MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, July 14, 2026, at 7:00 pm

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

1. **Call to Order**
   Vice Chair E. Myers 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 M. Lockwood.

4. **Public Session**
   E. Myers stated for the record that email correspondence was received from Maureen Eberly, and the documentation was provided in the Commissioners' meeting packet.

5. **Action on the minutes from June 9, 2026**

   ON A MOTION by S. Muller seconded by P. Johnson, the Commission voted (5-0-1) to approve the June 9, 2026, minutes as presented. R. Lavitt abstained.

6. **Public Hearings**
   a. **Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE Zone.**
   Applicant and business owner Rajendra Patel was present to discuss the application, which was received and continued from the 6/9/26 regular meeting. He is 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 does not restrict building/sidewalk access and a trash receptable is nearby. R. Patel indicated that the outdoor trash can will be monitored by staff and the furniture will be stored in the basement off season. In response to Commissioner comments at the last meeting, a site plan along with photo documentation was included. There was no public comment and the public hearing closed at 7:08 p.m.

   b. **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 9/8/26 regular meeting.

   c. **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.**

Attorney Richard Case was present on behalf of his client Freedom Property, LLC, to discuss a proposed text amendment that would allow the conversion of an existing commercial use to a multi-family use via Special Permit. This requirement would only apply to applications where 10 or more units are proposed, which would then trigger compliance with Sections 3.7.4.3 through 3.7.4.17.2 (Planned Development Multifamily regulations). A. Kenyon noted that multi-family use is currently not permitted within the C2 Zone; however, in response to PA 25-1, the Commission is currently working on regulations to allow Transit Community Middle Housing. These are developments with two to nine residential units, which would be allowed in the C2 Zone subject to summary review. E. Myers questioned how the Commission could limit the percentage of new construction in order to preserve an existing structure as much as possible. Attorney Case stated that the proposed use would still require a Special Permit from the Commission, and they could deny a project that does not meet the intention of the regulation. It was noted that the proposed amendment advances a Plan of Conservation and Development goal to provide different housing options. There were no public comments and the public hearing closed at 7:28 p.m.

d. **Application seeking an amendment to Zoning Regulations Section 3.10 Neighborhood and Commercial Transition Zone (T1) to modify building, site, and buffer requirements for multi-family residential uses. File Z-2-26.**
Ben Hale of Selective Development was in attendance to discuss the proposed text amendments, which would modify and clarify regulations regarding multi-family residential developments in the T1 Zone. B. Hale stated that the current regulations are geared more towards large retail/commercial uses rather than residential housing opportunities. The applicant is requesting that the 150-foot buffer for commercial uses to existing single-family houses remain, while a 100-foot buffer be allowed for multi-family residential uses to existing single-family houses. Other modifications include the submittal of a traffic analysis when 50 or more units are proposed, and clarifies the multifamily uses must conform to the applicable provisions of the Planned Development Multi-Family (PDM) District, including design guidelines. B. Hale stated that the proposed changes would increase housing opportunities and additional opportunities for multifamily homes where appropriate, which are consistent with the Plan of Conservation and Development. A. Kenyon provided an overview of the T1 Zone and explained how the regulations are applied.

Public Comment
Ben Perron, 25 Archie Lane, submitted a written letter to the Commission outlining his concerns and opposition to the proposed text amendments.

Richard Saunders, 12 Archie Lane, requested that the 150-foot buffer requirement be maintained.

Kent Seely, 18 Archie Lane, expressed opposition to the application and requested that the 150-foot buffer requirement be maintained.

Marty Schwager, 76 Hungary Road, discussed how the Development Commission went before the Planning and Zoning Commission (PZC) almost four years ago, proposing a comprehensive re-write of the T1 regulations. It was determined that members of the PZC were not in favor of making any change at that time, and the subject would be revisited at a later date. It was stated that the current regulations limit the development potential of many properties within the zone, and changes are necessary to provide greater flexibility.

Robert Feingold, 7 Burleigh Drive, questioned access to the site and how the proposed development would impact local traffic.

E. Myers requested that staff look into the changes that were proposed by the Development Commission and compare them to what the applicant is requesting. Review should include provisions to reduce buffers, setback requirements for multi-family development adjacent to other zones, etc. The public hearing was continued to the next regular meeting on 7/28/26.

B. Sheahan recused himself at 8:21 p.m.

e. **Application seeking an 8-lot re-subdivision for property located at 63 Harmony Hill Road; R30 Zone. File P-1-26.**
Professional Engineer Timothy Coon of J.R. Russo & Associates, LLC was present to discuss the application. The applicant is applying to re-subdivide an existing 6.45-acre parcel known as 63 Harmony Hill Road into eight building lots. Soil Scientist Ian Cole conducted a wetlands delineation and based on his findings; there are no wetlands or watercourses on site. All eight lots would have frontage on Harmony Hill Road, would range between 30,000 and 51,500 square feet in size, and would be served by a private well and septic system. The applicant is seeking a reduction to the required streetscape buffer due to the orientation of the parcel and lack of landscaped buffers within the surrounding area. Revised plans show that three trees will be planted along the streetscape on each property, and the streetscape buffer requested is 50 feet to align with the front yard setback requirement.

E. Myers stated that a required streetscape buffer does not seem necessary given the nature of the existing neighborhood. To comply with open space requirements, the applicant would like to pay a fee-in-lieu of open space utilizing the appraised value from the property card for the calculation. The appraised value on the property card is $235,300 and 10% of this is $23,530; therefore, $2,941.25 per lot. A. Kenyon provided clarification regarding the Subdivision Regulations and noted that because Harmony Hill is an existing road and not a proposed road, the Commission may determine that the provisions of Sections 4.4.1 and 4.4.1.2, which limit the number of lots on a proposed dead-end road, do not apply. Questions were raised regarding buffer requirements for abutting properties with an agricultural use, this will be looked into further and will be addressed at the next meeting.

<u>Public Comment</u>
Jeanne Galloway, 3 Stardust Drive, expressed concerns regarding potential impact on the neighboring aquifer, pedestrian safety due to increased traffic and overall esthetics of the development.

David Rooney, 70 Harmony Hill Road, questioned the affordability of the homes and whether this development will set a precedent for the field located on the eastern side of Harmony Hill.

In order for staff to review the revised application material submitted this evening, the public hearing was continued to the next regular meeting on 7/28/26.

B. Sheahan was reseated at 8:39 p.m.

7. **Receive applications and schedule public hearing**
   a. **Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a sign that exceeds the maximum square footage allowed for property located at 120 West Granby Road, R30 and R50 Zones.**

   b. **Application seeking amendments to the Zoning Regulations regarding Transit Community Middle Housing, Mixed-Use Developments, and parking requirements for multi-family developments to comply with PA25-1; changes to require Special Permit approval for multi-family housing in the CC Zone; clarification of multi-family uses in other zones; electric vehicle charging station moved to new section; elimination of section regarding temporary and limited moratorium on cannabis establishments.**

   The above applications have been scheduled for a public hearing on 7/28/26 at 7 p.m.

8. **Consideration of applications, where the Commission has concluded the public hearings**
   a. **Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE Zone.**

   ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (6-0-0) to approve an application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 9E Bank Street, COCE 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 outdoor music and/or speaker is part of this application, and none is approved.
   4. Applicant will provide and maintain trash receptacles for outside use.

   b. **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.**

   ON A MOTION by S. Muller seconded by P. Johnson the Commission voted (6-0-0) to approve an 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, with 10 units or more, provided; however, that the provisions of Sections 3.7.4.3 thru 3.7.4.17.2 shall be complied with. File Z-1-26. Effective date of August 1, 2026.

9. **POCD Committee Update – POCD Draft for Review**
   The POCD Committee has concluded their work, and a complete draft was provided to the Commission for review. A. Kenyon noted that the Commission must hold a public hearing on the adoption of the document. At least 65 days prior to the public hearing, the document must be referred to the Board of Selectmen and CRCOG. In advance of the next meeting, E. Myers requested that all Commissioners review the entire document and have their comments/questions prepared for discussion.

10. **Staff Report and Correspondence**
    a. **CRCOG Housing-Related Webinars, Fall 2026**
    A. Kenyon noted that the Capitol Region Council of Governments will be hosting a series of housing-related webinars this fall. Such topics include "Housing 101" that will explain common housing and affordable housing terms and understanding market realities when it comes to building housing.

11. **ZEO Report**
    A. Kenyon stated the Citation Hearing for 371 North Granby Road concluded on 7/2/26 and the Hearing Officer has issued a final decision, which cites a $20,700 fine that must be paid or a lien will be placed on the property.

12. **Commissioner Reports and Correspondence**
    R. Lavitt noted that some municipalities are amending their town ordinances/regulations to remove the term "character" and require more descriptive language.

13. **Adjourn**

    ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (6-0-0) to adjourn the meeting at 8:57 p.m.

    Respectfully submitted,

    Renee Deltenre