MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, May 12, 2026, at 7:00 pm

Present: Mark Lockwood, Paula Johnson, Meg Jabaily, Steve Muller, Brennan Sheahan, and Christine Chinni (Zoom)
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 E. Myers and M. Jabaily was seated for E. Lukingbeal.

4. **Public Session**
   None

5. **Action on the minutes of April 14, 2026**

   ON A MOTION by S. Muller seconded by P. Johnson, the Commission voted (6-0-0) to approve the April 14, 2026, minutes as presented.

6. **Public Hearings**
   a. **Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.1.2.4 and 8.21.4 to remodel and operate out of the McLean Game Refuge Facility within the Aquifer Protection Overlay Zone, for property located at 100 Barn Door Hills Road, R2A Zone.**
   Professional Engineer Guy Hesketh, McLean Game Refuge Director Connor Hogan, and Architect Joseph Alicata were present to discuss the application. The property is owned and used by McLean Game Refuge for staff offices and vehicle/equipment storage within an existing building and consists of over 1,000 acres within the R2A zone. McLean is seeking to convert the existing garage space into additional offices with a gathering room, create an outdoor sitting space, construct a garage addition on the northern side, a building addition to the rear, and a front entrance canopy.

   Additional site improvements include the creation of secondary entrance to provide circular traffic, shuttle bus parking, ADA access, and enhanced landscaping. G. Hesketh provided an overview of the stormwater management plan, as well as soil erosion and sediment control measures. It was explained that some of the parking area located on the south side would be processed stone. It was noted that this surface is appropriate for the expected traffic volume. This surface treatment requires specific consideration by the Commission. In regard to the Aquifer Protection Overlay Zone, it was noted that small amounts of gasoline and motor oil are stored in the building, this includes up to five 5-gallon cans of gasoline and up to 10 quarts of oil or hydraulic fluid.

Aside from minor maintenance, all oil changes and other scheduled maintenance are completed off-site. Since the property consists of over 1,000 acres, the applicant is requesting a waiver of the A2 survey requirement. C. Hogan and J. Alicata discussed the architectural design of the building, which will be constructed using timber sourced from the site itself and have metal roofing. C. Hogan discussed hours of operation and in response to a Commission question, it was stated that the facility will not be rented to outside entities. In response to a question about the 'commercial office' use shown on the required parking table, it was explained that the 'commercial office' parking is outlined in the zoning regulations and that is the most similar use to the proposed use of the property, which is why it was selected. A. Kenyon ran through staff comments, including the review by the Town Engineer.

Public Comment

Karen McNey of 80 Barn Door Hills Road spoke in favor of the application and questioned the color of the building, to which C. Hogan stated that the building will have a natural wood finish.

Richard Stevens of 91 Barn Door Hills Road spoke in favor of the application and supports the efforts of the McLean Game Refuge.

The public hearing closed at 7:48 p.m.

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

8. **Consideration of applications, where the Commission has concluded the public hearings**
   a. **Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.1.2.4 and 8.21.4 to remodel and operate out of the McLean Game Refuge Facility within the Aquifer Protection Overlay Zone, for property located at 100 Barn Door Hills Road, R2A Zone.**

      ON A MOTION by P. Johnson seconded by S. Muller, the Commission voted (6-0-0) to approve an application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.1.2.4 and 8.21.4 to remodel and operate out of the McLean Game Refuge Facility within the Aquifer Protection Overlay Zone, for property located at 100 Barn Door Hills Road, R2A Zone; subject to the following conditions:
      1. Resolution of the outstanding staff comments dated 5/5/26 and 5/7/26, and plans updated accordingly.
      2. Incorporation of the applicant's narrative dated 4/24/26 and memo dated 5/11/26.
      3. Acceptance of the parking lot surface treatment as shown on the site plan.
      4. Acceptance of the A-2 survey waiver request.
      5. Incorporation of the Aquifer Protection requirements as outlined in staff's 5/5/26 memo.

9. **Informal Discussion: 137 Salmon Brook Street, possible residential development, and changes to T1 Zoning Regulations**
   Ben Hale of Selective Development was in attendance to present the idea of constructing a multi-family residential development at 137 Salmon Brook Street. The 5.12-acre parcel is located within the T1 (Neighborhood and Commercial Transition) Zone and requires a 150-foot buffer to separate the proposed use from the single-family residential use located within the adjacent R30 Zone.

B. Hale presented a conceptual plan that depicted five separate buildings, which would consist of 8 townhouse style units with a 1-car garage. The homes are intended to provide attainable homeownership opportunities for first-time buyers and moderate-income households. In order to proceed with this concept, a text amendment to the Zoning Regulations is necessary to reduce the required 150-foot buffer. It was suggested that the 150-foot buffer remain for commercial uses, while a 100-foot buffer be allowed for residential uses. Ellen Thomson of 250 Salmon Brook Street spoke in favor of the idea and recommended that consideration be given to affordable housing units. The Commission discussed considerations to the T1 Zone in previous years and indicated that the T1 Zone regulations should be looked at in their entirety.

10. **Commission Discussion: Proposed zoning regulation changes for Transit Community Middle Housing Developments (2-9 Residential Units) and Mixed-Use in Commercial Zones**
    In response to discussion and feedback received at the prior meeting, A. Kenyon presented a full draft of the proposed regulations for consideration. Proposed changes to the landscaping requirements were in response to discussion between E. Lukingbeal and John O'Brien of O'Brien Nursery. In preparation for the next regular meeting, staff will amend the draft regulation based on comments received from the Commission.

11. **POCD Committee Update**
    C. Chinni and B. Sheahan indicated that things are progressing nicely, and a full draft should be ready for discussion at the next POCD meeting on May 26th.

12. **Staff Report and Correspondence**
    A. Kenyon stated that the Development Commission has revised their workplan regarding items for which they are identified as a partner within the Granby Center Study. This will be presented to the Planning and Zoning Commission at a later date.

13. **Commissioner Reports and Correspondence**
    Broadleaf Solar will present to the Board of Selectmen on 5/18/26 at 7pm in the Granby Senior Center. In response to a discussion at the April meeting regarding Station 280, it was reported that with guidance from the Town Attorney, staff is in the process of finalizing the bond for outstanding work at the Station 280 Apartment Complex.

14. **Adjourn**

    ON A MOTION by P. Johnson seconded by S. Muller, the Commission voted (6-0-0) to adjourn the meeting at 8:44 p.m.

    Respectfully submitted,

    Renee Deltenre