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.

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

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

There will be a public hearing conducted by the PZC on Tuesday, June 9, 2026, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- 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.
- Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE Zone.
- 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.
- 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.

At the hearing interested persons may appear and be heard, and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Carrie Lin, Granby Massage

FROM: Abby Kenyon, Director of Community Development

DATE: May 27, 2026

RE: 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.

The property, 32 Hartford Avenue, is 0.38 acres in the Center Commons (CC) Zone. The property is a corner lot with frontage on both Hartford Avenue and Shattuck Avenue. A driveway located on Shattuck Avenue provides access to the house and detached garage.

The Zoning Enforcement Officer recently became aware that a massage facility was operating from the property, as evidenced by a yard sign that was placed along Hartford Avenue. There were no approvals for such a facility therefore a letter was issued, which resulted in this application.

The property currently has one residential unit and one massage facility so it can be considered a mixed-use building, which requires Special Permit approval under Zoning Regulations Section 3.12.2.2.15. As shown on the attached floor plan, the massage room is in the front of the building, to the right of the front door. This is the only area used by the business; the remaining structure is used for residential purposes. As outlined in the narrative, the business operates Monday, Wednesday, and Friday from 9:30 AM to 7 PM and on Saturday from 10 AM to 4 PM. There is one employee on site, and all customers are by appointment only, therefore there will not be more than one customer at any one time. As described in the narrative, customer parking would be in the existing driveway.

There are no proposed exterior building changes or site changes to accommodate the mixed-use building. It is noted that if a business sign is desired, a separate building permit application and compliance with the Zoning Regulations are required. Should the proposed sign exceed what is allowed under the regulations, special permit approval may be required.

When considering this application, the Commission is to consider the Special Permit criteria in Section 8.2, including suitable location for use; suitable structure for use; neighborhood compatibility; adequate parking and access; and adequate streets for use.

The applicant will be at the hearing to explain the application in more detail and answer any questions.

Property Aerial









Google Street View: July 2025

Narrative

Carrie Liu / Granby Massage

May 13, 2026

32 Hartford Avenue

Granby, CT 06035

860-952-4123

carrieandjohn65@gmail.com

Town of Granby

Attention: Building / Community Development Department

Town of Granby Town Hall

15 North Granby Road

Granby, CT 06035

Re: Special Permit Application - Mixed Use for Granby Massage located at 32 Hartford Avenue Granby, CT 06035

Thank you for agreeing to review our application for a Special Permit. Please accept this letter and accompanying documents in support of the request. The following narrative covers the information requested:

Granby massage would have an extremely low impact on the surrounding area. There would be no increase in traffic, lighting or noise. We are not requesting a sign. The location, 32 Hartford Avenue, is on the corner of Hartford Avenue and Shattuck Avenue. Hundreds of cars drive by every day. Multiple businesses are located across the street.

Granby Massage would be open Monday, Wednesday, Friday from 9:30 am to 7:00 pm and Saturday from 10:00 am until 4:00 pm. We anticipate from zero to three customers a day. There will be no walk-in customers. All customers will need an appointment.

This will be an owner operated business. There will be no employees. With only one customer scheduled at a time there won't be an issue regarding parking. There is a two car detached garage and four cars can easily park in the driveway at the same time.

Carrie Liu is licensed by the State Of Connecticut and a copy of her license is attached.

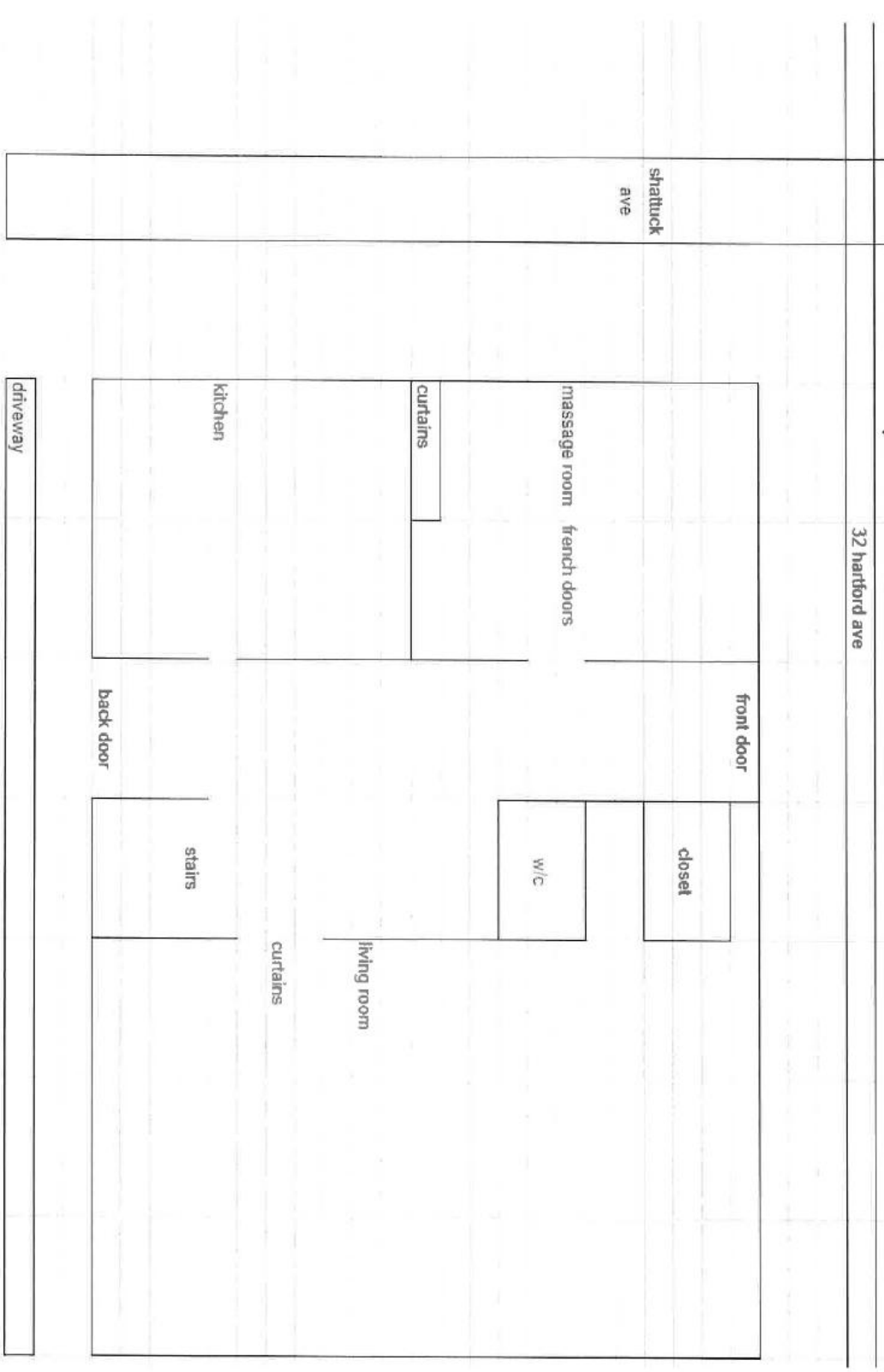
Granby Massage already has 17 Google reviews - ALL 5 Stars!

Sincerely,

Carrie Liu

Granby Massage

Floor Plan


5/12/26, 10:15 AM
Proton Docs Editor
32 hartford ave
shattuck ave
front door
closet
w/c
massage room
french doors
curtains
kitchen
back door
stairs
living room
curtains
driveway

License

1001686 SP 0864 -C01-P01689-I

CARRIE LIU
32 HARTFORD AVE
GRANBY CT 06035-2339

ar CARRIE LIU,

ached you will find your validated license for the coming year.
ould you have any questions about your license renewal,
ase do not hesitate to write or call:

partment of Public Health
. Box 340308
.#12MQA
tford, CT 06134-0308

(860) 509-7603
oplc.dph@ct.gov
www.ct.gov/dph/license

Sincerely,

MANISHA JUTHANI, MD, COMMISSIONER
DEPARTMENT OF PUBLIC HEALTH

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

NAME
CARRIE LIU

VALIDATION NO.	LICENSE NO.	CURRENT THROUGH
03-266127	011444	04/30/28

PROFESSION
MASSAGE THERAPIST

SIGNATURE

MANISHA JUTHANI, MD, COMMISSIONER

PURSUANT TO THE PROVISIONS OF THE GENERAL STATUTES OF CONNECTICUT

THE INDIVIDUAL NAMED BELOW IS LICENSED
BY THIS DEPARTMENT AS A
MASSAGE THERAPIST

CARRIE LIU

LICENSE NO.
011444

CURRENT THROUGH
04/30/28

VALIDATION NO.
03-266127

SIGNATURE

MANISHA JUTHANI, MD, COMMISSIONER

Photos

















TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Rajendra Patel

FROM: Abby Kenyon, Director of Community Development

DATE: May 29, 2026

RE: Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE Zone.

The applicant is seeking a site plan modification for outdoor dining in front of Subway, located at 9 Bank Street. There are currently tables out front, however these have not been approved for outdoor dining. This application is intended to bring the outdoor dining area into conformance with the regulations.

As shown in the photos on the following page submitted with this application, there is a sidewalk that runs along the front of the restaurant. The applicant would like to locate four tables on the sidewalk, with a total of eight seats. These tables and chairs are located to the left of the front entrance.

Below is the outdoor dining regulation, with staff comments following each section where applicable:

8.16.10 Outdoor dining areas may be permitted as an accessory use to an approved restaurant, subject to site plan review and approval by the Commission, provided the application complies with the following:

8.16.10.1 The outdoor dining area shall not exceed 40% of the restaurant gross floor area. The outdoor dining area shall be measured by drawing a rectangle around the area that encompasses all tables and chairs, but shall exclude any travel paths from the principal building to the outdoor dining area. The restaurant gross floor area shall be measured by calculating the sum of the floor areas of the spaces within the building occupied by the restaurant, excluding any basement or attic space storage areas.

> Comment: If approved by the Commission, the total outdoor dining area would be about 40 square feet. The restaurant is approximately 1,000 square feet. Therefore, the total allowable outdoor dining area could be up to 400 square feet. The proposed 40 square foot outdoor dining area is well below the maximum area allowed (4%).

8.16.10.2 The outdoor dining area will not create visibility problems for motorists or pedestrians and will not result in interference with pedestrians or vehicular traffic. Where outdoor dining is proposed on or adjacent to a sidewalk, at least 48 inches of unobstructed sidewalk space shall be maintained.

Comment: The proposed area is located on the sidewalk in front of the building. It is separated from the parking lot by pillars and there are 48 inches of unobstructed sidewalk space.

8.16.10.3 Seating shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

Comment: The proposed location would not impact emergency services.

8.16.10.4 If outdoor dining is to be located in a parking space or driveway, the outdoor dining area shall be located adjacent to the principal building. If outdoor dining is located in a parking space, it shall occupy no more than four parking spaces, unless the number of parking spaces on the property exceeds the minimum number required for the use, in which case the excess spaces may be used for outdoor dining.

Comment: The proposed area is located on the sidewalk.

8.16.10.5 The outdoor dining area shall be separated from the parking area with walls, fencing, plantings, or other means to ensure the safety of diners. This requirement may be waived by the Commission when the proposed seating is to be located on a sidewalk, is separated from the parking area with curbing, there are other existing barriers, or the outdoor dining configuration ensures separation.

Comment: As previously stated, the proposed area is located in a raised sidewalk adjacent to the building, with pillars also providing separation.

8.16.10.6 Any lot, yard, court or open space abutting the approved restaurant may be used for outdoor dining provided the lot, yard, court or open space is located in a zone that allows restaurants, such use is in compliance with any applicable requirements for access or pathways pursuant to physical accessibility guidelines under the federal Americans with Disabilities Act, 42 USC 12101, et seq., as amended from time to time, and approved written authorization from the abutting property owner to use the area for outdoor dining is obtained and provided to the Commission. Upon the expiration or termination of the written authorization, the area shall be restored to its prior condition.

Comment: The proposed area is located on the same property as the restaurant.

8.16.10.7 Submission of a litter control plan, including policies to be followed by employees in keeping the premises free of litter originating from the site, is required and the location and design of trash receptacles shall be shown on the site plan.

Comment: The applicant is asked to address how litter will be handled.

8.16.10.8 No additional parking shall be required.

Comment: No changes needed to the plan.

8.16.10.9 Hours of operation for the outdoor dining area shall be limited to 9 PM, except on Fridays and Saturdays when outdoor dining shall be permitted until 10 PM.

Comment: The applicant is to note the hours.

8.16.10.10 If outdoor lighting is proposed, all fixtures must be full cutoff and dark sky compliant. The applicant shall submit cut sheets of the proposed fixtures and note the hours of lighting operation. A photometric plan may be required to demonstrate the lighting will not result in glare or adverse impacts on surrounding properties.

Comment: No outdoor lighting is shown or proposed.

8.16.10.11 All tables, chairs, trash receptacles, outdoor heaters, etc. shall be removed at the end of each outdoor dining season or secured when not in use. If they are to remain on site outdoors, a storage plan shall be submitted for review and approval by the Commission.

Comment: The applicant is asked to provide information about this requirement. Will any tables/chairs remain on site? If so, provide details where they will be stored.

8.16.10.12 A tent or other temporary structure may be installed to cover the outdoor dining area. If 50% or more of the sides will be down to enclose the dining area, the outdoor dining area shall be treated as indoor dining and the site will have to comply with all other applicable regulations, including parking space requirements.

Comment: No tent or other structure is proposed.

8.16.10.13 A public address system or other system intended to convey verbal messages is prohibited.

Comment: The applicant is to note this.

8.16.10.14 Special Permit approval is required for any proposed outdoor entertainment or music in the outdoor dining area, subject to the following criteria and Section 8.2. If approved by the Commission, light music may be permitted until 9 PM Sunday through Thursday and until 10 PM on Friday and Saturday. The decibel level for music may not exceed 50db, measured from the property line. When considering the Special Permit, the Commission may set conditions on entertainment to mitigate potential negative impacts on surrounding properties. Conditions may include, but are not limited to, frequency, time of day, use of amplified equipment, and duration.

Comment: No outdoor entertainment is proposed.

8.16.10.15 The applicant shall provide a site plan containing sufficient information for the Commission to review the proposal and its impacts on the site and surrounding area. A fully engineered site plan is not required for outdoor dining applications but at a minimum, the site plan shall be drawn to scale and shall indicate any tables, chairs, trash receptacles, etc. associated with outdoor dining in relation to buildings, sidewalks, parking spaces, and driveways.

Comment: The Commission is to refer to the photos and layout plan.

Site Photo May 29th



Narrative

Request for Outdoor Dining Approval

I am writing to formally request approval for the outdoor dining at Subway, located at 9 E Bank street, Granby-CT 06035

We have already placed a small, temporary outdoor seating area consisting of **4 tables and 8 chairs**.

Proposal Details

- **Location:** The tables will be located on the front patio/sidewalk adjacent to the building, leaving ample space for pedestrian traffic.
- **Emergency Safety:** The furniture is light, durable, and easily portable. In case of emergency or extreme weather, all items can be immediately shifted or removed from the area.
- **Impact Assessment:** The seating will be located away from public rights-of-way to avoid disrupting the public. It will be maintained by staff to ensure cleanliness and orderly conduct, ensuring it does not disturb surrounding areas.

Attached are the required photos of the site and a copy of our business contact information. We are happy to comply with any required conditions from the fire marshal or zoning staff.

Thank you for considering this request to enhance our restaurant's offerings in Granby.

The checks for $260 by will be sent thru today's mail

Sincerely,

Rajendra Patel

President/owner


AVAILABLE


Open
HOURS
Monday - Friday
10:00am - 8:00pm
Saturday
10:00am - 8:00pm
Sunday
10:00am - 7:00pm

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Rayssa Rivera Flores

FROM: Abby Kenyon, Director of Community Development

DATE: May 29, 2026

RE: 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.

The applicant is seeking a site plan modification for outdoor dining in front of Coopertine Matcha, located at 2 Salmon Brook Street. As shown on the layout plan and rendering on the following pages, the applicant would like to locate two tables with two chairs each on the sidewalk in front of the restaurant. One table would be located to the left of the front entrance, and the other to the right.

Below is the outdoor dining regulation, with staff comments following each section where applicable:

8.16.10 Outdoor dining areas may be permitted as an accessory use to an approved restaurant, subject to site plan review and approval by the Commission, provided the application complies with the following:

8.16.10.1 The outdoor dining area shall not exceed 40% of the restaurant gross floor area. The outdoor dining area shall be measured by drawing a rectangle around the area that encompasses all tables and chairs, but shall exclude any travel paths from the principal building to the outdoor dining area. The restaurant gross floor area shall be measured by calculating the sum of the floor areas of the spaces within the building occupied by the restaurant, excluding any basement or attic space storage areas.

> Comment: If approved by the Commission, the total outdoor dining area would be about 22 square feet. The restaurant is approximately 528 square feet. Therefore, the total allowable outdoor dining area could be up to 211 square feet. The proposed 22 square foot outdoor dining area is well below the maximum area allowed (5%).

8.16.10.2 The outdoor dining area will not create visibility problems for motorists or pedestrians and will not result in interference with pedestrians or vehicular traffic. Where outdoor dining is proposed on or adjacent to a sidewalk, at least 48 inches of unobstructed sidewalk space shall be maintained.

Comment: The proposed area is located on the sidewalk in front of the building and there will be a minimum of 48 inches of unobstructed sidewalk space.

8.16.10.3 Seating shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

Comment: The proposed location would not impact emergency services.

8.16.10.4 If outdoor dining is to be located in a parking space or driveway, the outdoor dining area shall be located adjacent to the principal building. If outdoor dining is located in a parking space, it shall occupy no more than four parking spaces, unless the number of parking spaces on the property exceeds the minimum number required for the use, in which case the excess spaces may be used for outdoor dining.

Comment: The proposed area is located on the sidewalk.

8.16.10.5 The outdoor dining area shall be separated from the parking area with walls, fencing, plantings, or other means to ensure the safety of diners. This requirement may be waived by the Commission when the proposed seating is to be located on a sidewalk, is separated from the parking area with curbing, there are other existing barriers, or the outdoor dining configuration ensures separation.

Comment: As previously stated, the proposed area is located on sidewalk.

8.16.10.6 Any lot, yard, court or open space abutting the approved restaurant may be used for outdoor dining provided the lot, yard, court or open space is located in a zone that allows restaurants, such use is in compliance with any applicable requirements for access or pathways pursuant to physical accessibility guidelines under the federal Americans with Disabilities Act, 42 USC 12101, et seq., as amended from time to time, and approved written authorization from the abutting property owner to use the area for outdoor dining is obtained and provided to the Commission. Upon the expiration or termination of the written authorization, the area shall be restored to its prior condition.

Comment: The proposed area is located on the same property as the restaurant.

8.16.10.7 Submission of a litter control plan, including policies to be followed by employees in keeping the premises free of litter originating from the site, is required and the location and design of trash receptacles shall be shown on the site plan.

Comment: As stated in the narrative, a trash receptacle will be placed outside. The applicant is asked to address how employees will monitor the area.

8.16.10.8 No additional parking shall be required.

Comment: No changes needed to the plan.

8.16.10.9 Hours of operation for the outdoor dining area shall be limited to 9 PM, except on Fridays and Saturdays when outdoor dining shall be permitted until 10 PM.

Comment: The applicant is to note the hours.

8.16.10.10 If outdoor lighting is proposed, all fixtures must be full cutoff and dark sky compliant. The applicant shall submit cut sheets of the proposed fixtures and note the hours of

lighting operation. A photometric plan may be required to demonstrate the lighting will not result in glare or adverse impacts on surrounding properties.

Comment: No outdoor lighting is shown or proposed.

8.16.10.11 All tables, chairs, trash receptacles, outdoor heaters, etc. shall be removed at the end of each outdoor dining season or secured when not in use. If they are to remain on site outdoors, a storage plan shall be submitted for review and approval by the Commission.

Comment: The applicant is asked to provide information about this requirement. Will any tables/chairs remain on site? If so, provide details where they will be stored.

8.16.10.12 A tent or other temporary structure may be installed to cover the outdoor dining area. If 50% or more of the sides will be down to enclose the dining area, the outdoor dining area shall be treated as indoor dining and the site will have to comply with all other applicable regulations, including parking space requirements.

Comment: No tent or other structure is proposed.

8.16.10.13 A public address system or other system intended to convey verbal messages is prohibited.

Comment: The applicant is to note this.

8.16.10.14 Special Permit approval is required for any proposed outdoor entertainment or music in the outdoor dining area, subject to the following criteria and Section 8.2. If approved by the Commission, light music may be permitted until 9 PM Sunday through Thursday and until 10 PM on Friday and Saturday. The decibel level for music may not exceed 50db, measured from the property line. When considering the Special Permit, the Commission may set conditions on entertainment to mitigate potential negative impacts on surrounding properties. Conditions may include, but are not limited to, frequency, time of day, use of amplified equipment, and duration.

Comment: No outdoor entertainment is proposed.

8.16.10.15 The applicant shall provide a site plan containing sufficient information for the Commission to review the proposal and its impacts on the site and surrounding area. A fully engineered site plan is not required for outdoor dining applications but at a minimum, the site plan shall be drawn to scale and shall indicate any tables, chairs, trash receptacles, etc. associated with outdoor dining in relation to buildings, sidewalks, parking spaces, and driveways.

Comment: The Commission is to refer to the photos and layout plan.

Site Picture May 29th



Narrative

Coopertine Matcha
Outside Seating Proposal

Coopertine Matcha respectfully requests approval for outdoor seating at the storefront located at 2 Salmon Brook Street, Granby, CT 06035.

The plan for the outdoor seating is to place two (2) 4.6-square-foot tables in front of the matcha shop. Each table will include two (2) 3.0-square-foot chairs. One table with two chairs will be in front of the left-side window of the shop, and the other table with its two chairs will be located in front of the right-side window of the shop.

Each table with its two chairs will occupy approximately 10.6 square feet, for a total seating footprint of approximately 21.2 square feet.

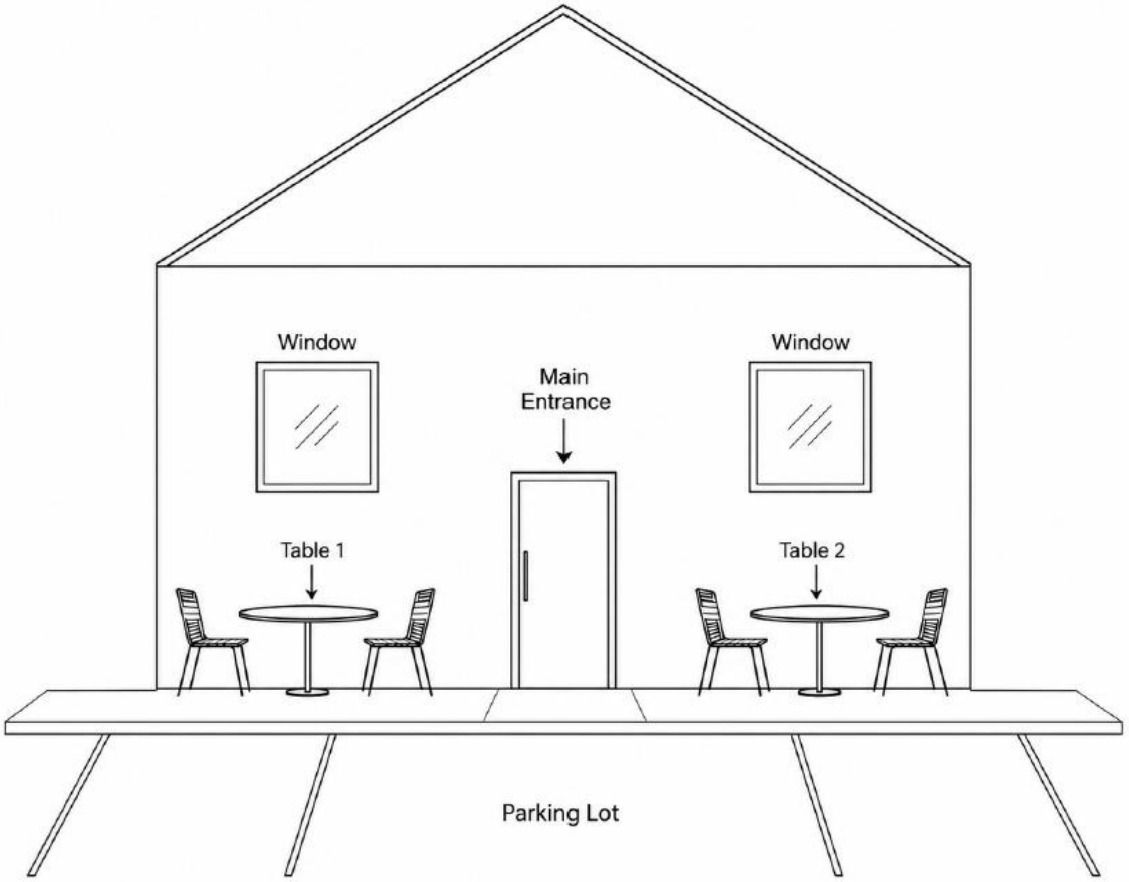
The outdoor seating will be positioned at least 3–5 feet from the main entrance door on each side to ensure safe and comfortable customer flow. In addition, the seating area will remain approximately 4–6 feet from the edge of the parking spaces to maintain pedestrian safety and accessibility.

A trash receptacle will also be placed outside the shop to help maintain the cleanliness and organization of the outdoor area.

Attached are photographs and conceptual drawings illustrating the proposed outdoor seating layout.

Thank you for your consideration.




Window
Main
Entrance
Window
Table 1
Table 2
Parking Lot

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: June 5, 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 a draft and changes have been made in response. Please also note that there are proposed changes to the parking regulations in response to Public Act 25-1. These have not been previously discussed. Also included is a draft map of a potential conservation and traffic mitigation district. Staff will explain further at the meeting.

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 ten (10) or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, or office uses.

MIXED-USE MIDDLE HOUSING DEVELOPMENT: A development containing between one (1) and nine (9) multi-family or single-family dwelling units and one or more commercial, public, institutional, retail, or office uses.

This definition shall not apply to Special Permit uses in conjunction with residential uses in the Residential Zones.

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.

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 Middle Housing Development, subject to Section 8.30.

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 Middle Housing Development, subject to Section 8.30.

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 Middle Housing Development, Subject to Section 8.30.

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 development. ~~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%

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 Middle Housing Development, subject to Section 8.30.

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 development ~~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 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 Middle Housing Development, subject to Section 8.30.

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 development. ~~buildings containing both residential and nonresidential uses;~~

3.12.2.2.15 Multifamily use with 10 units or more, subject to Section 3.7. on a property containing 5 or more acres-- Or take out acreage requirement since special permit and commission can apply criteria 8.2.

3.12.2.2.16 Detached accessory apartment, subject to Section 8.5.2;

3.12.2.2.17 Accessory uses customarily incidental to the above uses.

3.12.2.3 Center Commons Zone Special Criteria

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

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

The maximum area of the footprint of a single commercial building is 8,000 square feet.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building.

Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except as follows; the minimum front yard may be 30 feet as outlined above; the maximum height is 45 feet; the maximum stories is 3; and the maximum coverage is 30%.

3.12.3 Center Edge

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

3.12.3.1 Center Edge Zone Permitted Uses

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

3.12.3.1.1 Single-family dwellings;

3.12.3.1.2 Home occupations, subject to Section 8.8;

3.12.3.1.3 Agriculture, subject to Section 8.15;

7.4.1 Parking Space Ratios

Use	Minimum Parking Spaces Requirement (1)	Per 1,000 sq. ft. Gross Floor Area Footage
Single Family	2 per unit	
Multi-Family	see section 7.4.3	
~~2 bedrooms or more~~	~~2 spaces per unit~~	
~~1 bedroom~~	~~1.5 spaces per unit~~	
Elderly Multi-Family	1 per unit	
Hospital/Sanitarium		4
Nursing Home	1 per 3 beds	
Corporate Type		
Office Headquarters (3)		4
Commercial Office		5
Commercial Recreation		1.5
Medical Office		6
Retail Stores (4)		6
Shopping Centers (5)		5.5
Day Care Facilities		3
Restaurants		8
Places of Amusement		6
Public Assembly		6
Funeral Homes		20
Industrial		2
Wholesale Trade		0.5
Warehousing		0.5
Storage, Retail		5
Auto Showrooms		10
Auto Body Shops		4
Hotel/Motel		
Boarding House	1 per guest room	1

(1) Minimum requirements shall be in addition to other parking requirements.
(2) Gross floor area shall not include unfinished basements.
(3) Over 40,000 gross square feet.
(4) Up to 10,000 square feet.
(5) Retail stores totaling over 10,000 gross feet on a common site plan.

7.4.2 ELECTRIC VEHICLE CHARGING STATIONS

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

7.4.3 Multi-family residential development parking space requirements shall be as follows:

7.4.3.1 For a residential development that contains sixteen (16) dwelling units and fewer, there shall be no minimum required number of parking spaces, unless the property is within the Conservation and Traffic Mitigation District. If within the Conservation and Traffic Mitigation District, then there shall be one parking space for each studio or one-bedroom dwelling and two parking spaces for each dwelling with two or more bedrooms, unless the number of recommended parking spaces as presented to the Commission in the parking needs assessment per Section 7.4.4 is less.

7.4.3.2 For a residential development that contains more than sixteen (16) dwelling units, there shall be one parking space for each studio or one-bedroom dwelling and two parking spaces for each dwelling with two or more bedrooms, unless the number of recommended parking spaces as presented to the Commission in the parking needs assessment per Section 7.4.4 is less.

7.4.4 A parking needs assessment shall be paid for by the applicant and shall include an analysis of the following:

7.4.4.1 Available existing public and private parking that may be used by residents of the proposed development;

7.4.4.2 Public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking;

7.4.4.3 Projected future needs for off-street parking for such proposed development; and

7.4.4.4 Any relevant local traffic, parking or safety study.

7.5 AISLE WIDTH

Aisles for access parking stalls shall be at least twenty-four (24) feet wide for double-loaded parking bays and at least twenty-two (22) feet wide for single- loaded bays. Where the parking stall angle is less than ninety (90) degrees, the aisle width may be appropriately reduced. A forty-five (45) degree parking stall will require a fourteen (14) foot aisle width.

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 be subject to summary review and 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. Mansard roofs and Federal style roofs shall also be permitted. Flat roofs are prohibited.

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.

8.30.1.4 Each roof shall have at least two (2) gables, shed dormers, or similar features, which features shall include a window or ventilation louvre.

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.

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

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

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.

8.30.3 Landscaping

8.30.4 Each building shall include foundation plantings along the front of the building that conform to the following:

8.30.4.1 8.30.4.1.1 At least six (6) shrubs a minimum of 3 gallons in size shall be planted.

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

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 two (2) inches and evergreen trees shall be at least six (6) feet in height at time of planting.

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.

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

8.30.4.3 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 two (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 three (3) gallon size at time of planting per fifteen (15) 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. This requirement shall not apply when there is an existing twenty-five (25) foot landscape buffer.

8.30.4.4 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)~~ fifteen (15) feet of frontage. A deciduous tree must have a minimum caliper of ~~three and one-half (3 ½)~~ two (2) 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 shall be in accordance with Section 4.2.5.i.

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 perpendicular 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.

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

8.30.7 Where the property is within 100 feet of other properties with existing sidewalks, or where sidewalks are planned within the area as outlined in an existing plan or study, concrete sidewalks at least five (5) feet in width shall be provided along the linear frontage of all roads abutting the property.

8.30.9 Where sidewalks either currently exist or are planned, 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. This requirement does not apply to rooftop solar.

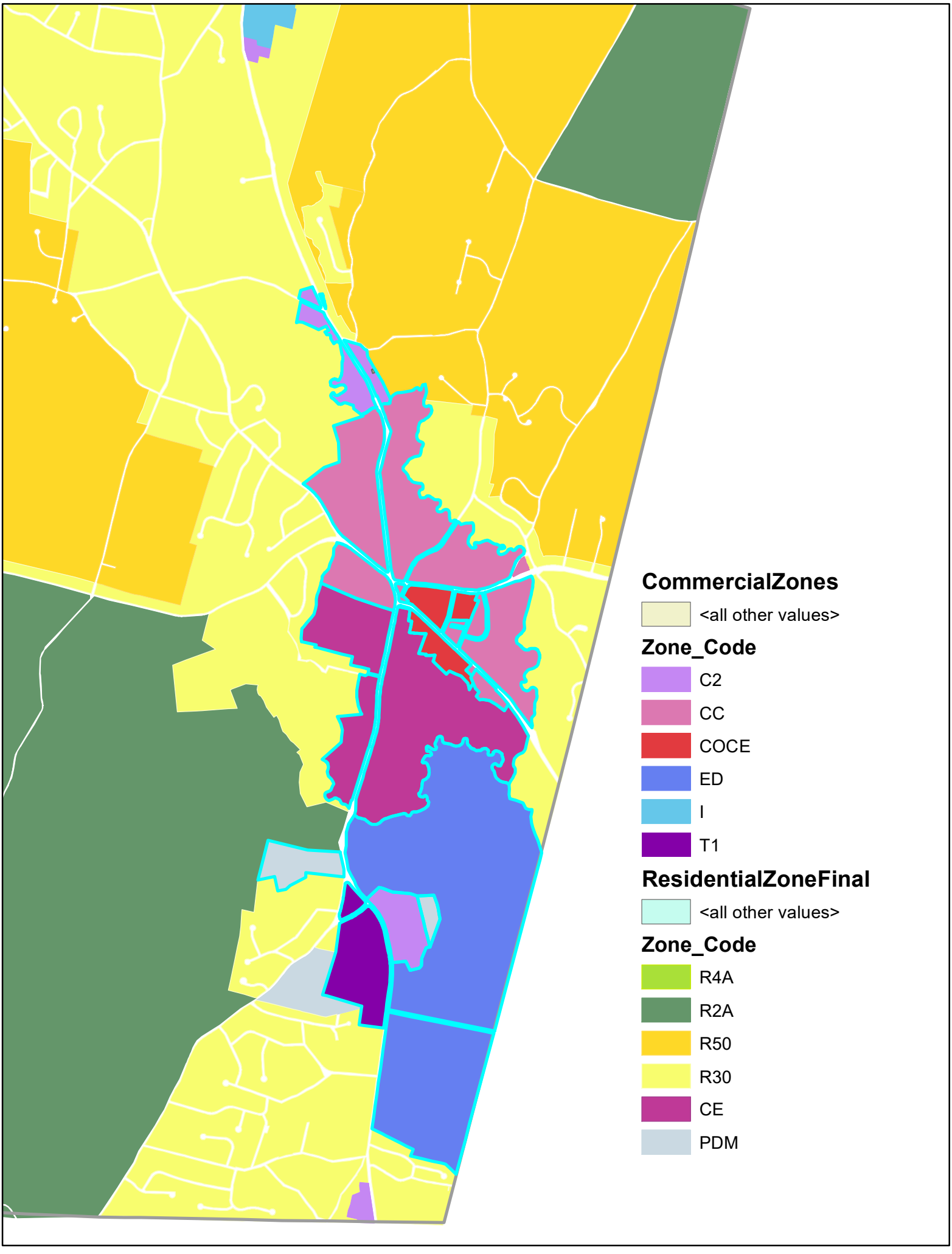
8.30.11 Ground mounted mechanical equipment and refuse storage areas (trash and recycling dumpsters and compactors) shall not be visible from the street when viewed while standing at ground level. Such mechanical equipment and refuse areas shall be screened with evergreen hedges; wood or vinyl stockade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

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

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

8.30.12 The site shall comply with Section 9 Earth Excavation.

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


CommercialZones
<all other values>
Zone_Code
C2
CC
COCE
ED
I
T1
ResidentialZoneFinal
<all other values>
Zone_Code
R4A
R2A
R50
R30
CE
PDM