Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, June 9, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/81098321994?pwd=G71o9FaAfbBppoulximaMnrZg5aiYb.1
Call-In: 1-929-205-6099
Meeting ID: 889 2780 7663
Passcode: 439432

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes from May 12, 2026

6. Public Hearings
   a. Application seeking a Special Permit under Zoning Regulations Section 3.12.2.2.15 for a mixed-use building with one residential unit and a massage facility for property located at 32 Hartford Avenue, CC Zone.
   b. Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE Zone.
   c. Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 2 Salmon Brook Street, R30 Zone.
   d. Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 9 Laurel Drive; R30 Zone. (Postponed)

7. Receive applications and schedule public hearing
   a. Application seeking an amendment to Zoning Regulations Section 3.2.5 Business Zone (C2) to add Section 3.2.5.18 for the reconstruction and conversion of an existing structure from a commercial use to a multi-family use. File Z-1-26.
   b. Application seeking an amendment to Zoning Regulations Section 3.10 Neighborhood and Transition Zone (T1) to modify building, site, and buffer requirements for multi-family residential uses. File Z-2-26.

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

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

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.