Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, July 28, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/84026176753?pwd=SeJKzPbhOiCMXpSVB9ztvoNgQPeZY2.1
Call-In: 1-929-205-6099
Meeting ID: 819 8773 6584
Passcode: 434421

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes from July 14, 2026

6. Public Hearings
   a. 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 to 9/8/2026)
   b. 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. (Continued from 7/14/2026)
   c. Application seeking an 8-lot re-subdivision for property located at 63 Harmony Hill Road; R30 Zone. File P-1-26. (Continued from 7/14/2026)
   d. 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.
   e. 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.

7. Receive applications and schedule public hearings
   a. Application seeking a Special Permit under Zoning Regulations Sections 3.5.2.17 and 8.21.4 for a caretaker apartment in the Aquifer Protection Overlay Zone, 18 Mill Pond Drive, C2 Zone.
   b. Application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards.

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

9. POCD Draft for Review and Referral to Board of Selectmen and CRCOG

10. Granby Center Study Tasks: Development Commission next steps

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.