Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, September 8, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/86260536728?pwd=XZGmjrl6NaA5t51EsR7zTuwp0q3Qbk.1
Call-In: 1-929-205-6099
Meeting ID: 862 6053 6728
Passcode: 386910

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes from July 28, 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.
   b. 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.
   c. 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 496 Salmon Brook Street; C2 Zone.
   d. Application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards.

7. Receive applications and schedule public hearings
   a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment, 289 Granville Road, R2A Zone.
   b. Application seeking a Special Permit under Zoning Regulations Section 9.9 to allow temporary earth material crushing, screening, and processing associated with an approved re-subdivision, 37 Cider Mill Heights, R2A Zone.

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

9. Staff Report and Correspondence
   a. Application seeking a Site Plan Modification under Zoning Regulations Section 4.2.13 to the conceptual overflow parking area, 80 Lost Acres Road, R2A Zone. Approved by staff.

10. Discuss T1 Zone Regulations and next steps to draft possible regulation changes

11. Commissioner Reports and Correspondence

12. 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.