MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, June 9, 2026, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Paula Johnson, Steve Muller, and Brennan Sheahan
Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. **Call to Order**
   Chair Lockwood called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Seating of Alternates, if applicable**
   P. Johnson was seated for R. Lavitt.

4. **Public Session**
   Ben Perron, 25 Archie Lane, had questions/comments regarding the proposed T1 Zoning Regulation amendment application, and deadlines for the town regarding Public Act 25-1. M. Lockwood noted that public comment regarding the Zoning Regulation amendment cannot be received at this time, and the public hearing has been scheduled for a later date.

5. **Action on the minutes from May 12, 2026**

   ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (6-0-1) to approve the May 12, 2026, minutes as presented. E. Lukingbeal abstained.

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.**
      Applicant Carrie Lin and her husband John Daggerhart were present to discuss the application. As indicated by staff, the Zoning Enforcement Officer became aware of the business when yard signs were placed along Hartford Avenue. As there are no approvals for the use, a letter was issued resulting in this application. The applicant is seeking permission to operate a massage therapy business on the property. At this time, the property has one residential unit and one massage facility so it can be classified as a mixed-use building, which requires Special Permit approval. As noted in the application, the applicants live in the building and own/operate the massage business. The first-floor dining room has been converted into the massage room, and there is a bathroom located across the hall. There are no employees and customers are via appointment only with parking provided within the existing driveway. There are no exterior building or site modifications proposed at this time to accommodate the mixed-use building. The Commission discussed hours of operation and the possibility of increasing the number of days in order to provide greater flexibility.

Public Comment
Terri-Ann Hahn, 6 Allen Place, expressed concerns regarding the intent of the regulation and classifying the property as having a mixed-use building.

The public hearing closed at 7:21 p.m.

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.**
A. Kenyon provided an overview of the application as the applicant was not in attendance. They are seeking a site plan modification to allow for outdoor dining associated with the Subway restaurant. Currently, there are four tables and eight chairs located outside, and this application is necessary to bring the outdoor dining area into conformance with the regulations. The location and arrangement of furniture is ADA compliant and a trash receptable is nearby. At this time, the application is missing a site plan layout and information pertaining to off season storage of furniture and litter control.

Public Comment
Terri-Ann Hahn, 6 Allen Place, expressed concerns regarding the potential for outdoor music, otherwise, she has no objection to the application.

The public hearing was continued to the next regular meeting on 7/14/26 at 7 p.m.

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.**
Applicant Rayssa Flores and her husband Orlando were present to discuss the application. They are seeking permission to establish an outdoor dining area in front of their business Coopertine Matcha. They would like to place a table with two chairs on the left and right side of the front entrance along the existing sidewalk. As noted in their application, no additional exterior lighting or music is proposed. Hours of operation are Wednesday to Friday 7am to 4pm and Saturday to Sunday 8am to 3pm. Furniture will be stored within an existing shed during the off season, and a trash receptable will be provided and maintained accordingly. There was no public comment and the public hearing closed at 7:36 p.m.

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.**
The opening of this hearing has been postponed to the next regular meeting on 7/14/26.

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.**

   The above applications have been scheduled for a public hearing on 7/14/26 at 7 p.m.

8. **Consideration of applications, where the Commission has concluded the 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.**

      ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an 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; subject to the following conditions:
      1. Approval is for one residential unit and a business owner occupied and operated massage therapy business.
      2. The application is approved as presented; specifically, one designated room to be used for the business.
      3. Permitted use includes access to the restroom.
      4. The hours of operation are Monday through Saturday from 9am to 8pm.
      5. No exterior sign is part of this application, and none is approved.

   b. **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.**

      ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an 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; subject to the following conditions:
      1. The application is approved as presented; noting the attached Site Plan.
      2. Tables and chairs shall be removed seasonally and stored when not in use.
      3. No music is part of this application, and none is approved.
      4. Applicant will provide and maintain trash receptacles for outside use.

9. **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 revised draft outlining changes in red and/or yellow highlighting. Discussion ensued regarding whether or not the Center Edge Zone (CE) should be included, to which staff was directed to contact the Town Attorney. As part of the parking requirements, it was determined that the regulations should outline a Conservation and Traffic Mitigation District, and questions were raised regarding the qualifications of those presenting a parking needs assessment. Staff will prepare a final draft to submit to CRCOG with a public hearing scheduled for 7/28/26 at 7pm.

10. **POCD Committee Update**
    C. Chinni indicated that the majority of changes at this time are cosmetic in nature, and she is currently drafting an Executive Summary for inclusion while staff finalizes the structure of the document. It was requested that the Commission submit any photos they feel would represent Granby and benefit the final document.

11. **Staff Report and Correspondence**
    None

12. **Commissioner Reports and Correspondence**
    Broadleaf Solar presented to the Board of Selectmen on 5/18/26 and information can be found on the CT Citing Council website, where comments and questions can be submitted.

13. **Adjourn**

    ON A MOTION by E. Lukingbeal seconded by E. Myers, the Commission voted (7-0-0) to adjourn the meeting at 8:34 p.m.

    Respectfully submitted,

    Renee Deltenre