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.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, July 28, 2026, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Mark Lockwood, Eric Myers, Meg Jabaily, Steve Muller, and Paula Johnson
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 B. Sheahan and M. Jabaily was seated for R. Lavitt.

4. **Public Session**
   None

5. **Action on the minutes from July 14, 2026**

   ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (6-0-1) to approve the July 14, 2026, minutes as presented. C. Chinni abstained.

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.**
      The opening of this hearing has been postponed to the next regular meeting on 9/8/26.

   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.**
      Ben Hale of Selective Development was in attendance to discuss the application, which was received and continued from the 7/14/26 regular meeting. In response to the initial comments received, the applicant has made changes to include preserving the 150-foot buffer between Special Permit uses and single-family homes but clarifying that the buffer requirement is measured from the adjacent single-family zone and would include any road right-of-way. Changes also include the elimination of the proposal regarding the traffic study requirements. B. Hale provided an overview of the five text amendments, which are meant to collectively allow the construction of multi-family development in accordance with the existing PDM Zone criteria. The Commission discussed the changes and questioned the inclusion of roads when establishing the required buffer. At the request of E. Myers, staff provided the changes that were proposed to the T1 Zone by the Development Commission in 2023, as well as current setback requirements to abutting residential uses within other zones. There was no public comment and the public hearing closed at 7:22 p.m.

c. **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, which was received and continued from the 7/14/26 regular meeting. Since then, Town Staff reviewed the revised plans that were submitted that evening and found all comments/concerns to be addressed. T. Coon addressed the buffer requirements for abutting properties with an agricultural use and explained existing site conditions for the properties in question. A. Kenyon went through her staff comments, which also outlined items if the Commission is inclined to approve the application.

Public Comment
Geoffrey Bayersdorfer, 4 Stardust Drive, questioned if an environmental study was performed and expressed concerns regarding traffic; noting that a stop sign was removed years ago from Harmony Hill Road where it meets Stardust Drive. It was requested that the stop sign be re-installed.

Cathy Lundin, 49 Harmony Hill Road, also requested the re-installation of the stop sign and questioned the proposed lot configurations.

Michael Keenan, 42 Twilight Road, expressed his concern regarding the development of more houses, and disagreed with the Commission's interpretation of Subdivision Regulations Sections 4.4.1 and 4.4.1.2 regarding the number of lots allowed on a dead-end road.

David Rooney, 70 Harmony Hill Road, questioned the ownership of the land, the sale process as the property was never publicly posted for sale, and the affordability of the homes. Email correspondence was received from Mr. Rooney in advance of the meeting and documentation was provided in the Commissioners' meeting packet.

Jeanne Galloway, 3 Stardust Drive, questioned Farmington Valley Health District approval and expressed concerns regarding potential impact on the neighboring aquifer and pedestrian safety due to increased traffic.

M. Lockwood stated that traffic concerns may be directed to the Board of Selectmen, and the Commission has no control over the sale process for private property. T. Coon stated for the record that an environmental study was performed, and no contamination was detected. The public hearing closed at 7:54 p.m.

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.**
Applicant Arthur Roti of Belmeade Signs was present to discuss the application. St. Therese Church would like to add a lower panel to their existing ground sign, which would increase the square footage from 16.7 to 22.03. The panel would indicate services and times, and no exterior lighting is proposed. There was no public comment and the public hearing closed at 7:58 p.m.

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.**
A. Kenyon provided a high-level overview of the proposed changes, which are in response to Public Act 25-1. This legislation requires the Planning and Zoning Commission to amend its zoning regulations to address middle housing. Said housing is classified as a residential development with 2 to 9 housing units and a mixed-use development with residential and commercial uses. Per the legislation, this is to be allowed by summary review in commercial zones. Proposed amendments include updates to definitions, permitted uses versus special permit uses allowed within the COCE, CC, C2, ED and T1 Zones, and the new Section 8.30, Transit Community Middle Housing Development. The Commission also identified some other changes, including clarification of requirements for a multi-family use with over ten units, relocation of electric vehicle charging station requirements to a new section, and removing the section about temporary and limited moratorium on cannabis.

Public Comment
Ellen Thompson, 250 Salmon Brook Street, requested clarification on the summary review process and if the architectural standards apply to commercial buildings, to which staff responded that no, the standards will only apply to transit community housing and mixed-use developments. The Commission will consider standards for other uses at a later date, as outlined in the Granby Center Town Study.

The public hearing closed at 8:10 p.m.

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.**

   The above applications have been scheduled for a public hearing on 9/8/26 at 7 p.m.

8. **Consideration of applications, where the Commission has concluded the public hearings**
   a. **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.**
   M. Lockwood read an excerpt from the current POCD, which outlines the need to review the T1 Zone and update the regulations accordingly to allow for greater development opportunities. The current regulations are more than twenty years old and no longer functional. Discussion ensued regarding the proposed landscape buffer requirements, to which the Commission did not like the idea of including town roads, and simply agreed to reduce the required 150-foot landscaped buffer to 100 feet. It was noted that the 100-foot buffer exceeds other buffer requirements in other zones.

ON A MOTION by E. Myers seconded by C. Chinni, the Commission voted (7-0-0) to approve an 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; with the following changes:

1. All red-lined text changes outlined in the 7/21/26 memorandum from the Director of Community Development to the Planning & Zoning Commission are hereby adopted, noting two modifications to Section 3.10.3.10 to reduce the 150-foot landscape buffer to 100 feet and the deletion of the last two sentences in the revised paragraph.

b. **Application seeking an 8-lot re-subdivision for property located at 63 Harmony Hill Road; R30 Zone. File P-1-26.**

ON A MOTION by E. Myers seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking an 8-lot re-subdivision for property located at 63 Harmony Hill Road; R30 Zone. File P-1-26; subject to the following:

1. The applicant shall pay a fee in lieu of open space as outlined within Section 3.1.3, as proposed. Prior to the filing of the mylars the applicant shall either submit the fee in lieu of open space to the Town or file a document that requires the payment of the fee in lieu of open space at such time as the lots are sold. The fee in lieu of open space is $23,530 or $2,941.25 for each of the 8 lots. A note which references the required fee in lieu of open space shall be added to the mylars.
2. The mylars shall not be filed until an approval letter from the Farmington Valley Health District is received.
3. An access, inspection and repair agreement and a $1,000 cash bond for each lot are required to ensure that the Erosion and Sediment Control Plan is installed, maintained and functions as proposed for individual buildings lots as outlined in the regulations.
4. The reduced visual streetscape buffer is approved as shown on the plans with consideration of the existing and proposed vegetation.
5. This approval is for 8 lots, as it is determined that the road that the proposed lots will have frontage on exists and therefore the regulation limiting the number of lots on a proposed dead-end road does not apply.
6. A note will be included on the mylars indicating the 8 new lots are abutting an agriculture use.
7. Applicant will submit the environmental study referenced in the public hearing to staff.

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 120 West Granby Road, R30 and R50 Zones.**

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 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, as proposed.

d. **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. File Z-3-26.**

ON A MOTION by E. Myers seconded by S. Muller, the Commission voted (7-0-0) to approve an 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. File Z-3-26; subject to the following:

1. All red-lined text changes outlined in the 7/23/26 memorandum from the Director of Community Development to the Planning & Zoning Commission are hereby adopted, noting one modification to delete Section 3.10.2.11 multi-family residential developments with 10 units or more.

9. **POCD Draft for Review and Referral to Board of Selectmen and CRCOG**
A. Kenyon provided a final draft for review and consideration at the last meeting, to which E. Myers requested that all Commissioners review the document and have their comments/questions prepared for tonight's discussion. Commissioners listed a few minor edits, and E. Lukingbeal requested that consideration be given, where appropriate, to the adoption of a townwide street tree planting program. This was added to the draft. There was a consensus among the Commission to refer the document to the Board of Selectmen and CRCOG, and set a public hearing date for 10/13/26 at 7 p.m.

10. **Granby Center Study Tasks: Development Commission Next Steps**
Chairman Marty Schwager of the Development Commission (DC) was present to discuss next steps regarding the Commission's role as a recognized partner within the Granby Center Study. Over the past few months, the Development Commission has fine-tuned the recommended next steps to better define the tasks and expedite the work necessary to achieve the goals. Other changes include more specific definitions, priorities, what each task is, responsibilities of PZC and DC, sequencing, timelines, architectural standards, etc. M. Schwager also noted that the DC would like to review the current Center Zone(s) regulations and draft zoning amendments based on the Granby Center Town Study recommendations, which would create a starting point for PZC. The goal is to provide a comprehensive set of regulations for the entire Town Center for PZC to review and consider come Spring 2027. The Planning and Zoning Commission had no issue with this planned approach.

11. **Staff Report and Correspondence**
None

12. **Commissioner Reports and Correspondence**
M. Lockwood reminded everyone that the Commission does not meet in August; the next regular meeting is scheduled for 9/8/26 at 7p.m.

13. **Adjourn**

ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 8:56 p.m.

Respectfully submitted,

Renee Deltenre

The applicant requested an extension for the public hearing.
Public Notice was previously published in the Hartford Courant.

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 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.

To the Hartford Courant:

Please publish on the following dates:
May 29, 2026, and June 5, 2026, in the Connecticut Section Zone 5

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Virginia Rich

FROM: Abby Kenyon, Director of Community Development

DATE: September 2, 2026

RE: Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a residential ground-mount solar energy system for property located at 9 Laurel Drive, R30 Zone.

The property, 9 Laurel Drive, is in the R30 Zone and is 1.15 acres. The house is located about 48 feet from the front property line, 28 feet from the side property line to the north, 78 feet from the side property line to the south, and about 205 feet from the rear property line to the west. The applicant has installed four ground mounted solar arrays. This came to the attention of the Building Official/Zoning Enforcement Officer during an inspection of an abutting property. The property owner was notified that Special Permit approval is required for these arrays. This application has been submitted in response.

All four arrays are located to the rear of the house. As shown on the attached layout plan, the arrays vary in size and setbacks. Refer to the following:

Array A measures 33' by 8' and at its closest point, is 77' from a property line.
Array B measures 20' by 8' and at its closest point is 45' from a property line.
Array C measures 20' by 8' and at its closest point is 50' from a property line.
Array D measures 26.67' by 8' and at its closest point is 75' from a property line.

Ground mount solar arrays must comply with the following criteria:

Section 8.29.1.3.1 "The solar energy system shall not exceed twelve (12) feet in height including all supporting structures."

- The proposed height is 7.5 feet.

Section 8.29.1.3.2 "The solar energy system shall not exceed one-half the footprint of the principal building. The area of the system is the sum of the surface area of all ground-mounted panels to be located on the property."

- The footprint of the house is approximately 1,647 square feet and the total combined footprint of the arrays is 797.36 square feet, or 48.4% the footprint of the house.

Section 8.29.1.3.3 “The ground-mounted solar energy system shall count toward the maximum lot coverage allowed per Section 5.1.”

- The maximum lot coverage is 25%. If the arrays are approved, the total lot coverage would be about 5.9%.

Section 8.29.1.3.4 “The solar energy system shall be set back from all side and rear property lines a minimum distance equal to the longest linear dimension of the system or a distance in compliance with Section 5 of these Regulations, whichever is greatest.”

- The property is in the R30 Zone, which requires a 20-foot side yard setback and 30-foot rear yard setback. All arrays are located outside the required setbacks and are located further than the longest linear dimension from a property line.

Section 8.29.1.3.5 “The solar energy system shall not be located within any required front yard setback nor shall it be located in any front yard. The front yard is the area between the front plane of the principal building and the required front yard setback.”

- The arrays are located to the rear of the house.

Section 8.29.1.3.6 “All unused systems shall be removed within twelve (12) months of cessation of operations.”

- The applicant can address this.

Section 8.29.1.3.7 “The system shall be designed to primarily produce energy for consumption within buildings, structures, and uses located on the same lot as the system.”

- The applicant can address this further.

Section 8.29.1.3.8 “The system shall not cause undue glare on an adjoining property. When reviewing the proposed orientation of the system and its proximity to the property line/structure on an adjacent property, documentation may be requested to verify such system will not cause undue glare.”

- Given the proposed distance from property lines and existing vegetation, glare should not be an issue.

When considering the application, the Commission shall consider the setback from property lines, distance from structures on neighboring properties, placement related to vegetation or other screening, solar orientation, and physical impact on surrounding properties.

The applicant will be at the meeting to explain the request and answer any questions the Commission may have.

It should be noted the proposed array is within a regulated area and the IWWC approved the application.

8.29.1.3 Residential ground-mounted solar energy systems

A ground-mounted solar energy system serving a residential or agricultural use may be allowed by Special Permit as an accessory use in any zoning district subject to the following conditions:

8.29.1.3.1 The solar energy system shall not exceed twelve (12) feet in height including all supporting structures.

8.29.1.3.2 The solar energy system shall not exceed one-half the footprint of the principal building. The area of the system is the sum of the surface area of all ground-mounted panels to be located on the property.

8.29.1.3.3 The ground-mounted solar energy system shall count toward the maximum lot coverage allowed per Section 5.1.

8.29.1.3.4 The solar energy system shall be set back from all side and rear property lines a minimum distance equal to the longest linear dimension of the system or a distance in compliance with Section 5 of these Regulations, whichever is greatest.

8.29.1.3.5. The solar energy system shall not be located within any required front yard setback nor shall it be located in any front yard. The front yard is the area between the front plane of the principal building and the required front yard setback. For a corner lot, this shall apply to both sides of the principal building.

8.29.1.3.6 All unused systems shall be removed within twelve (12) months of cessation of operations.

8.29.1.3.7 The system shall be designed to primarily produce energy for consumption within buildings, structures, and uses located on the same lot as the system.

8.29.1.3.8 The system shall not cause undue glare on an adjoining property. When reviewing the proposed orientation of the system and its proximity to the property line/structure on an adjacent property, documentation may be requested to verify such system will not cause undue glare.

8.29.1.3.9 When considering the Special Permit, the Commission shall consider the setback from property lines, distance from structures on neighboring properties, placement related to vegetation or other screening, solar orientation, and physical impact on surrounding properties. A plot plan showing the location of the proposed system must accompany the Special Permit application.

Property Aerial



Virginia Rich
Rev.1
03 Aug 2026

Project Description (Revision 1):

Address: 9 Laurel Dr, Granby, CT

Solar Project for Off-Grid Power System

Project will provide a 48 VDC Solar Powered Off-Grid Electrical System (48VDC to 230VAC/115VAC) for service to barn and house.

This will include a number of solar arrays, charge controllers, and inverters to provide electrical power to barn and house.

Solar arrays will be installed on the barn roof and on multiple ground mounted structures.

System will mainly be used for providing power to barn for purposes of powering shop equipment and electric car charging port.

System will also be used to provide power to a few circuits in the house (hot water heater/well pump) via underground electrical conduit/wiring that was installed when the barn was built.

Grid and solar power will be completely isolated and separated (no tie to grid).

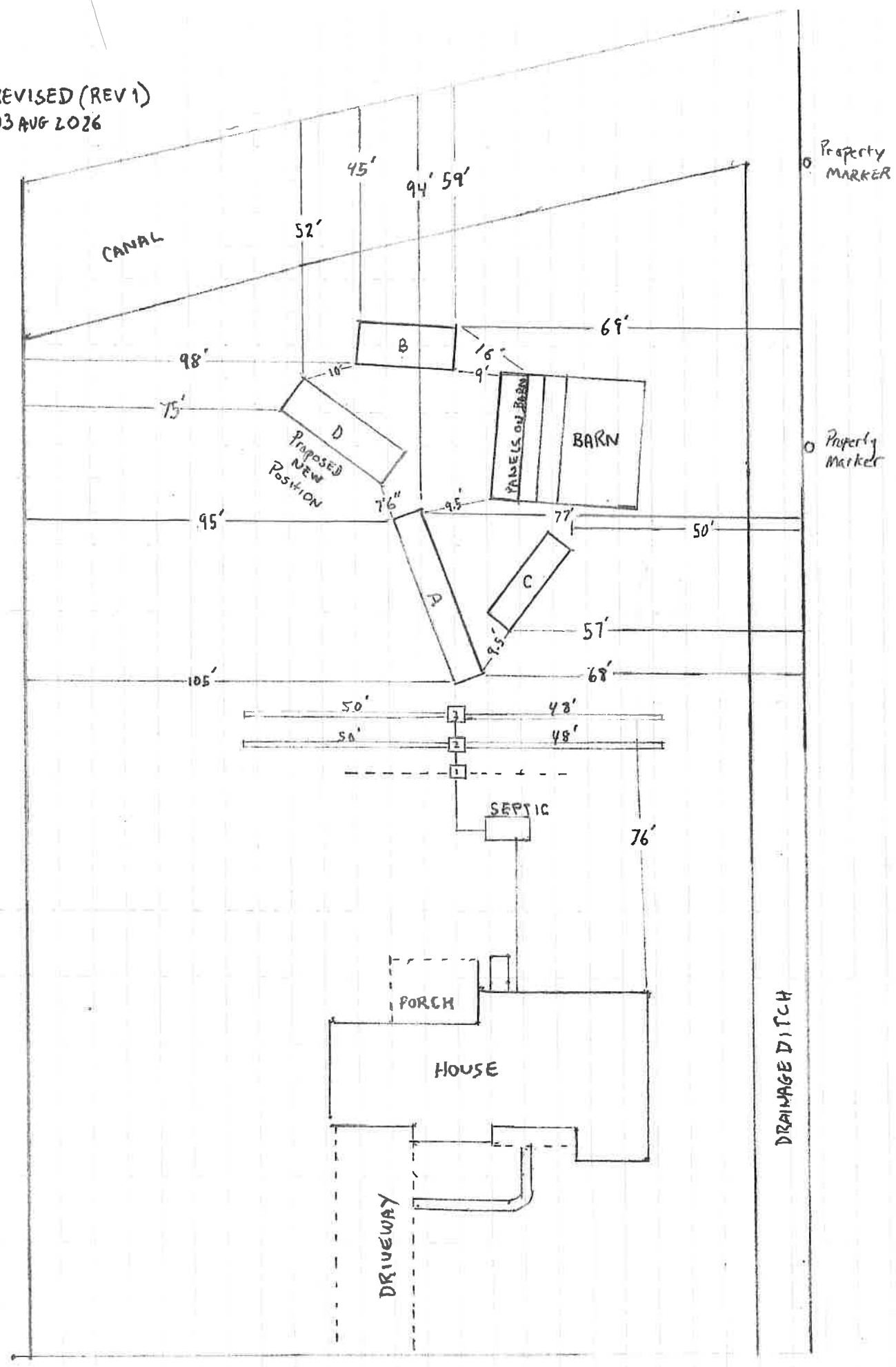
48V DC Lithium batteries will be used to serve as a buffer and storage of electrical power for solar system.

Ground mounted structures and electrical system will be designed and constructed in accordance with all applicable building and electrical codes.

Drawings are included of the site plan for the ground mounted panel structures. Also included is a detailed drawing of the ground mounted structure itself and all materials and dimensions to be used in construction.

Revision 1 update:
This submission includes an update to the position of Array D on the property. Array D will be constructed identical to Arrays A, B, and C, with the exception that it will be 4 panels in length and 3 panels in height, for a total of 12 panels. See drawings for details.

REVISED (REV 1)
03 AUG 2026



(REV 1)

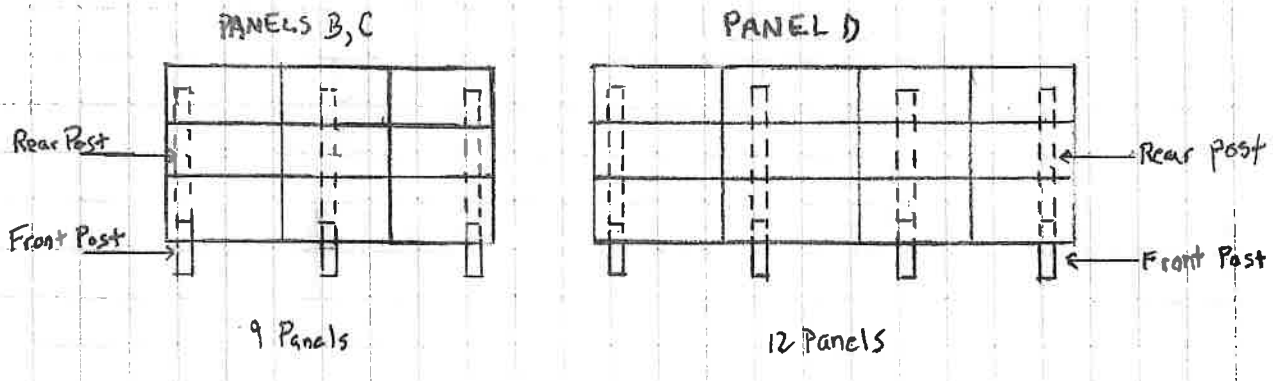
Panel Structure A
15 Panels total
Height: 7.5' Length: 33' Width: 8'
Total Support Posts (4x4): 10

Panel Structure B
9 Panels total
Height: 7.5' Length: 20' Width: 8'
Total Support Posts (4x4): 6

Panel Structure C
9 Panels total
Height: 7.5' Length: 20' Width: 8'
Total Support Posts (4x4): 6

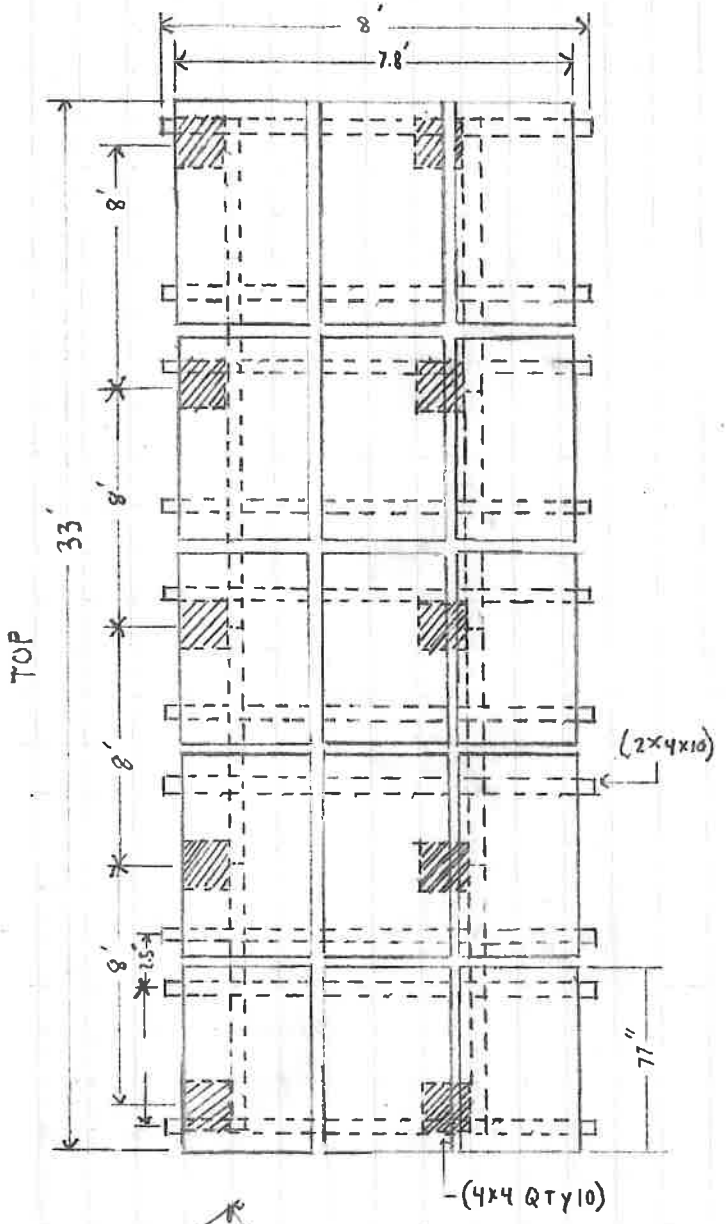
Panel Structure D
12 Panels Total
Height: 7.5' Length: 26'8" Width: 8'
Total Support Posts (4x4): 8

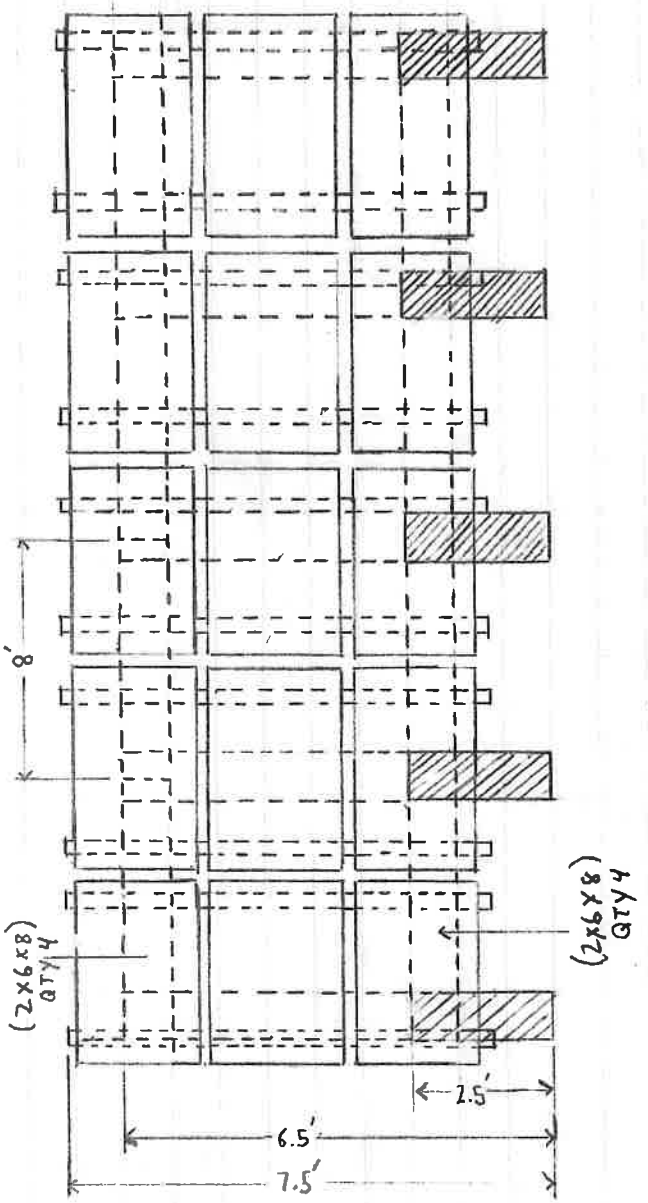
NOTES:
Structures A, B, C, D are identical structures, with the exception the number of cemented support posts (2 support post per each column of panels - Front/Rear)

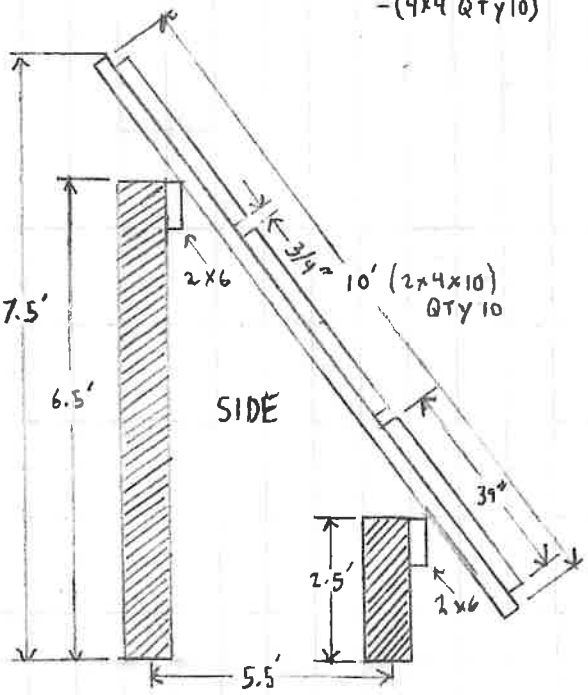


(REV 1)

PANEL STRUCTURE A







Panels QTY 15
Panel Dimensions : 77" x 39"
Posts 4x4 Pressure treated
Buried to depth of 3ft cemented
Panels secured to structure with Lag bolts, fender washers, and panel brackets

June 16, 2026

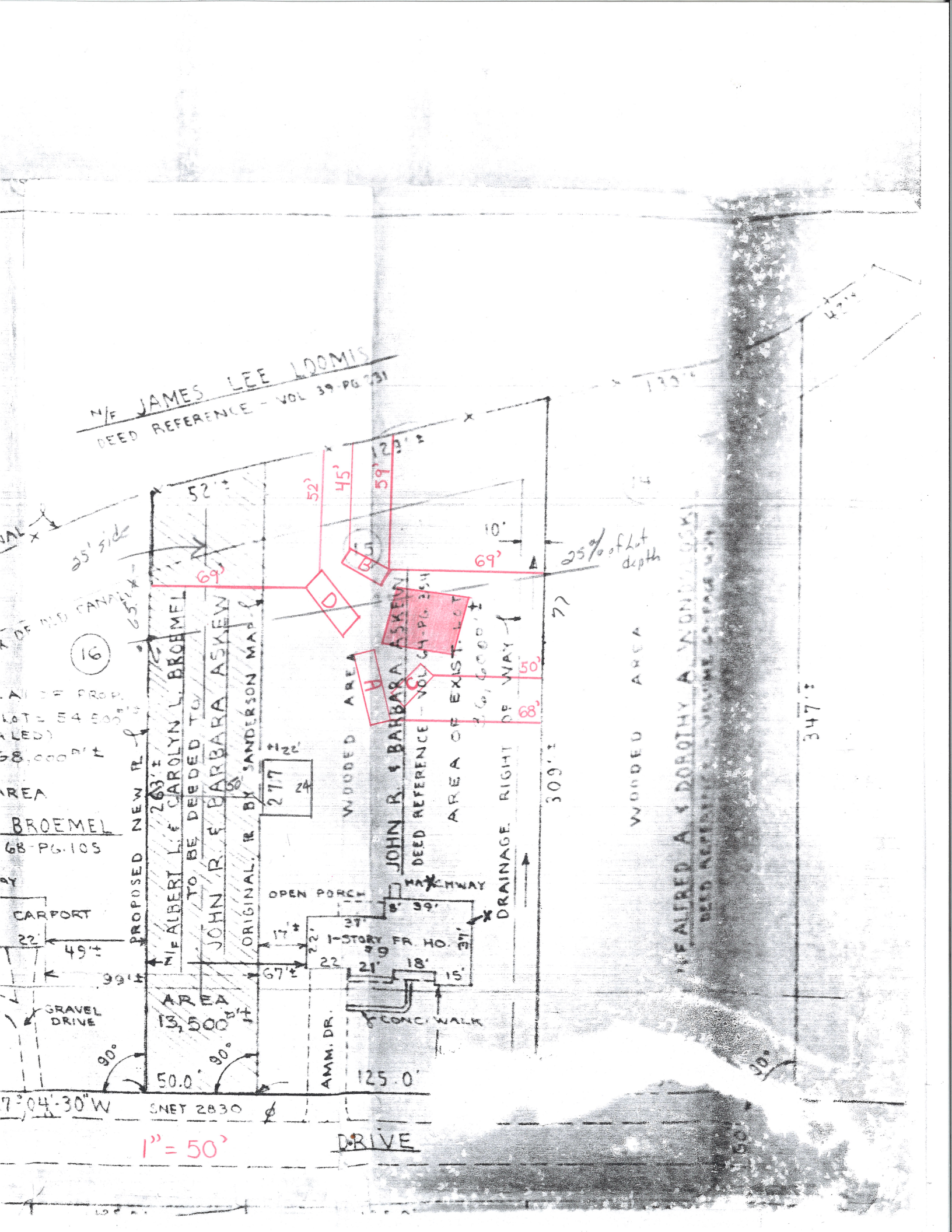
To: Planning and Zoning Commission

This letter is to request the public hearing for the special permit application for the ground mount solar array at 9 Laurel Drive be postponed to September 8, 2026. This will allow me time to determine the exact placement of the array in relation to the required side yard.

Thank you.

Virginia Rich

Viriginia Rich



N/F JAMES LEE LOOMIS
DEED REFERENCE - VOL 39-PG 231
52'±
52'
45'
59'
69'
69'
10'
25% of Lot depth
25' side
16
PROPOSED NEW PL
N/F ALBERT L. & CAROLYN L. BROEMEL
TO BE DEEDED TO
JOHN R. & BARBARA ASKEW
ORIGINAL PL BY SANDERSON MAP
WOODED AREA
JOHN R. & BARBARA ASKEW
DEED REFERENCE - VOL 64-PG 354
AREA OF EXIST. LOT
DRAINAGE RIGHT OF WAY
50'
68'
309'±
347'±
WOODED AREA
N/F ALFRED A. & DOROTHY A. WONDOLOSKI
BROEMEL
68-PG.105
CARPORT
22'
49'±
99'±
GRAVEL DRIVE
OPEN PORCH
MACHWAY
1-STORY FR. HO. #9
17'±
67'±
22'
21'
18'
15'
39'
37'
AREA 13,500 □'±
CONC. WALK
AMM. DR.
90°
90°
50.0'
125.0'
SNET 2830
DRIVE
1" = 50'

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

There will be a public hearing conducted by the PZC on Tuesday, September 8, 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 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.
- Application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards.
- 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.

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: Steve Briggs

FROM: Abby Kenyon, Director of Community Development

DATE: September 2, 2026

RE: Application seeking a Special Permit under Zoning Regulations Section 3.5.2.17 and 8.21.4 for a caretaker apartment in the Aquifer Protection Overlay Zone, 18 Mill Pond Drive, C2 Zone.

The property, 18 Mill Pond Drive, is 0.81 acres in the C2 Business Zone. There is one building, which is approximately 4,800 square feet. The building, along with outdoor storage for landscaping materials, was approved by the Commission in 2022. At the time of application, the 4,800 square foot building was shown to have three office/retail spaces in the front and garage/warehouse space to the rear. The applicant proposes to convert one of the front office/retail areas into a caretaker apartment. As stated in the applicant's narrative, the apartment would be occupied by a tenant who would maintain the property.

The proposed apartment would be just over 400 square feet. The existing door located on the front of the building would provide access to the apartment. As shown on the attached layout plan, the apartment would be an open floorplan with kitchen, living area, bedroom area, and a laundry and bathroom located to the rear.

There are parking spaces on site to accommodate the proposed change in use to the apartment. All changes proposed to accommodate the use are interior; there are no site changes proposed.

It should be noted that this property is within the Aquifer Protection Overlay Zone. The proposed use is residential and there are no concerns with the impact to the aquifer. The building is connected to sewer. The original gallons per day (gpd) allocation requested was 480 gpd. The proposed change in use results in a total allocation of 585 gpd. The Town Engineer reviewed and the system has capacity to accommodate the increase of 105 gpd. If approved by the Commission, the allocation request will be forwarded to the WPCA for action.

When evaluating this application, the Commission shall consider the Special Permit criteria in Zoning Regulations Section 8.2.

The applicant will be at the hearing to explain the application and answer any questions the Commission may have.

18 Mill Pond Drive Aerial





Applicant's Narrative

Hi Abby,
The narrative for my proposed apartment at 18 mill pond unit "a" is as follows:

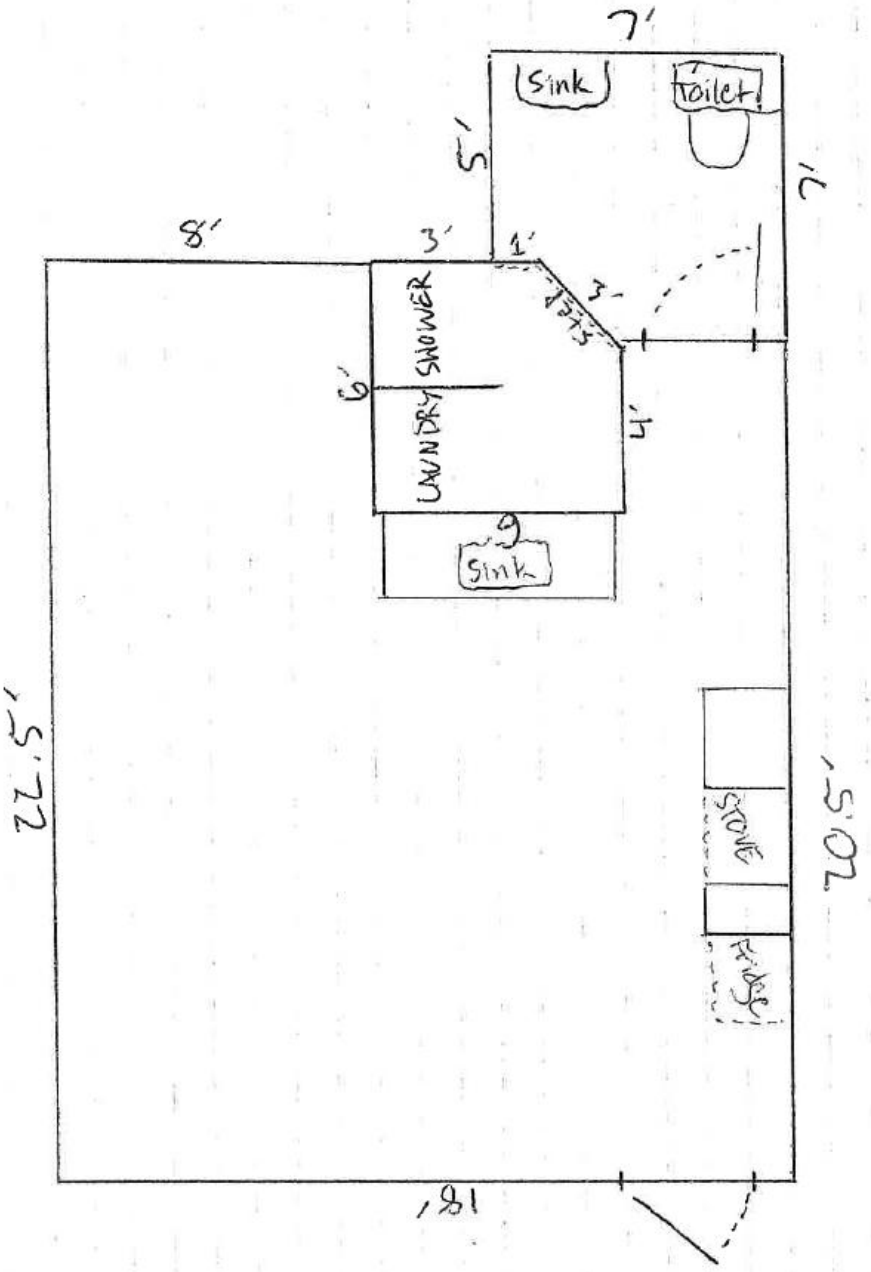
A gentlemen who works for me will rent the caretaker apartment space. He will also look after the grounds which he is interested in. There is enough parking space as we are removing a commercial office space and replacing it with a residential unit. My engineer already did the sewer calculation and emailed over the change. The floor plan will be sent over in another email. We are adding a shower to the bathroom and putting in a small kitchen as shown on the floor plan.

I will stop by today to fill out that form and give you the $260 application fee. Thanks Steve Briggs
860-817-4368
Briggslawncare@gmail.com

Floorplan

18 Mill Pond Drive Granby, CT 06035
Unit A

RECEIVED
AUG 24 2026
Granby Building Department



TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Arthur Roti

FROM: Abby Kenyon, Director of Community Development

DATE: September 2, 2026

RE: 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.

There is an existing freestanding sign located at 496 Salmon Brook Street. As noted in the application materials, this sign is in need of replacement. The applicant proposes to install a freestanding sign that will measure 54" by 96" overall, or 36 square feet overall. The top panel will be just over 16 square feet, the middle panel 4.5 square feet, and the bottom panel 11.25 square feet. The Zoning Regulations allow one freestanding sign up to 9 square feet or a directory sign with a maximum of 5 square feet per occupant. The proposed sign does not comply with these requirements, therefore Special Permit approval is required. Refer to the applicable regulation below:

Section 8.6.13: The commission may permit a sign which exceeds the maximum square footage outlined herein and may approve signs of a number, height, type, and location which are not otherwise permitted herein, with consideration of the following:

8.6.13.1.1 The quality of the architectural design.
8.6.13.1.2 The type of illumination.
8.6.13.1.3 The style and color.
8.6.13.1.4 The relationship of the sign to the building and to other signs within the area.
8.6.13.1.5 The location and the height of the sign.
8.6.13.1.6 The materials of construction.
8.6.13.1.7 The visibility of the sign.
8.6.13.1.8 The existence and quality of a Unified Sign Plan.
8.6.13.1.9 The quality of the graphic design.

The proposed sign is an improved design compared to the existing sign and it is also in keeping with other signs in the area—see images on the following page.







The applicant will be available at the public hearing to answer any questions.

Special Permit Application for 496 Salmon Brook St.

We are applying to replace the aging and in need of repair sign with a new sign that will have a similar footprint and be much shorter and also of a similar style to other signs along the road in the area.

This is the current sign:



Proposed sign:

54" X 96" made with PVC panels and pressure treated posts with vinyl sleeves and caps. There will not be any lighting and the sign will occupy the same space as the current sign. The posts will be 42" into the ground and anchored in the ground with concrete.



Belmeade Signs
No BS, Just the Best

Name: Raj - Granby Package Store
Type: Panel Sign
Dimensions: 54" Wide x 92" High

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: September 2, 2026

RE: Application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards.

The Federal Emergency Management Agency (FEMA) generates flood maps for communities to identify which areas have the highest risk of flooding. These maps are provided to communities in the form of Flood Insurance Rate Maps (FIRMs), which are the basis of the National Flood Insurance Program (NFIP) regulations and flood insurance requirements. Each time FEMA provides a community with updated FIRMs, the community must adopt or amend floodplain management regulations to incorporate the new data and meet any additional requirements that result from any changes in the data. Flood maps were last updated for the Town of Granby in 2008.

In 2018 FEMA hired a consultant, CDM Smith/Compass to assist with a flood risk study of the Farmington River Watershed, which includes the Town of Granby and eighteen other Hartford County communities, to update the current flood maps. The study utilized hydrologic and hydraulic analyses, new topography and aerial imagery, and revised modeling. From this information, preliminary flood maps were created. After review of the preliminary maps and following an appeal period, the maps were finalized. These finalized maps are scheduled to go into effect on November 13, 2026.

Now that the mapping process has been completed, there are other requirements that municipalities must fulfill, including the adoption of floodplain management regulations that comply with the National Flood Insurance Program (NFIP) standards. Zoning Regulations Section 8.18 pertain to the special flood hazard areas. These regulations were reviewed by the Connecticut Department of Energy and Environmental Protection, and the Town was provided with required changes to remain in compliance. These changes are outlined in the attached document. New language is shown in red and deleted language is struck through.

8.17.5.2 If the barrier is to be provided by a fence, said fence shall be a minimum of six (6) feet in height and shall be constructed of opaque materials that will prevent the passage of light and debris. Examples include brick, stone, architectural tile, masonry units, wood or similar materials, but expressly prohibiting woven wire.

8.17.6 Buildings shall be so situated and/or screened that overhead access doors are not visible from off the site.

8.17.7 The following off-street parking and delivery width requirements are in addition to those outlined in Sec. 7:

8.17.7.1 Parking shall be provided by, parking/driving lanes, adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open on to one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane. Required parking spaces may not be rented as, or used for, vehicular storage;

8.17.7.2 One parking space for every fifty (50) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such spaces shall be provided.

8.18 SPECIAL FLOOD HAZARD AREAS

8.18.1 STATUTORY AUTHORIZATION

The Legislature of the State of Connecticut has in Title 7, Chapter 98, Section 7-148(c)(7)(A) and in Title 8, Chapter 124, Section 8-2 of the General Statutes delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Planning and Zoning Commission of the Town of Granby, Connecticut, does ordain as follows:

8.18.2 FINDING OF FACT

The flood hazard areas of the Town of Granby are subject to periodic flood inundation, which results in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare**.**

These flood losses are caused by the cumulative effect of obstructions in the floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazards to other lands which are inadequately elevated, flood proofed, or otherwise unprotected from flood damage. Uncontrolled development and use of the floodplains can adversely affect the community.

The Town of Granby has voluntarily participated in the National Flood Insurance Program (NFIP) since February 15, 1980. The NFIP is founded on a mutual agreement between the federal government and each participating community. Local, state and federal governments must share roles and responsibilities to meet the goals and objectives of the NFIP. The community's role is of paramount importance. Property owners are able to receive federally-subsidized flood insurance only if the community enacts and enforces the minimum floodplain regulations required for participation in the NFIP.

8.18.3 STATEMENT OF PURPOSE

It is the purpose of this Regulation to regulate floodplain development, promote public health, safety, and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed:

- To protect human life and health, and prevent damage to property;
- To minimize expenditure of public funds for costly flood control projects;
- To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- To minimize prolonged business interruptions and other economic disruptions;
- To minimize damage to public facilities, infrastructure and utilities, such as water and gas mains, electric, telephone and sewer lines, and streets and bridges, located in the floodplain;
- To help maintain a stable tax base by providing for the sound use and development of flood hazard areas in such a manner as to minimize flood damage and flood blight areas;
- To insure that potential buyers are notified that property is in a flood hazard area;
- To prevent increase in flood heights that could increase flood damage and result in conflicts between property owners;
- To ensure that those who occupy the flood hazard areas assume responsibility for their actions; and
- To discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

8.18.4 OBJECTIVES

In order to accomplish its purposes, this Regulation includes objectives, methods and provisions that:

a. Restrict or prohibit uses which are dangerous to health, safety and property due to flood or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

b. Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

c. Control the alteration of natural floodplains, stream channels, and natural protective barriers that are involved in the accommodation of flood waters;

d. Control filling, grading, dredging and other development which may increase erosion or flood damage; and

e. Prevent or regulate the construction of barriers or obstructions which will unnaturally divert flood waters, or which may increase flood hazards to other lands.

8.18.5 EFFECTIVE DATE OF REGULATIONS

The effective date of these regulations is February 15, 1980, as amended to September 9, 2008.

8.18.6 DEFINITIONS

Area of Special Flood Hazard: The land in the floodplain within a community subject to one (1) percent or greater chance of flooding in any given year.

Base Flood: The flood having a one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE): The elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

Basement: Any area of the building having its floor subgrade (below ground level) on all sides.

Building: see definition for “Structure”.

Cost: As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor’s estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor’s overhead; contractor’s profit; and grand total. Items to be excluded include cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

Development: Means any manmade changes to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured home are to be affixed (including, as a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA): The federal agency that administers the National Flood Insurance Program (NFIP).

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Study (FIS): The official study of a community in which the Federal Emergency Management Agency (FEMA) has conducted a technical engineering evaluation and determination of local flood hazards, flood profiles and water surface

elevations. The Flood Insurance Rate Maps (FIRM), which accompany the FIS, provide both flood insurance rate zones and base flood elevations, and may provide the regulatory floodway limits.

Flood Insurance Rate Map: (FIRM) means an official map of a community, on which the Administration has delineated both the special hazard areas and the risk premium zones applicable to the community.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Functionally Dependent Use or Facility: Means a use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.

Highest Adjacent Grade (HAG): The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure: Any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such an area meets the design requirements specified in Section 8.18.9.2 of this Regulation.

Manufactured Home: A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term also includes park trailers, travel trailers, recreational vehicles and other similar vehicles or transportable structures placed on a site for one hundred and eighty (180) consecutive days or longer and intended to be improved property.

Manufactured Home Park or Subdivision: Means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market Value: Market value of the structure shall be determined by an independent appraisal prepared by a certified professional appraiser.

Mean Sea Level: The North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's flood Insurance Rate Map are referenced.

New Construction: Structures for which the “start of construction” commenced on or after **February 15, 1980**. (The effective date of floodplain management regulations, and includes any subsequent improvements to such structures).

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date, February 15, 1980, of the floodplain management regulation adopted by the community.

Recreational Vehicle: Means a vehicle, which is:

a) Built on a single chassis;
b) 400 square feet or less when measured at the largest horizontal projection;
c) Designed to be self-propelled or permanently towable by a light duty truck; and;
d) Designed primary not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Substantial Damage: Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Start of Construction: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site; such as, the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation; such as, clearing, grading and filling; nor does it include the installation of street and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings; such as, garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: Means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Substantial Improvement: Means any combination of repairs, reconstruction, alteration or improvements to a structure taking place within a 10 year period, in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code

enforcement official and which are the minimum necessary to assume safe living conditions. ~~required to comply with existing health, sanitary or safety code specifications, which are solely necessary to assure safe living conditions.~~

Variance: A grant of relief by a community from the terms of the floodplain management Regulation that allows construction in a manner otherwise prohibited and where specific enforcement would result in unnecessary hardship.

Violation: Failure of a structure or other development to be fully compliant with the community's floodplain management Regulation. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates or required floodway encroachment calculations is resumed to be in violation until such time as that documentation is provided.

Water Surface Elevation: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

8.18.7 GENERAL PROVISIONS

8.18.7.1 AREAS TO WHICH THIS REGULATION ALREADY APPLIES

This Regulation shall apply to all areas of special flood hazard within the jurisdiction of the Town of Granby. The areas of special flood hazard identified by the Federal Emergency Management Agency in its Flood Insurance Study (FIS) for Hartford County, Connecticut dated November 13, 2026, and ~~for the Town of Granby dated September 26, 2008, with~~ accompanying Flood Insurance Rate Map (FIRM), dated November 13, 2026 (Panels 09003C0 045G, 061G, 062G, 063G, 064G, 068G, 069G, 160G, 166G, 167G, 176G, 177G, 178G, 179G, 181G, 182G, 183G, 184G, 190G, 191G, 192G), and other supporting data applicable to the Town of Granby, ~~dated September 26, 2008,~~ and any subsequent revisions thereto, are adopted by reference and declared to be a part of this Regulation. Since mapping is legally adopted by reference into the Regulation it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. This regulation shall also apply to any area shown as Flood Zone on the Town of Granby Zoning Map. Also included in the areas of special flood hazard are areas of potential, demonstrable or historical flooding, including any area contiguous with, but outside the areas of special flood hazard identified by FEMA, and where the land surface elevation is lower than the base flood elevation (BFE) as shown on the FIRM or in the FIS, and where the area is not protected from flooding by a natural or man-made feature. A Special Permit, issued by the Planning and Zoning Commission shall be required in conformance with the provisions of this Regulation prior to the commencement of any development activities within the above areas.

The areas of special flood hazard include any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the FIS for a community. BFEs provided on a FIRM are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. The FIRM and FIS are on file at the Community Development Office, Granby, Connecticut.

8.18.7.2 STRUCTURES ALREADY IN COMPLIANCE

A structure or development already in compliance with this Regulation shall not be made non-compliant by any alteration, modification, repair, reconstruction or improvement and must also comply with other applicable local, state, and federal regulations. No structure or

land shall hereafter be located, extended, converted, modified or structurally altered without full compliance with the terms of this Regulation and other applicable regulations.

8.18.7.3 ABROGATION AND GREATER RESTRICTIONS

This Regulation is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Regulation and another ordinance, regulation easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

8.18.7.4 INTERPRETATION

In the interpretation and application of this Regulation, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body, and;
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

8.18.7.5 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Regulation is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering consideration and research. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Regulation does not imply or guarantee that land outside the Special Flood Hazard Area or uses permitted in such areas will be free from flooding and flood damages.

This Regulation shall not create liability on the part of the Town of Granby or by any officer or employee thereof for any flood damages that result from reliance on this Regulation or any administrative decision lawfully made thereunder. The Town of Granby, its officers and employees shall assume no liability for another person’s reliance on any maps, data or information provided by the Town of Granby.

8.18.7.6 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Regulation should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Regulation, which shall remain in full force and effect; and to this end the provisions of this Regulation are hereby declared to be severable.

8.18.8 ADMINISTRATION

8.18.8.1 DESIGNATION OF THE LOCAL ADMINISTRATOR

The Director of Community Development is hereby appointed to administer, implement and enforce the provisions of this Regulation.

8.18.8.2 CERTIFICATION

Where required under this Regulation, a Connecticut registered professional engineer or architect shall certify that the design and methods of construction are in accordance with

accepted standards of practice for meeting the provisions of this Regulation. Such certification must be provided to the Director of Community Development.

8.18.8.3 DUTIES

Duties of the Building Official and Director of Community Development shall be, but are not limited to:

a. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding;

b. Assure that all necessary permits have been received from other State and Federal agencies from which approval is required;

c. Notify adjacent communities and the Department of Environmental Protection, Water Resources Unit prior to any alteration or relocation of a watercourse. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;

d. Record the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved or flood-proofed structures. When flood proofing is utilized for a particular structure, the Building Official shall obtain certification from a registered professional engineer or architect;

e. When base flood elevation data or floodway data have not been provided, the Officials shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a registered professional engineer or architect;

f. When interpretation is needed as to the exact location of the boundaries of the areas of special flood hazard, the Director of Community Development shall make the necessary interpretation. The Director of Community Development may require the applicant to provide a report from a professional engineer, survey data or other information to aid in the interpretation. All records pertaining to the provisions of this Regulation shall be maintained in the Office of the Building Official.

8.18.9 PROVISIONS FOR FLOOD HAZARD REDUCTION

8.18.9.1 General Standards for Flood Hazard Reduction

In all areas of special flood hazard the following provisions are required:

1. New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed using methods and practices that minimize flood damage;

2. New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed with materials and utility equipment resistant to flood damage;

3. New construction, substantial improvements, and repairs to structures that have sustained substantial damage shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

4. New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water;

5. ~~Electrical, heating, ventilation, plumbing, air conditioning equipment, HVAC ductwork, and other service facilities, or any machinery or utility equipment or connections servicing a structure shall be elevated to or above the base flood elevation (BFE) to prevent water from entering or accumulating within the components during conditions of flooding. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation ductwork, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes;~~

The bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure shall be elevated at least one foot (1.0 ft) above the base flood elevation (BFE). This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Connections or other equipment that must be located below the BFE plus one foot (1.0 ft) elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one foot (1.0 ft) shall conform to the standards for wet locations.

6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters;

8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

9. Above-ground storage tanks (oil, propane, etc.) which are located outside or inside of the structure must either be elevated above the base flood elevation (BFE) on a concrete pad, or be securely anchored with tie-down straps to prevent flotation or lateral movement, have the top of the fill pipe extended above the BFE, and have a screw fill cap that does not allow for the infiltration of flood water;

10. In any portion of a watercourse that is altered or relocated, the flood carrying capacity must be maintained. Notify adjacent communities and the Connecticut Department of Environmental Protection (DEP), Inland Water Resources Division prior to any alteration or relocation of a watercourse;

11. If **any** portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be in the SFHA. The entire structure must meet the construction requirements of the flood zone. The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. Decks or porches that extend into a more restrictive flood zone will require the entire structure to meet the standards of the more restrictive zone;

12. If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., V zone is more restrictive than A zone; structure must be built to the highest BFE). The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. (Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive zone;

13. Compensatory Storage. The water holding capacity of the floodplain, except those areas, which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure; shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality;

14. Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a registered professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in flood levels (base flood elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

8.18.9.2 SPECIFIC STANDARDS

Construction Standards in Special Flood Hazard Areas (SFHA), Zones A, A1-30, AE.

1. Residential Construction

All new construction, substantial improvements, and repair to structures that have sustained substantial damage, which are residential structures shall have the bottom of the lowest floor, including basement, elevated to one (1.0) foot above ~~or above~~ the base flood elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated to one (1.0) foot above ~~or above~~ the BFE.

2. Non-Residential Construction

All new construction, substantial improvements, and repair to structures that have sustained substantial damage which are commercial, industrial or non-residential structures shall:

a. Have the bottom of the lowest floor, including basement, elevated to one (1.0) foot ~~or~~ above the base flood elevation (BFE); or

b. In lieu of being elevated, non-residential structures may be dry flood-proofed to one (1.0) foot above the BFE provided that together with all attendant utilities and sanitary facilities the areas of the structure below the required elevation are

watertight with walls substantially impermeable to the passage of water, and provided that such structures are composed of structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Connecticut registered professional engineer or architect shall review and/or develop structural design specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this section. Such certification shall be provided to the Director of Community Development on the NFIP Dry Floodproofing Certificate for Non-Residential Structures, FEMA Form FF-206-FY-22-153. ~~FEMA Floodproofing Certificate, Form 81-65;~~

c. ~~Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated to or above the BFE.~~

The bottom of all electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1.0) feet above the BFE.

3. Elevated Buildings

New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. Designs for complying with this requirement must either be certified by a professional engineer or architect to meet the following minimum criteria:

a. Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding;

b. The bottom of all openings shall be no higher than one (1) foot above grade;

c. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

4. Manufactured Homes

~~All manufactured homes shall have the lowest floor elevated to or above the base flood level. They shall be placed on a permanent foundation which itself is securely anchored and to which the structure is secured anchored~~.

All manufactured (mobile) homes to be newly placed, undergoing a substantial improvement or repaired as a result of substantial damage, shall be elevated so that the bottom of the frame is located one (1.0) foot above the base flood elevation (BFE). The manufactured home must also meet all the construction standards per Section 8.18.9.2. The foundation and anchorage of manufactured homes to be located in floodways shall be designed and constructed in accordance with ASCE 24. This includes SFHAs outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood. All manufactured (mobile) homes within SFHA shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist flotation, lateral movement and hydrostatic pressures. Anchoring may include,

but not be limited to, the use of over-the-top or frame ties to ground anchors. All manufactured (mobile) homes within SFHA shall be installed using methods and practices that minimize flood damage. Adequate access and drainage should be provided. Elevation construction standards include piling foundations placed no more than ten (10) feet apart, and reinforcement is provided for piers more than six (6) feet above ground level.

5. A-Zones Restrictions

In A-Zones where base flood elevations have been determined, but before a floodway is designated, no new construction, substantial improvement or other development (including fill) shall be permitted which would increase base flood elevations more than one (1) foot at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development.

6. Recreational Vehicles

Recreational vehicles placed on sites within all A-Zones shall either (1) be on the site for fewer than 180 consecutive days, and (2) be fully licensed and ready for highway use, or (3) meet all the general standards of Section 8.18.4 and the elevation and anchoring requirements of Section 8.18.9.1~~4.3.~~ and the elevation and anchoring requirements of Section 8.18.9.2.4. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

7. Floodways

Areas where floodways have been designated or determined by these Regulations shall be interpreted to prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any (0.00) increase in flood levels during occurrence of the base flood discharge.

When utilizing data other than that provided by the Federal Emergency Management Agency, the following standard applies: select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designated to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one (1) foot at any one (1) point.

8.18.10 STANDARDS FOR SUBDIVISION PROPOSALS

In all special flood hazard areas the following requirements shall apply:

~~**a.**~~ All subdivision proposals shall be consistent with the need to minimize flood damage;

~~**b.**~~ All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

~~**c.**~~ All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and

~~**d. In Zone A, base flood elevation data shall be provided for subdivision proposals and other proposed developments which are five (5) acres or fifty (50) lots, whichever occurs first.**~~

Base flood elevation data shall be provided for all subdivision proposals and other proposed development.

8.18.11 VARIANCE PROCEDURES

8.18.11.1 ESTABLISHMENT OF VARIANCE PROCESS

1. The Zoning Board of Appeals, as established by the Town of Granby, shall hear and decide appeals and requests for variances from the requirements of this Regulation.

2. The Zoning Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Director of Community Development in the enforcement or administration of this Regulation.

3. Any person aggrieved by the decision of the Zoning Board of Appeals or any person owning land which abuts or is within a radius of one hundred (100) feet of the land in question may appeal within fifteen (15) days after such decision to the State Superior Court of Hartford County, as provided in Section 8-8 of the General Statutes of Connecticut.

4. The Director of Community Development shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency (FEMA) upon request.

8.18.11.2 SPECIFIC SITUATION VARIANCES

Buildings on a Historic Register - Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or any locally-adopted historic district without regard to the procedures set forth in the remainder of this section and provided the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historical designation.

Functionally Dependent Use or Facility - Variances may be issued for new construction and substantial improvements and other development necessary for the conduct of a functionally dependent use or facility provided the structure or other development is protected by methods that minimize flood damage, creates no additional threat to public safety and meet all the requirements of Section 8.4.

Floodway Prohibition - Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

8.18.11.3 CONSIDERATIONS FOR GRANTING OF VARIANCES

In passing upon such applications, the Zoning Board of Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Regulation and the items listed below as; a–k. Upon consideration of these factors and the purposes of this Regulation, the Zoning Board of Appeals may attach such conditions to the granting of variances, as it deems necessary to further the purposes of this Regulation.

a. The danger that materials may be swept onto other lands to the injury of others;

b. The danger to life and property due to flooding or erosion damage;

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

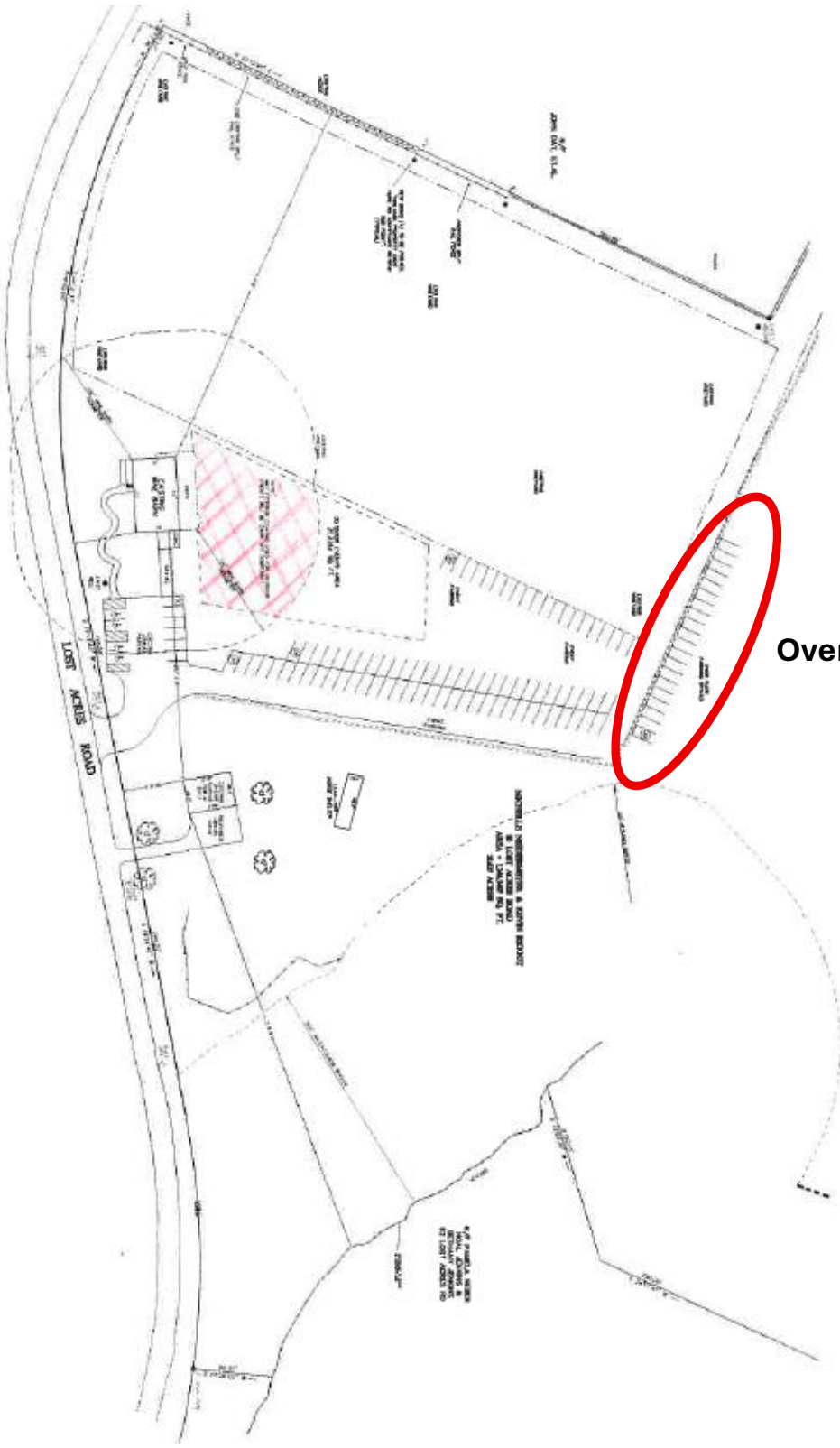
FROM: Abby Kenyon, Director of Community Development

DATE: September 3, 2026

RE: 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.

The Commission previously approved a site plan and special permit for a farm store at 80 Lost Acres Road, which allowed the applicant to operate a vineyard. As part of the approval, special events were permitted. When the Commission approved this use, it was stated that overflow parking for such events may be needed. The site plan that was approved at that time showed an area labeled 'overflow parking' to the east of the property (refer to the following page).

The property owner would like to revise the property lines. While this action does not require formal Commission approval, because the revised lot lines would result in this overflow parking area to no longer be located on the vineyard property, the property owner was advised that the site plan must be modified to show the relocation of this overflow parking. A site plan modification was submitted. As shown on the site plan, the overflow parking was relocated just south of the existing parking area. Staff reviewed the relocated overflow parking area and finding no issues, approved the application under Section 4.2.13, which allows staff approval for minor changes. As required under the regulations, the approval is now being reported to the Commission.



Overflow parking area

PARCEL B TO BE DEEDED TO AND MADE PART OF 2 CLEMONS SPRINGS ROAD
LOST ACRES VINEYARD
AREA = 810,940+/- SQ. FT.
18.62+/- ACRES

PROPERTY OF KRMN PROPERTIES LLC
80 LOST ACRES ROAD
REMAINING LOT AREA = 435,600+/- SQ. FT.
10.000+/- ACRES

N/F
JOHN DAY, ET.AL.

N/F PAMELA WEBER
NOAL JENKINS &
BETHANY JENKINS
62 LOST ACRES RD

LOST ACRES ROAD

EXIST. REBAR
SPLIT RAIL FENCE
WOODS
EXISTING VINEYARD
NEW PROPERTY LINE
S 34°54'08" E 165.45'
N 82°06'38" E 208.21'
S 10°51'17" E 76.10'
GATE
S 89°27'48" E 123.69'
N 89°39'20" E 64.95'
4x4 POST W/SPIGOT & POWER
EVENT PARKING
OVER FLOW PARKING SPACES
ACCESS EASEMENT IN FAVOR OF 2 CLEMONS SPRINGS ROAD
NOTE: ANY EXTERIOR LIGHTING USED FOR OUTDOOR EVENTS WILL BE DARK SKY COMPLIANT
OUTDOOR EVENTS AREA 21,235± SQ. FT.
PROPOSED LIMIT OF OUTSIDE MUSIC AREA
100' WINE BARN PERIMETER
EXISTING WINE BARN
DECK
CONC.
GRAVEL
EXISTING GRAVEL PARKING
EXIST. WELL
LEAN-TOO HORSE SHELTER
EXISTING 3-CAR GARAGE & TOW = 537.1
GRAVEL DRIVE
BROOK
TOP/BANK OF BROOK & PROPERTY LINE
1" IRON PIPE
S 15°05'50" W 66.00'
L=160.11'
R=650.00'
S 79°19'40" W 290.22'
S 79°12'01" W 184.13'
191.30'
29.13'
S 79°19'40" W 195.08'
L=412.37'
R=600.00'
SNET 371 C
SNET 370 C
SNET 329 C
SNET 329 D
SNET 329 A
SNET 329 B
PROPOSED SPLIT RAIL FENCE
NEW SIGNS (4) TO BE POSTED, "VINEYARD PROPERTY ENDS HERE NO ADMITTANCE BEYOND THIS POINT". (TYPICAL)
EXISTING HEDGE
N 25°10'41" E 314'
END EXISTING SPLIT RAIL FENCE
FENCE
SPLIT RAIL FENCE
N 25°27'58" W

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

REVISIONS:
10/11/14 - PER CLIENT COMMENTS
11/16/20 - OVERFLOW PARKING & 100' WINE BARN PERIMETER
12/23/20 - LIMIT OUTSIDE MUSIC AREA
8/12/25 - PARKING, BOUNDARY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 210 TARIFFVILLE, CT 06081

REVISION TO A SITE PLAN
PREPARED FOR
MICHELLE NIEDERMEYER & KEVIN RIGGOT
80 LOST ACRES ROAD
GRANBY, CONNECTICUT

SCALE	DATE	SHEET NO.
1"=40'	8/02/14	1 OF 1

G:\ACAD\GRANBY\2021 ACRES\DWG\SITE\PLAN\PARKING PLAN 2014.

10-16

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: September 3, 2026

RE: Discuss T1 Zone Regulations and next steps to draft possible regulation changes

---

At the Commission's July meeting, proposed changes to the T1 Zoning Regulations were reviewed and voted on. During the application process for that text amendment, the Commission discussed the T1 Zone overall, including revisions that were presented by the Development Commission in 2023. Those changes are included on the following pages for reference. The Commission is asked to consider how they would like to move forward, if at all, with possible revisions to the T1 Zoning Regulations.

2023 Proposed Text Changes

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~~ Salmon Brook Street, 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~~Salmon Brook Street, while requiring that new commercial buildings be placed at least ~~100~~ 60 feet back from the front property line along ~~Salmon Brook Street~~ 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~~Salmon Brook Street, 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.~~

Formatted: Strikethrough

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.

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 for six (6) or more people 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;

Commented [AK1]: Commission to discuss restaurant drive-throughs.

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, assisted living facilities, independent living facilities, and similar residential uses 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,~~ M~~m~~ulti-family residential developments ~~and similar residential uses~~ with a maximum density of 8 units per acre;

Formatted: Strikethrough

Formatted: Strikethrough

3.10.2.12 Accessory uses customarily incidental to principal 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.~~

Formatted: Strikethrough

3.10.3.2 The 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% of 200,376 = 40,075. Therefore, the total area of the footprint of any combination of commercial buildings on a property of 4.6 acres shall be 40,075 square feet, or less)

3.10.3.6 ~~No Special Permit use may be approved unless the Route 10 curb cut (west side), which serves the Special Permit use, is separated by at least 800 feet from any other curb cut, serving a Special Permit use and also located on the west side of Route 10. For the purpose of this regulation the existing YMCA curb cut is a curb cut serving a Special Permit use. This is the only commercial curb cut that exists within the T1 zone as of the adoption of this regulation. New Special Permit developments that do not comply with the curb cut separations may not be approved.~~There shall only be three curb cuts on the west side of Salmon Brook Street serving a Special Permit use. The existing 97 Salmon Brook Street (YMCA) curb cut is the only curb cut serving a Special Permit use that exists within the T1 Zone as of the adoption of this regulation. A curb cut serving a Special Permit use will only be allowed under the following conditions: where the property does not have access, or could not obtain access via an agreement or easement with an adjacent property owner, to an existing public or private ~~(drive)~~road; or where the property is under separate ownership from an adjacent property that has access to Salmon Brook Street via an existing driveway. The Commission may permit secondary access/egress to a development with a curb cut on Salmon Brook Street after considering the distance to other curb cuts and vehicular circulation to/from the site, including emergency access. Any secondary access/egress curb cuts shall not count toward the three curb cuts permitted on Salmon Brook Street under this regulation.

~~3.10.3.7 A primary purpose of this zone is to encourage the construction of an internal service road which extends from a point opposite Floydville Road to a point located on Canton Road Extension, as outlined above. It is anticipated that the majority of new uses will be serviced through the construction of this service road. The internal roadway shall be designed as a Town Road and easements shall be established at property boundaries to permit the future extension of the road. It is understood that the road may be constructed in segments and further understood that the actual transfer of the ownership of the road, to the Town, may occur at a future date, well after the earliest road segments were constructed. All appropriate bonds, deeds and easements shall be maintained to provide for the future transfer of the ownership of the road to the Town.~~

3.10.3.8 All developments shall provide vehicular and pedestrian easements, at the direction, and in locations determined by the Commission, to allow passage to and from adjacent properties to achieve the goals of the T1 zone.

3.10.3.9 No parking area, for a commercial development may be located within ~~100~~ 30 feet of the front property line along ~~Salmon Brook street line~~Salmon Brook Street.

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Highlight

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Strikethrough

Formatted: Highlight

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Strikethrough

3.10.3.10 A landscape buffer area of not less than ~~150~~ 100 feet shall separate any proposed Special Permit uses from single family homes, existing on the date of adoption of this regulation, and located within the adjacent R30 zone. The Commission shall determine the planting and design requirements for all such buffer areas. The preservation of existing trees and shrubs for buffering is preferred to the planting of new materials. However, the planting of new materials may also be required to supplement the existing vegetation. Applicants are advised not to remove existing vegetation prior to the Commission's consideration of an application. ~~Where existing vegetation has been removed prior to the filing of an application, the Commission may deny the application and recommend that the removed vegetation be replaced.~~

The Commission may allow a landscape buffer of not less than 50 feet provided the buffer complies with the following:

1) The buffer shall be designed to retain and incorporate existing healthy mature trees and other existing vegetation whenever possible;
2) Existing healthy mature trees and other vegetation shall be supplemented with three rows of evergreen trees measuring six to eight feet or more in height measured at the midpoint between the uppermost whorl to the base of the leader at time of planting. Such trees are to be planted 10' on center and in staggered rows. The Commission may consider a different spacing or arrangement based on accepted landscaping practices and upon the analysis of a landscape architect when a proposed species may require it;
3) Where an existing vegetative buffer does not currently exist or where due to the health of the trees or other site conditions, vegetation must be removed or thinned, there shall be 5 rows of evergreen trees planted according to the aforementioned criteria in #2;
4) The planted buffer is to extend the length of the property line where the property is adjacent to the R30 Zone with a single family home;
5) The planted buffer shall be designed such that the field of view between the abutting residential and nonresidential uses at grade shall be obscured visually both within 5 years after planting and at maturity so that activity on the nonresidential lot is not immediately apparent; and
6) A berm, wall, screening fence, or combination thereof, may be required where, due to the site topography, proposed building height, or other site characteristics, the vegetative buffer would not provide the desired screening effect.

3.10.3.11 RESERVE

3.10.3.12 A landscaped Streetscape buffer along the frontage of ~~Salmon Brook Street~~Salmon Brook Street ~~-~~shall be designed for each application. Where possible, applicants should consider the design elements of the landscape berm located at 124 Salmon Brook Street (Stop and Shop Plaza) as a guide in designing the streetscape buffer. ~~Where possible, applicants shall use the design elements of the landscape berm located at 124 Salmon Brook Street (Stop and Shop Plaza) as a guide in designing the streetscape buffer.~~

Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Strikethrough

3.10.3.13 No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.

3.10.3.14 All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

3.10.3.15 Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. Light pollution and excessively bright or intrusive lighting is a concern in the Town of Granby. Lighting plans shall include the height and type of poles, the design of the fixtures (primarily those that provide full horizon shading), the wattage and type of lighting and a written justification, with citation to published standards by authoritive sources, for the amount and type of lighting proposed. Lighting plans shall also include an illumination profile outlining the level of lighting, in foot-candles, produced throughout the site. Lighting shall be a specific design element of the development, comprehensively planned with uniformity of poles, fixtures and lighting. ~~Metal halide lighting shall be considered for use throughout the T1 Zone.~~

3.10.3.16 Noise is a community concern and should be considered and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of buildings, earth berms or through a combination of these and other appropriate techniques.

~~3.10.3.17 A complete site plan as outlined within Section 4 shall be prepared for all special permit uses as stated above.~~

3.10.3.18 Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the T1 zone as stated above.

3.10.3.19 All Special Permit Applications shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern is the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses which differ in their peak hours of traffic generation.

3.10.4 Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 zone in Section 5, except as outlined herein. The Commission may waive the requirements of Section 5 to achieve the goals of the T1 zone as stated above.

3.10.5 In accordance with the goals outlined within the preamble, the following design guidelines are offered for consideration in the preparation of all T1 zone applications:

3.10.5.1 High quality masonry building materials (brick, stone, or materials having the appearance of them) should make up no less than ~~50~~ 20 percent of the wall surface area, not including windows, of any façade of the building. The balance of wall surface area shall be made up of wood siding or shingle (shakes) or a combination of wood and synthetics. ~~However, synthetic materials shall be limited to no more than 25 percent of the surface area of any façade other than the rear façade and shall not be permitted in any degree on the front façade.~~

3.10.5.2 Substantial structural elements shall be made prominent in building design to provide relief to large walls, create visual interest, define entrances, and convey a sense of permanence.

3.10.5.3 Use of carefully chosen architectural details, such as cornices, brackets, and awnings is encouraged.

3.10.5.4 Building material colors ~~should~~ primarily consisting of neutrals and darker tones should be preferred.

Formatted: Strikethrough

3.10.5.5 Whenever practicable, recessed entrances should be used to allow for a small outdoor shelter, increase window display area, reduce the massing and add relief to a façade.

3.10.5.6 Doors should be designed so as to make the doorway a unique and inviting architectural characteristic of the building.

3.10.5.7 It is not essential that the primary entranceways be situated toward the street.

3.10.5.8 In cases where a customer entrance is required at the rear of a building the standards of the rear façade shall equal the quality of design and materials of the façade facing the front.

3.10.5.9 Roof materials should be chosen with respect for building sustainability and durability.

3.10.5.10 Standing seam metal, or other dimensional, commercial grade shingle, slate, or simulated slate roofing in neutral colors should be preferred.

3.10.5.11 ~~Parking should be central to the overall development and if possible, surrounded on no less than two sides by the proposed commercial business.~~

3.10.5.12 Parking should be situated to provide efficient pedestrian access from business to business ~~to ensure that a single parking space will be close enough to all corners of the commercial center~~.

3.10.5.13 ~~The circulation lanes of the parking area should be located adjacent to the front facade, should be characterized by benches, street trees, trash receptacles, high quality materials, textured pedestrian crossings and pedestrian scale lighting. The desired effect of such an~~

~~arrangement is to create a small scale "main street" environment within individually developed cluster mixed-use or commercial centers.~~

3.10.5.14 Extensive use of street trees and curbside landscaping should characterize the T1 zone.

3.10.5.15 Sidewalks shall be required along Salmon Brook Street and may be required along the frontage of other roads and/or within a particular site when the Commission determines such sidewalks are necessary to provide linkages to adjacent sites and other sidewalks in the area. All site designs shall include sidewalks, which lead from the street to the building. Where a sidewalk cannot be located within the Salmon Brook Street right-of-way, the required streetscape buffer along Salmon Brook Street shall be increased to 35 feet in width and no parking area may be located within 35 feet of the front property line along Salmon Brook Street. ~~A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed development and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks.~~

3.10.5.16 ~~In cluster commercial settings, pedestrian pathways should be covered along the front façade by awnings or arcades to permit efficient all weather pedestrian circulation from business to business.~~

3.10.5.17 Developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Out-door plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes should be encouraged to locate~~d~~ adjacent to and interplay with plaza areas to encourage public use of the space.

3.10.5.18 Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view by a decorative ~~masonry~~ screen wall comprised of ~~masonry~~ materials mimicking or complimenting those used in the primary structure.

3.10.5.19 Roof mounted mechanical equipment should be screened from public view.

3.10.5.20 Utilities shall be located underground.

3.10.5.21 Chain link fencing should be avoided in all but very unusual circumstances.

3.10.5.22 All refuse containers shall be screened from public view. Screening shall be designed with materials that mimic or complement those used in the primary structure.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

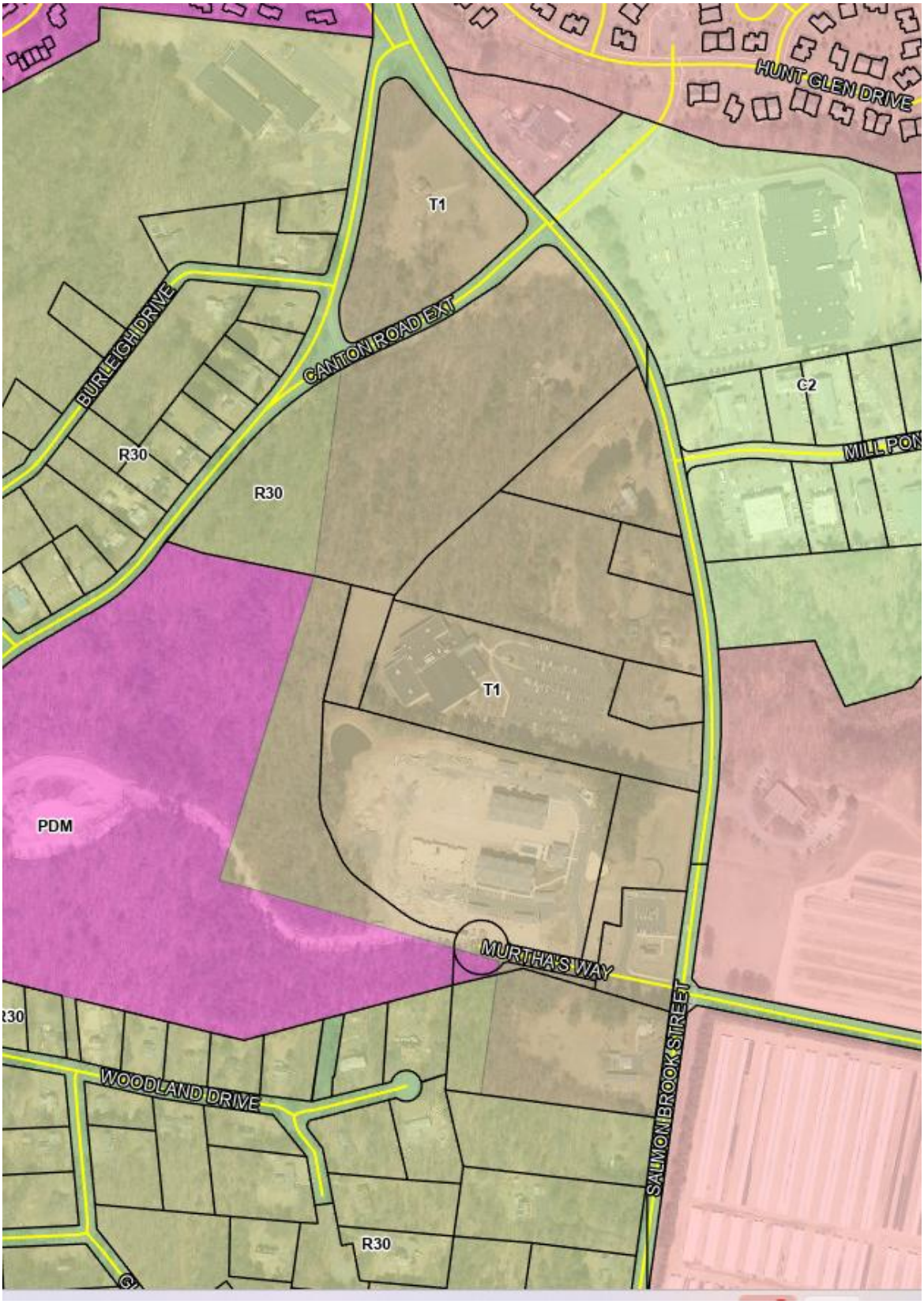
Commented [AK2]: Added in response to PZ discussion on 3/14.

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Space Before: Auto, After: Auto, Line spacing: single

Zone Map


HUNT GLEN DRIVE
T1
BURLEIGH DRIVE
CANTON ROAD EXT
G2
MILL POND
R30
R30
T1
PDM
MURTHA'S WAY
SALMON BROOK STREET
WOODLAND DRIVE
R30