the certified plan and to ensure that control measures and facilities are performing properly. The Commission, or its designated agent, may require the developer to submit progress reports to verify that the soil erosion and sediment control measures have been installed properly and that they are being operated and maintained in accordance with the certified plan. If progress reports are required, they shall correspond to the construction/installation sequence of the certified plan.

8.7.9 Agreement

An agreement permitting the Town or its agent to enter onto the property to make inspections, emergency repairs, corrections or installations (on forms provided by the Town) shall accompany all bonds.

8.8 CUSTOMARY HOME OCCUPATION

Customary home occupations permitted in Sections 3.1, 3.2 and 3.3 shall be subject to the following provisions:

8.8.1 A customary home occupation shall be carried on entirely within the dwelling unit excepting agricultural, instructional and educational activities, which may be permitted outside. The home occupation may be permitted within an enclosed accessory building, upon issuance of a Special Permit by the Planning and Zoning Commission;

8.8.2 A customary home occupation shall be carried on by the inhabitants of such dwelling unit and shall only involve the employment on the premises of any member of the immediate family residing in such dwelling unit plus one (1) person, full or part-time, not residing in such dwelling unit;

8.29.3.10 Signage, if any, shall be limited to four (4) square feet at the base of the facility or at the access gate.

8.29.3.11 An unused wind facility shall be removed within twelve (12) months of cessation of operations.

8.29.3.12 For the purpose of determining the potential for wind energy on a site, wind monitoring and meteorological towers shall be permitted as temporary structures for one year provided that Town staff determines the equipment will not create a nuisance or hazard. A building permit and other information as requested by Town Staff are required prior to installation.

8.29.3.13 To evaluate the proposed site for a wind facility, the Commission may require balloon tests, photo simulations, and other studies in connection with any application.

8.29.3.14 When considering the Special Permit, the Commission may consider anticipated noise generation and its effect on surrounding properties and the physical impact on surrounding properties. A site plan showing the location of the proposed system and any other information as required per Section 8.29.3.13 shall be submitted with the Special Permit application.

8.30 ~~Temporary and Limited Moratorium on Cannabis Establishments~~

~~**Statement of Purpose**. This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.~~
~~The Connecticut General Assembly has passed, and the Governor has signed S.B. 1201, An Act Concerning *Responsible and Equitable Regulation of Adult-Use Cannabis (the "Act")*, portions of which are effective on July 1, 2021. Said Act contains provisions allowing municipalities to prohibit or place certain restrictions on cannabis establishments with the exception of existing dispensary facilities and producers for medical marijuana as defined in Chapter 420f, C.G.S., *Palliative Use of Marijuana* – legislation passed in 2012 authorizing the use of medical marijuana. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory responsibilities and promote the public's general health, safety and welfare.~~

8.30.1 ~~Definitions~~

~~**a.** Cannabis. Marijuana as defined in Section 21a-240, C.G.S.~~

~~**b.** Cannabis Establishment. Producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and or delivery service.~~

~~**c.** Cultivator. A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.~~

~~**d.** Delivery Service. A person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in Section 21a-408, C.G.S., or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to Chapter 368v, C.G.S. that have a protocol for the handling and~~

~~distribution of cannabis that has been approved by the department, or a combination thereof.~~

~~**e.** Dispensary Facility. Means a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f, C.G.S. and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under Chapter 420f, C.G.S. and any regulations adopted thereunder.~~

~~**f.** Food and Beverage Manufacturer. A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.~~

~~**g.** Hybrid Retailer. A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.~~

~~**h.** Micro-cultivator. A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.~~

~~**i.** Person. An individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.~~

~~**j.** Product Manufacturer. A person, excluding a producer, that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type and who may sell or transfer cannabis and cannabis products to laboratories, research programs and cannabis establishments.~~

~~**k.** Product Packager. A person that is licensed to package and label cannabis and cannabis products.~~

~~**l.** Retailer. A person, excluding a dispensary facility that is licensed to purchase cannabis and cannabis products from producers, cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis and cannabis products to consumers and research programs.~~

~~**m.** Transporter. Means a person licensed to transport cannabis between cannabis establishments, laboratories and research programs.~~

8.30.2 ~~**Applicability.**~~

~~During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Granby, and any and all applications submitted for the approval of any cannabis establishment shall be denied by the Planning and Zoning Commission or Zoning Enforcement Officer, as may be appropriate.~~

8.30.3 ~~**Effective Date/Term.**~~

~~This temporary and limited moratorium shall become effective on August 31, 2021 and shall remain in effect until August 31, 2023.~~

8.30 Transit Community Middle Housing Development

Transit Community Middle Housing Development shall comply with the following standards:

8.30.1 Roof Design

8.30.1.1 The roof shall have a pitch of 4/12 or greater and may include gambrel or hip roof designs. Flat roofs are prohibited.

Questions: Specify mansard roof would be allowed? What about federal style buildings with flat or nearly-flat roofs? See attachment.

8.30.1.2 Roofs shall be surfaced with shingles or standing-seam metal. Tarpaper roofing shall be prohibited.

8.30.1.3 All roofs shall project beyond the wall of the line below them by at least one (1) foot.

Other possible sub-section: Each roof shall have at least two (2) gables, shed dormers, or similar features, which features shall include a window or ventilation louvre.

Question: Does the Commission think this should be added?

8.30.2 Wall and Exterior Design

8.30.2.1 No wall on the street facing façade shall be longer than thirty (30) feet measured at the foundation, without a horizontal break in plane at least 2 feet in depth.

Note: PDM caps it at 50 feet before a horizontal offset. It does not specify the offset.
See attachment for existing horizontal plane.

8.30.2.2 Wall surfaces shall be brick, stone, clapboard siding (wood or faux material), shingle (wood or faux material), or board-and-batten. EIFS, plywood, stucco, or panelized surfaces shall be prohibited; concrete (painted or nonpainted) shall be prohibited except for exposed foundations of no more than three (3) feet in height.

8.30.2.3 All buildings shall include window trim and details that conform to the following:

8.30.2.3.1 Trim width shall have a minimum of three (3) inches measured from the edge of the window frame to the outer edge of the trim.

8.30.2.3.2 Shutters shall be on all windows on the street facing façade.

8.30.2.3.3 Windows shall include dividers, and shall be designed as 6 over 6, 6 over 1, or 4 over 4.

8.30.2.3.4 A minimum of fifteen (15) percent of the front façade must be windows.

Question: Require a covered stoop?

If so, possible sub-section:
Each building shall have a covered stoop at least five feet in width and a minimum depth of 4 feet.

8.30.3 Buildings shall conform to the height, yard, and other bulk requirements of the underlying zoning district in Section 5, unless a perfect six development is proposed, in which case the maximum stories permitted shall be three (3) and the maximum height shall be forty-five (45) feet.

8.30.4 Landscaping

8.30.4.1 Each building shall include foundation plantings that conform to the following:

8.30.4.1.1 At least six (6) shrubs per twelve (12) lineal feet of wall length, except at stairways, handicapped ramps, or access walkways.

Questions: Around entire building? Or front façade only?

Is spacing too close? Will vary depending on species. Place 5 feet on center?

8.30.4.1.2 Shrubs shall include at least seventy-five (75) percent evergreens.

8.30.4.1.3 All shrubs shall be at least one (1) gallon size at time of planting.

8.30.4.2 Each property shall include trees that conform to the following:

8.30.4.2.1 At least two (2) trees shall be planted within the front yard of each lot. The front yard is the area between the building and the street.

8.30.4.2.2 Deciduous trees shall have a minimum caliper of three and one-half (3 ½) inches and evergreen trees shall be at least six (6) feet in height at time of planting.

8.30.4.3 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.

8.30.4.4 Each property shall include landscape buffers that conform to the following:

8.30.4.4.1 Where the property abuts a residential zone with a residential use, a twenty-five (25) foot landscaped buffer extending the length of the property boundary with the abutting residential zone shall be provided. A minimum of one (1) deciduous tree with a minimum caliper of three and one-half (3 1/2) inches or one (1) evergreen tree with a minimum height of six (6) feet at the time of planting shall be planted per twenty-five (25) feet of property line. There shall also be a minimum of five (5) shrubs at least one (1) gallon size at time of planting per twenty-five (25) feet of property line. Plant materials shall be staggered in rows to create an effective year-round visual screen. At least 50% of required plantings shall be evergreen species. A six (6) foot stockade fence may be installed within the buffer area to enhance screening. Where a fence is installed, the required number of trees and the required number of shrubs may each be reduced by up to twenty-five (25) percent. No structure, parking areas, storage, or impervious surfaces shall be permitted within the required buffer, except for approved fencing and utilities that do not interfere with the buffer's function.

8.30.4.4.2 The property shall contain a landscaped area adjacent to the street which is not less than twenty (20) feet wide and extending the length of the property frontage. This landscaped area shall be free of parking areas, with the exception of driveway access and an area for a sign, and shall be planted with deciduous and evergreen trees located in clusters at a minimum rate of one (1) tree per twenty-five (25) feet of frontage. A deciduous tree must have a minimum caliper of three and one-half (3 ½) inches and an evergreen tree shall be at least six (6) feet in height at time of planting. These trees are in addition to those required under Section 8.30.4.2. In addition to the tree(s), vegetation clusters including azalea,

rhododendron, mountain laurel, and other native species shall be planted. These plants shall be at least one (1) gallon in size at planting. There shall be at least one (1) vegetation cluster with a minimum of three (3) plants per twenty-five (25) feet of frontage.

8.30.4.5 All trees and shrubs shall be native species.

8.30.4.6 All trees and shrubs shall be guaranteed for one (1) year after planting.

8.30.5 Parking

8.30.5.1 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 where there is a legal easement or other document for shared parking, then parking areas may be paved to the common property line.

8.30.5.2 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.

8.30.5.3 To reduce visual and audio impacts and the impact of heat, excessive drainage and snow removal, deciduous trees shall be planted at a rate of one (1) two (2) inch caliper tree per fifteen (15) parking spaces; and parking areas shall be grouped in clusters of thirty (30) spaces or less, separated by landscaped islands.

8.30.5.4 Each parking space shall have an area of not less than nine (9) feet by eighteen (18) feet. No area shall be credited as parking space if it is used as a loading space. All parking spaces shall be permanently marked to delineate individual parking spaces.

8.30.5.5 Aisles for accessing 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 single- loaded bays. A forty-five degree parking stall will be required a fourteen (14) foot aisle width.

8.30.5.6 Access driveways, which are driveways from a public street to the interior parking lot, shall be a minimum of 24 feet in width for two-way traffic and a maximum of 30 feet, and a minimum of 12-feet in width for one-way traffic and a maximum of 15 feet. Driveways shall be designed to be as perpendicaular to the street as possible.

8.30.5.7 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.

8.30.6 Lighting

8.30.6.1 All light fixtures shall be full-cutoff, dark-sky compliant.

8.30.6.2 There shall be no light trespass or light spill from the property onto adjacent properties.

8.30.6.3 Building-mounted floodlights are prohibited.

8.30.6.4 The maximum height of light poles is fourteen (14) feet.

8.30.6.5 Foundations for light poles shall not exceed six (6) inches above the surrounding grade.

8.30.6.4 There shall be no light trespass or light spill from the property onto adjacent properties.

8.30.7 Signs shall conform to the requirements of the underlying zone.

8.30.8 Concrete sidewalks at least five (5) feet in width shall be provided along the linear frontage of all roads abutting the property.

Question: This is consistent with Granby Center area. What about other areas?

8.30.9 Concrete sidewalks at least five (5) feet in width, which lead from the existing street to the proposed or re-used structure, shall be provided.

8.30.10 Rooftop mechanical units shall be set back from the leading edge of the roof and/or screened using a parapet wall or other architectural screening, so as not to be visible from the street when viewed while standing at ground level.

8.30.11 Ground mounted mechanical equipment and refuse storage areas (trash and recycling dumpsters and compactors) shall not be visible from the street when viewed while standing at ground level. Such mechanical equipment and refuse areas shall be screened with evergreen hedges; wood or vinyl stockade fences; masonry walls; or any combination.

Question: What about view from adjacent properties?

8.30.12 The site shall comply with Section 4 Site Plan Criteria. The requirements of Section 8.30 shall take precedence over any conflicting requirements.

8.30.13 The site shall comply with Section 8.7 Sedimentation and Erosion Control.

8.30.14 The site shall comply with Section 9 Earth Excavation.

8.30.15 The conversion of existing buildings shall be permitted provided any site or building changes comply with the provisions of Section 8.30.

Other questions/consult with Town Attorney:

Include reference to Aquifer Protection Overlay Regulations--can special permit be required if in the overlay zone?

Include reference to the SFHA Section 8.18?

SECTION 9
EARTH EXCAVATION, FILLING AND GRADING

9.0 PURPOSE

The purpose of this Section to regulate the excavation and removal of sand, gravel, stone, loam, dirt and other such earth materials and to regulate the hauling and depositing of earth materials onto properties within the Town of Granby. Such regulation is necessary to minimize situations that may have a negative impact on the Town and surrounding properties, while the activity is occurring and following its completion. Further, these regulations are designed to assure that the final grades are stable and blend naturally into the surrounding area and to assure that the land remains suitable for appropriate future uses, while reducing traffic hazards and nuisances often associated with the excavation, filling and hauling of earth products.

9.1 APPLICABILITY

This Section 9 is applicable to all properties within the Town of Granby, regardless of zone.

9.2 SCOPE

The cubic yards of material specified below are cumulative from the date of adoption of the regulation.

9.3 Permitted without a permit:

9.3.1 On a lot of less than 1 acre, the excavation of earth or the filling of land is permitted without a permit provided that no more than 150 cubic yards of earth are placed on or removed from the lot.

9.3.2 On a lot of 1 acre or more, the excavation of earth or the filling of land is permitted without a permit provided that no more than 300 cubic yards of earth are placed on or removed from the lot.

9.4 Permitted following the issuance of a Zoning Permit:

9.4.1 A zoning permit, issued by the Zoning Enforcement Officer, is required for any excavation or filling of land in excess of that permitted within Sections 9.3.1 and 9.3.2 above, to a maximum of 5,000 cubic yards.

9.4.2 The application for a zoning permit shall include a plan designed to the satisfaction of the Zoning Enforcement Officer and as required herein.

9.5 Permitted following the issuance of a Special Permit:

The excavation of earth or the filling of land is permitted only upon the issuance of a Special Permit by the Planning and Zoning Commission where more than 5,000 cubic yards of earth are to be placed on or removed from any lot, except as provided below.

9.6 Permitted following the issuance of a Building Permit:

The excavation of earth or the filling of land is permitted upon the issuance of a Building Permit for a residential home provided that no more than 7,000 cubic yards are placed or removed per any one lot.

9.7 Permitted following the issuance of a Septic System Installation or Repair Permit by the Farmington Valley Health District:

The excavation of earth or the filling of land is permitted upon the issuance of a permit by the FVHD for septic system installation provided that no more than 3,000 cubic yards of earth are placed or removed per any one lot.

9.8 Plan Requirements:

Any plan involving the deposition or removal of more than 2000 cubic yards, or any plan which proposes that more than 500 cubic yards of material will be placed or excavated from any land area containing less than one acre, will require a plan prepared by a PE or LA.

9.9 Exemption where the Commission has approved Subdivision, Special Permit or Site Plan Applications:

A separate Excavation and Removal Special Permit application shall not be required where the activity is part of the approval of a Subdivision, Special Permit or Site Plan Application. The Commission may require the separate submission of a separate Excavation and Removal Special Permit application where the amount of material exceeds 30,000 cubic yards or where the Commission determines that the proposed Excavation and Removal is the primary part of the Subdivision, or site plan application. Additionally, the Commission may permit the temporary use of earth material processing, screening or crushing equipment in conjunction with an approved subdivision, provided a specific time limit is established for such use.

9.10 Exemption where the Inland Wetlands and Watercourses Commission has approved the construction or maintenance of a Pond:

A separate Excavation and Removal Special Permit application shall not be required where the Inland Wetlands and Watercourses Commission has approved the construction of a new pond or dredging or modification of an existing pond, provided that the total amount of material does not exceed 7,000 cubic yards, or if the material does not leave the site.

APPLICATION REQUIREMENTS

9.11 Plans which detail the proposed activity shall contain all applicable information as outlined in Section 4.0 of these Zoning Regulations. The Commission may require additional information based on the scope, location or special concerns related to the proposal.

9.12 Special Criteria for Earth Excavation, Filing and Grading

The Building Official, Zoning Enforcement Officer or Planning and Zoning Commission shall approve the plan and grant the permit only when satisfied that the following conditions are understood by the applicant and that they will be complied with in the undertaking of such excavation or filling:

a. That the premises will be excavated and graded in conformity with the plan as approved.

b. That Sedimentation and Erosion Control will be designed and installed in accordance with Section 8.7 of these Zoning Regulations.

c. That no excavation or filling will take place within 25 feet of any property line without the written consent of the abutting land owner(s). The Commission or

Zoning Enforcement Officer may increase this distance to not more than 50 feet based on specific site conditions, proposed slope, location of surrounding structures and need for additional buffering.

d. That the existing top soil will remain on site as necessary for the restoration of the property upon completion.

e. That the premises will be excavated and graded in conformity with the plan as approved.

f. That all stages of operations, proper drainage will be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties.

g. That during the period of excavation and removal, barricades or fences will be erected as are deemed necessary by the Zoning Enforcement Officer for the protection of pedestrians and vehicles.

h. That truck access to and from the site will be so arranged as to minimize danger to traffic and nuisance to surrounding properties and that any access road used to service the operation will be provided with a dustless surface.

i. That feasible and prudent measure will be taken to minimize the nuisance of noise and dust. Upon review of the application the ZEO may require specific measures necessary to reduce the anticipated level of noise and dust. Upon inspection of the operation, the ZEO may also require further measures to reduce the level of noise and dust. Such noise measures may include limiting the use of engine braking assist systems such as “jake brakes”, adjusting the work areas during certain periods of the day, modifying work practices to limit back-up alarms, delaying the clearing of vegetation, requiring the creation of temporary earthen berms and other such measures as determined by the ZEO. Measures to control dust may include the regular watering of the site or specific areas of the site, the application of chlorides; the mulching of exposed areas; adjusting the scheduled clearing and grubbing; prioritizing the replanting of vegetation; early hydro-seeding and other such measures as determined by the ZEO.

j. That upon completion, the excavated or filled area will be graded so that no gradients in disturbed earth shall be steeper than a slope of 3-1 (horizontal/vertical), unless, after review by the Town Engineer it is determined that the soil condition can support a slope up to 2-1 (horizontal/vertical) and it is further determined that such slope is appropriate for the area.

k. That a layer of topsoil of a quality and depth approved by the Town Engineer will be spread over the disturbed area, except exposed rock surfaces, in accordance with the approved contour plan. The depth of the top soil shall not be less than 4 inches and the area shall be seeded with a perennial rye or other approved grass and maintained until the area is stabilized.

l. That there will be no earth material processing, screening or crushing equipment on the site, except as outlined in Section 9.9 and as allowed within an Industrial zone.

m. That where an application for excavation or filling involves adjoining properties, the properties may be considered under a single application.

n. That activity shall not commence before 7:00 am and shall terminate not later than 6:00 p.m.

o. That no operations are permitted on Sundays or established federal holidays.

p. That a bond may be required to assure proper completion of the project and guarantee the replacement, improvement or repair of the Town infrastructure which may be damaged by the operation. The amount of such bond will be established after a review by the Town Engineer.

q. All feasible and prudent steps shall be taken to assure that the operation continues to comply with the above criteria throughout the period of the operation. Upon a determination by the ZEO that the operation is not in compliance, the operation shall immediately cease and the operation shall not be allowed to continue until written approval is provided by the ZEO. Such written approval shall not be provided without a written documentation of the issues which led to the cessation of the operation and the resolution of the issue. Any operation that continues following a notice to cease shall be subject to the remedies and sanctions provided by the Connecticut General Statutes and Section 10.1 of the Granby Zoning Regulations.

r. A Zoning Permit will remain in effect for a period of 90 days, after which it shall become void. The ZEO shall not issue a new permit without the subsequent filing of a map which shows, through the report of a professional engineer, that the excavation already completed conforms to the plan of operations as approved.

9.13 Special Permit Applications

In addition to the above criteria, when considering Special Permit applications under this Section, the Commission shall review the criteria of Section 8.2 and apply it with the understanding that the Excavation and Filling activity is temporary and base the determination on the proposed condition of the property in its completed state. The Commission shall consider any appropriate action necessary to limit the length of any operation and take other additional measures as necessary to limit the negative impacts on surrounding properties and may deny any application where it finds that the proposal will result in an unusual hardship or exceptional difficulty on the Town and/or the area residents. In its review the Commission shall consider the following additional items:

a. Potential soil erosion and sedimentation affecting all land and bodies of water both on-site and off-site.

b. Effects on drainage and groundwater table.

c. Lateral support slopes, grades and elevations of abutting streets and properties.

d. Effect of the operation and any related traffic circulation and road condition on streets serving the parcel under consideration.

e. Any decision issued by the Inland Wetlands and Watercourses Commission.

f. Any recommendation or approval of the Connecticut Department of Transportation or Department of Energy and Environmental Protection and/or the U.S. Army Corps of Engineers.

g. Any recommendation of the Town's Engineer, Director of Public Works Department, the Conservation Commission, and the Director of Community Development.

h. The scope and duration of the project and temporary and long-term effects on surrounding properties.

9.14 Approved Applications:

In approving an application, the Commission shall exercise its authority to minimize any negative effects that the proposed operation may have on the Town and the area residents.

1. In approving an application, the Commission shall take appropriate action to limit the length of any operation and shall specify the time period within which an excavation, or filling, activity shall be completed, but in no event shall the time period of the approval exceed two (2) years. An approved permit shall then expire on the date set by the Commission or two (2) years from the start date set by the Commission unless such permit is renewed by the Commission. The Commission shall not renew or extend any permit unless the operator is able to show, through the report of a professional engineer, PE that the excavation already completed conforms to the plan of operations as approved.

2. The Commission may require the applicant to submit periodic reports, prepared by and bearing the seal of a professional land surveyor or engineer, showing the status and progress of the work.

3. As a condition of any special permit, the Commission may require that the applicant furnish a performance and/or maintenance bond, acceptable to the Commission in form, amount, and surety, securing to the Town of Granby the faithful performance of the work proposed, pursuant to both the provisions of this or other applicable sections of these regulations and to the specific conditions of approval.

4. No bond shall be released until:

   a. The Commission receives an as-built survey prepared by a professional land surveyor that the project has been completed according to approved plans and conditions attached thereto;

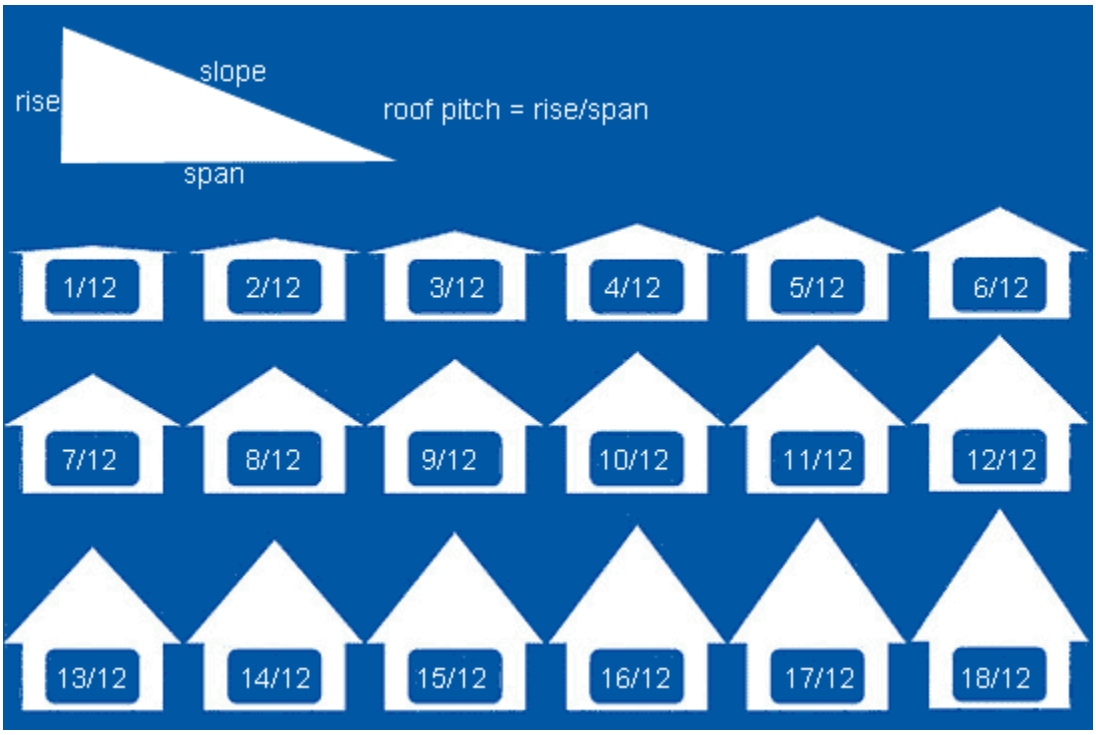
   b. The Commission is satisfied the work has been completed as required; and

   c. Disturbed areas have been appropriately graded and stabilized with vegetation to result in erosion-free conditions.

Roofs

Section 8.30.1.1

Roof Pitch



https://www.americanmetalroofswi.com/roof-pitch/



4/12 pitch roof has an angle of approximately **18.4 degrees**.

Visualizing a 4/12 Roof Pitch

A 4/12 roof pitch is considered a **moderate slope** — not flat, but not very steep either. It looks gently sloped, making it popular for many residential homes.Green House Brown Roof

How Does a 4/12 Roof Pitch Compare to Other Common Pitches?

Pitch Ratio	Angle (degrees)	Classification
2/12	9.46°	Low slope
4/12	**18.43°**	Moderate slope
6/12	26.57°	Standard/medium pitch
8/12	33.69°	Steep slope
12/12	45°	Very steep slope

The 4/12 pitch sits comfortably between low and medium pitches, offering a nice balance of functionality and aesthetics.

https://skroofingandconstruction.com/understanding-4-12-roof-pitch-angle/

Types of Roofs



https://www.instagram.com/p/DVDrGmhiE01/

Mansard Roof





Federal Roof



Gables and Dormers

Section 8.30.1.3

Gable:



https://www.google.com/search?sca_esv=f77eb908d38b3c2a&udm=2&fbs=ADc_l-aN0CWEZBOHjofHoaMMDiKpaEWjvZ2Py1XXV8d8KvlI3o6iwGk6Iv1tRbZIBNIVs-5-bUj3iBl-UxHsANYwOkWWIHyK1NRBVtxaVLlI368r1sO_OMujwuZE1H9wBGiUEFKalv-UExzkT4rqVSLwXbL5yWPGopUNIjv5GQ5DwuDVa-IKUeFZ70StwpJt_rJTYvLKtJx3fZhTEKDS9dAdZKM0nO474w&q=roof+gable&sa=X&ved=2ahUKEwiV8erpo9yTAxWjt4kEHY1tMeIQtKgLegQIERAB&biw=1920&bih=975&dpr=1#sv=CAMSVhoyKhBlLUdfY1FZRG5TUndCMFJNMg5HX2NRWURuU1J3QjBSTToOZlNMS2t1alpXU3NIUU0gBCocCgZtb3NhaWMSEGUtR19jUVlEblNSd0IwUk0YADABGAcghdGRtw5KCBABGAEgASgB

Dormer:

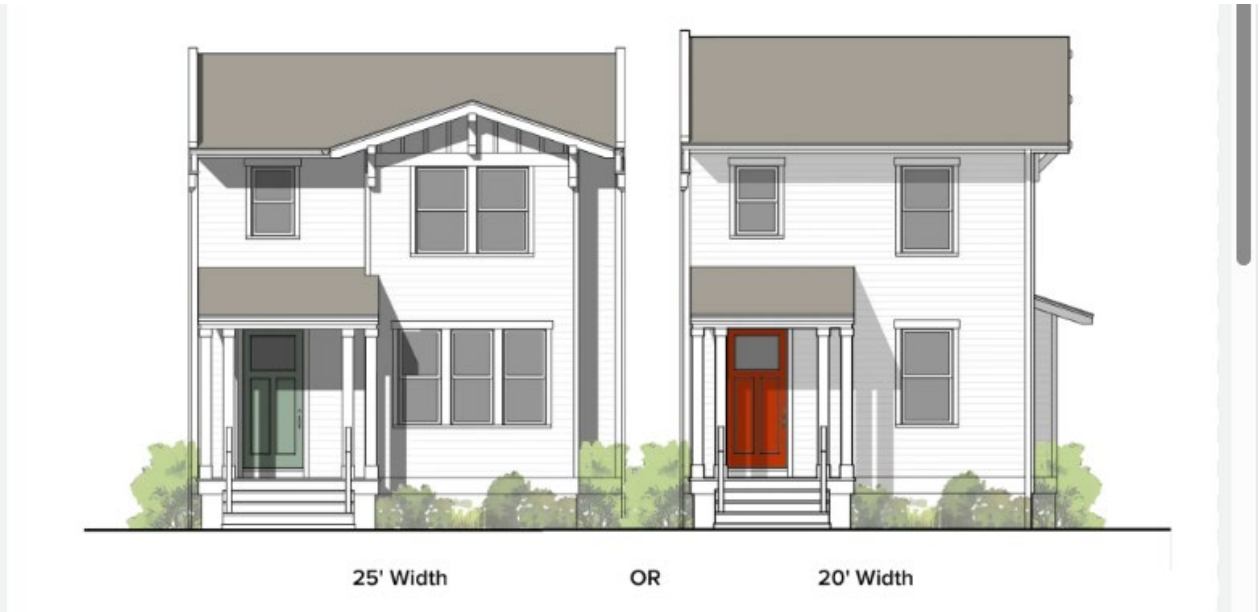


https://www.homeadvisor.com/cost/roofing/add-a-dormer/

Gables and Dormers

Section 8.30.2.1

Horizontal plane:



https://www.google.com/search?q=townhouse+building+diagram+with+20-foot+wall+and+2-foot+linear+offset&sca_esv=a0464d9551b247bc&udm=2&biw=1920&bih=975&ei=1ErVaYScHZKtptQP-_GegAo&ved=0ahUKEwiE1sKordyTAxWSlokEHfu4B6AQ4dUDCBI&uact=5&oq=townhouse+building+diagram+with+20-foot+wall+and+2-foot+linear+offset&gs_lp=Egtnd3Mtd2l6LWItZyJFdG93bmhvdXNlIGJ1aWxkaW5nIGRpYWdyYW0gd2l0aCAyMC1mb290IHdhbGwgYW5kIDItZm9vdCBsaW5lYXIgb2Zmc2V0SM0bUIEMWPwYcAJ4AJABAZgBpAGgAZgFqgEDOS4xuAEDyAEA-AEBmAIAoAIAmAMAiAYBkgcAoAfCA7IHALgHAMIHAMgHAIAIAA&sclient=gws-wiz-img#sv=CAMSVhoyKhBlLU5QMXZmSV9YWHJ1TDdNMg5OUDF2ZklfWFhydUw3TToOclFJQnVXSkVIUFhUQ00gBCocCgZtb3NhaWMSEGUtTlAxdmZJX1hYcnVMN00YADABGAcg0pyogQpKCBABGAEgASgB

Linear Feet:

18 East Granby Road: 30 feet



15 East Granby Road: 56 feet and 30 feet



16 East Granby Road: 20 feet / 28 feet



265 Salmon Brook Street: 31 feet



255 Salmon Brook Street: 25 feet



254 Salmon Brook Street: 40 feet



TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Thomas Kalista

FROM: Abby Kenyon, Director of Community Development

DATE: April 9, 2026

RE: Discussion about possible action regarding 280 Salmon Brook Street, Station 280: Bond status for outstanding work and Certificate of Occupancy

---

The Station 280 development, located at 280 Salmon Brook Street, was approved by the Planning and Zoning Commission at its meeting on February 11, 2020. In its approval letter, the following was included:

"Per Section 4.2.7 of the Zoning Regulations, prior to the issuance of a building permit, a bond must be filed with the Town to guarantee the completion of the work required on the plan within that particular phase. The applicant's engineer shall prepare an estimate containing the type, estimated quantities, and costs of materials needed to complete the required improvements. The bond estimate shall then be reviewed and approved by the Town Engineer. If there is a disagreement between the applicant's engineer and the Town Engineer, the applicant shall present the bond estimate to the Commission for their decision. The bond may be in the form of cash, certified check, or performance surety, provided the terms and conditions of the surety bond shall be acceptable in form and substance to the town."

In accordance with this provision, a surety bond was submitted. This bond was reduced in August 2024 to reflect the completion of some site work items. The current surety bond in the Town file is $1,542,988.21.

At this time, all five buildings have been completed and certificate of occupancies (C/O) have been issued. There is a outstanding C/O for the pool/pavilion area. The property owner has requested this C/O be issued upon final inspection by the Building Official.

When the Building Official issues this final C/O for the project, he is certifying that the property is in compliance with the zoning regulations and the Commission's approval. As there are outstanding items to be completed, it is staff's position that a C/O should not be issued until all required items are completed. The following items are outstanding at this time:

1) Final topcoat of pavement.

2) Line striping after topcoat.
3) Final landscaping inspection/verification plantings are in accordance with the approved plans, including fencing.
4) Site to be stabilized and all silt fence/E&S measures to be removed.
5) Final review that all trash/debris has been removed.
6) Design engineer to issue a Certificate of Compliance which states the infrastructure was constructed in accordance with the approved plans.
7) An as-built of the site utilities, structures, and hard surface to be prepared, approved by the Town Engineer, and filed with the Town Clerk

The Commission is asked to consider the request by the property owner, which is to release the C/O pending final inspection by the Building Official despite the outstanding items.

Refer to the attached letter.

BURKENTINE
BUILDERS

Abigail,

Burkentine would like to formally request a time slot for an upcoming Planning & Zoning hearing in Granby for the Station 280 project.

We'd like to discuss obtaining certificates of occupancy for the pool and pavilion ahead of the final top coat paving. Both areas have already been inspected by the State and are complete from a safety and functionality standpoint, and there are no safety concerns associated with their use. The remaining top coat work is relatively minor and won't impact access to or operation of these amenities.

Given that, we're hoping the Town would consider allowing use of the pool and pavilion while we finalize scheduling for the paving. As you know, timing for top coat work can be dependent on contractor availability and weather, and holding these amenities back in the meantime would unnecessarily limit tenants' access to facilities that are otherwise ready and safe to use.

For context, we formally requested pricing in December from M&O, a local Connecticut contractor. They've received two quotes, and we're working through next steps to move the paving forward.

We're committed to finishing the remaining work and staying aligned with the Town throughout. We'd appreciate the opportunity to walk through this with you and the Commission.

Let me know what your schedule looks like, or if there's anything you'd like from us in advance.

Thanks,

Thomas Kalista

Burkentine Real Estate Group

BURKENTINE
BUILDERS

Office 717/ 633-5163
Fax 717/ 637-4005

1454 Baltimore Street, Suite A
Hanover, PA 17331

www.burkentine.com

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Richard Case

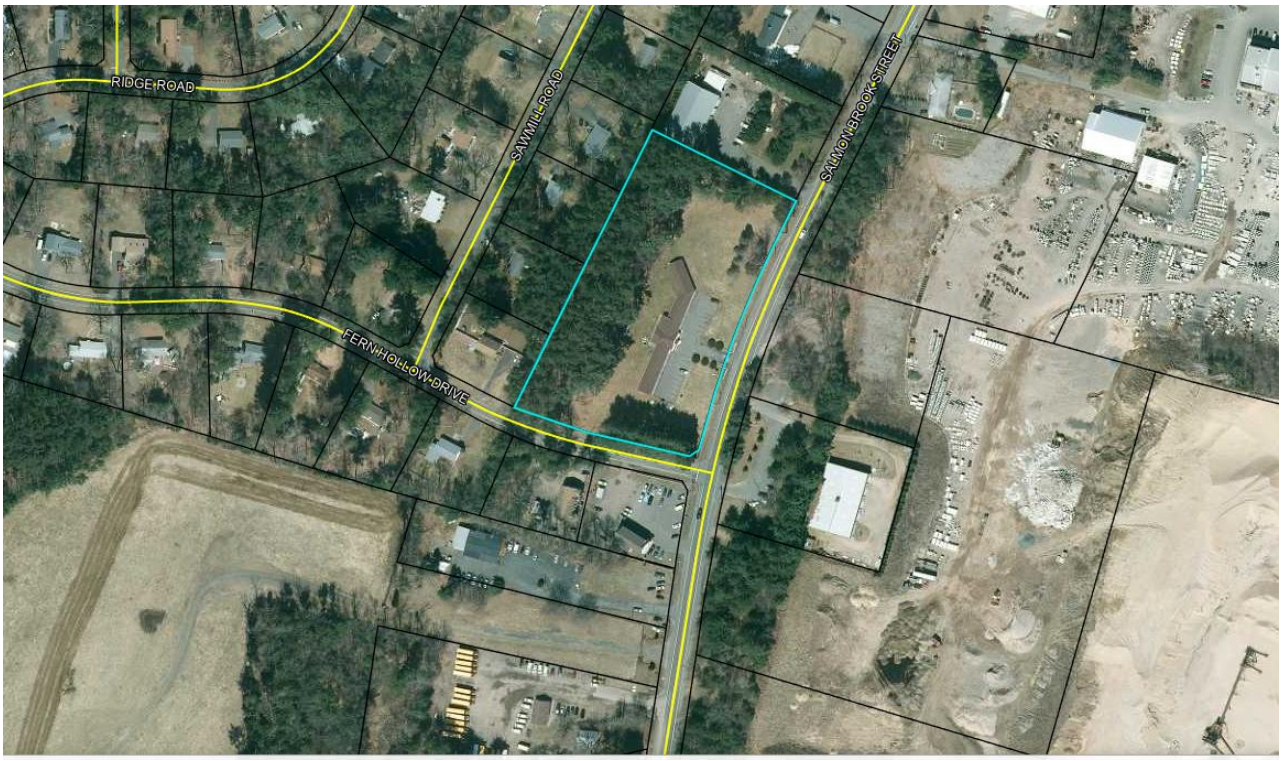
FROM: Abby Kenyon, Director of Community Development

DATE: April 9, 2026

RE: Informal Discussion: 551 Salmon Brook Street, Granby Motel, possible conversion to residential use and associated site improvements

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The property, 551 Salmon Brook Street, is 4.1 acres in the C2 (Business) Zone. The Granby Motel currently occupies the site. The motel is set back about 100 feet from the front property line and there is one driveway from Salmon Brook Street that provides access to a parking lot, which is located in front of the motel (see aerial below). The motel has a septic system and well—public water and sewer are not available.





Staff was contacted by a developer who is interested in converting the motel into apartment units. This would be considered a multi-family use. Multi-family is not currently an allowable use in the C2 Zone, either by right or by special permit. As the Commission is aware, legislation that was passed allows 2-9 residential units in commercial zones by summary review. However, even with the regulation changes the Commission will have to adopt in response to this legislation, the changes would not apply to this property as the developer would propose 14 units.

Before moving forward with a possible text amendment, it was suggested that the developer present informally to the Commission.

Below is a summary of the possible project. The following page shows a possible rendering of the converted building.

Project Summary:
We are proposing to substantially improve and expand the existing building by adding new square footage to the rear, effectively doubling its size. The project would create a total of 14 apartment units, consisting of a mix of one- and two-bedroom layouts. We also plan to add 10 garages on the site.

Key improvements include:

- Upgrading the well system
- Replacing the septic system
- Bringing the entire building up to current building code
- Each apartment with its own private exterior entrance

To enable this project, we intend to prepare language for a zoning regulation amendment that would allow multifamily housing by special permit in this district. We would like to gauge the town's initial reaction to this concept.

Rendering:

