Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, September 22, 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: 810 1181 4835
Passcode: 858687

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes from September 8, 2026

6. 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.

7. Receive applications and schedule public hearings
   a. Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet, 84 Silkey Road, R50 Zone.

8. Schedule Public Hearing for Adoption of the 2026-2036 Plan of Conservation and Development – October 13, 2026

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

10. Staff Report and Correspondence

11. Discuss joint meeting with Development Commission to review T1 Zone Regulations

12. Commissioner Reports and Correspondence

13. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at a PZC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the PZC. Zip drive, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, September 8, 2026, at 7:00 pm

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

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

2. **Pledge of Allegiance**

3. **Seating of Alternates, if applicable**
   P. Johnson was seated for M. Lockwood.

4. **Public Session**
   None

5. **Action on the minutes from July 28, 2026**

   ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the July 28, 2026, minutes as presented. B. Sheahan and R. Lavitt 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, R50 Zone.**
   Christopher Rich of Plainville, CT was present to speak on behalf of his mother who is the applicant and property owner. The four-panel, freestanding solar array was installed in 2023 by the property owners without the necessary permits and brought to the attention of staff by the Building Official upon inspection at an abutting property. C. Rich indicated that there are a total of 65 panels between the ground-mount and roof-mount system that power the existing barn at the rear of the property. A. Kenyon noted that the arrays vary in size, meet the required setbacks, and there is no concern regarding a vegetative buffer. Since the system is located within a regulated area, a permit from the Inland Wetlands and Watercourses Commission was received. No public comment was received and the public hearing closed at 7:14 p.m.

   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.**
   Applicant and property owner Steven Briggs was present to discuss the application. He is seeking permission to convert an existing office space into a caretaker's apartment at 18 Mill Pond, Unit A.

The proposed apartment would be around 400 square feet utilizing the existing front door and an open-floor concept. S. Briggs stated that the individual looking to rent the space is an employee, who has also shown interest in maintaining the property grounds; i.e., mowing, snow removal, etc. A. Kenyon noted that no façade or site changes are proposed and due to the change in use, a sewer allocation for the increased gallons per day from 480 to 585 will require approval from the Water Pollution Control Authority. There was no public comment and the public hearing closed at 7:22 p.m.

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.**
Applicant Art Roti of Belmeade Signs was present to discuss the application. The property owner is looking to replace their existing freestanding sign with a new 36 square foot sign made of PVC panels and pressure treated posts hidden by vinyl sleeves and caps. The sign will consist of three panels, have no exterior lighting and be installed in the same location as the existing. There was no public comment and the public hearing closed at 7:34 p.m.

d. **Application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards.**
A. Kenyon provided an overview of the proposed amendments, which are required as a result of recent updates by the Federal Emergency Management Agency (FEMA) to the Flood Insurance Rate Maps (FIRMs). 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. 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. There was no public comment and the public hearing closed at 7:29 p.m.

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.**

   The above applications have been scheduled for a public hearing on 9/22/26 at 7 p.m.

8. **Consideration of applications, where the Commission has concluded the public hearings**
   a. **Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a ground-mount solar array for property located at 9 Laurel Drive, R50 Zone.**

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an 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, R50 Zone; subject to the following condition:

1. In accordance with Section 8.29.1.3.6, "All unused systems shall be removed within twelve (12) months of cessation of operations".

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.**

ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (7-0-0) to approve an 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; subject to the following condition:

1. No exterior site changes are approved as part of this application.

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.**

ON A MOTION by C. Chinni seconded by E. Lukingbeal, 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 496 Salmon Brook Street; C2 Zone, subject to the following condition:

1. No lighting is approved as part of this application.

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

ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking amendments to Zoning Regulations Section 8.18 Special Flood Hazard Areas to remain in compliance with National Flood Insurance Program standards, as proposed. File Z-4-26. Effective date of October 1, 2026.

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.**

On 9/4/26, A. Kenyon approved a minor site plan modification for 80 Lost Acres Road to allow the reconfiguration of the existing overflow parking area. The property owners would like to file a lot line revision; however, the revision would result in the overflow parking no longer being located on the vineyard property. Staff advised that a site plan modification would be required to show the new location of overflow parking, which is now proposed just south of the existing parking area.

10. **Discuss T1 Zone Regulations and next steps to draft possible regulation changes**
A. Kenyon discussed how the Commission expressed interest in revisiting the T1 Zoning Regulations after reviewing and approving a recent text amendment for that zone at their July meeting. The revisions presented by the Development Commission in 2023 were included in the meeting packet for review, as the Commission was asked by staff to consider how to move forward. E. Myers stated that the current regulations are now obsolete, while C. Chinni noted that what exists today isn't working. P. Johnson recommended that the Planning and Zoning Commission hold a workshop with the Development Commission to begin the review/amendment process. A. Kenyon noted that she will discuss a potential workshop(s) with the Development Commission at their meeting next week.

11. **Commissioner Reports and Correspondence**
None

12. **Adjourn**

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:51 p.m.

Respectfully submitted,

Renee Deltenre

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

There will be a public hearing conducted by the PZC on Tuesday, September 22, 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 8.5.2 for a detached accessory apartment, 289 Granville Road, R2A Zone.
- 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.

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: Nick Uccello

FROM: Abby Kenyon, Director of Community Development

DATE: September 10, 2026

RE: 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.

In 2017 the Commission approved a 6-lot re-subdivision on Cider Mill Heights. At the time of approval, there was no indication that crushing, screening, or processing of materials would be needed in the development of the lots. One of the lots that was approved as part of this 6-lot re-subdivision is 37 Cider Mill Heights, which is the subject of this application. The lot was sold several years ago and in preparation to build a single-family house, the owner at the time had to blast for a foundation. Following the blasting, rock and piles of earth material were left on site. The owner never began construction and listed the property for sale. The new owners have submitted a building permit for a house and are now determining how to handle the rocks/earth material that remain from the blasting.

As outlined in the applicant's narrative, there are about 1,000 yards of stockpiled rock material that either needs to be processed or removed from the site. The applicant would like to process this material on the property so it can be used for backfill and a base for the driveway. It is estimated that about five days would be needed for crushing, over a two-week period. As noted in the narrative, the alternative option, which wouldn't require a permit from the Commission, would be to truck the material off site. This would require about 60 truck trips, and it is not the preferred option.

Zoning Regulations Section 9.9 states "the Commission may permit the temporary use of earth material processing, screening or crushing equipment in conjunction with an approved subdivision, provided a specific time limit is established for such use." In accordance with this section, if the Commission is inclined to approve the application, it is suggested specific dates and hours of operation are outlined.

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

UCCELLO
FINE HOMES

September 2nd, 2026

To Whom it May Concern:

We are requesting a special permit to crush on site previously excavated rock at 37 Cider Mill Heights.

We're currently in the process of building a new custom home for a client who purchased the property that had previously been permitted for a different house and some of the site work had been started by the previous owner, mainly blasting of the site and excavation and stockpiling of the blasted rock material. My client's new home has a smaller footprint than was previously blasted so the excavation is oversized for the home we are building and also the previous owner left the rock on site in large piles and they left the rock itself in very large chunks, too large to use either on site or even to remove from the site.

The site is a 7 + acre parcel bordered by similar sized parcels to the east and west with existing homes, and land trust property to the south. The closest neighboring home would be approximately two hundred feet away from our crusher.

The first step for us will be to downsize the rock that is on site for processing or removal, which we are doing with a hydraulic hammer attached to an excavator. We also had a couple of small spots on site where the shape of our house didn't quite coincide with the shape of the foundation hole, so we needed to hammer out a couple of small corners of the seller hole, which is already complete.

There is about 1000 yards of stockpiled rock material, as depicted on the plan provided and measured by BGI Land Surveyors, which needs to be either processed or removed from the site. Our intent would be to process the material on site so that it can be used for backfill material as well as driveway base. This would also save us from having to import the necessary material for these specific uses. We estimate that the time to crush the material on site would be about five days of actual crushing over a two-week period. This allows time for weather delays, unforeseen equipment issues and additional downsizing time.

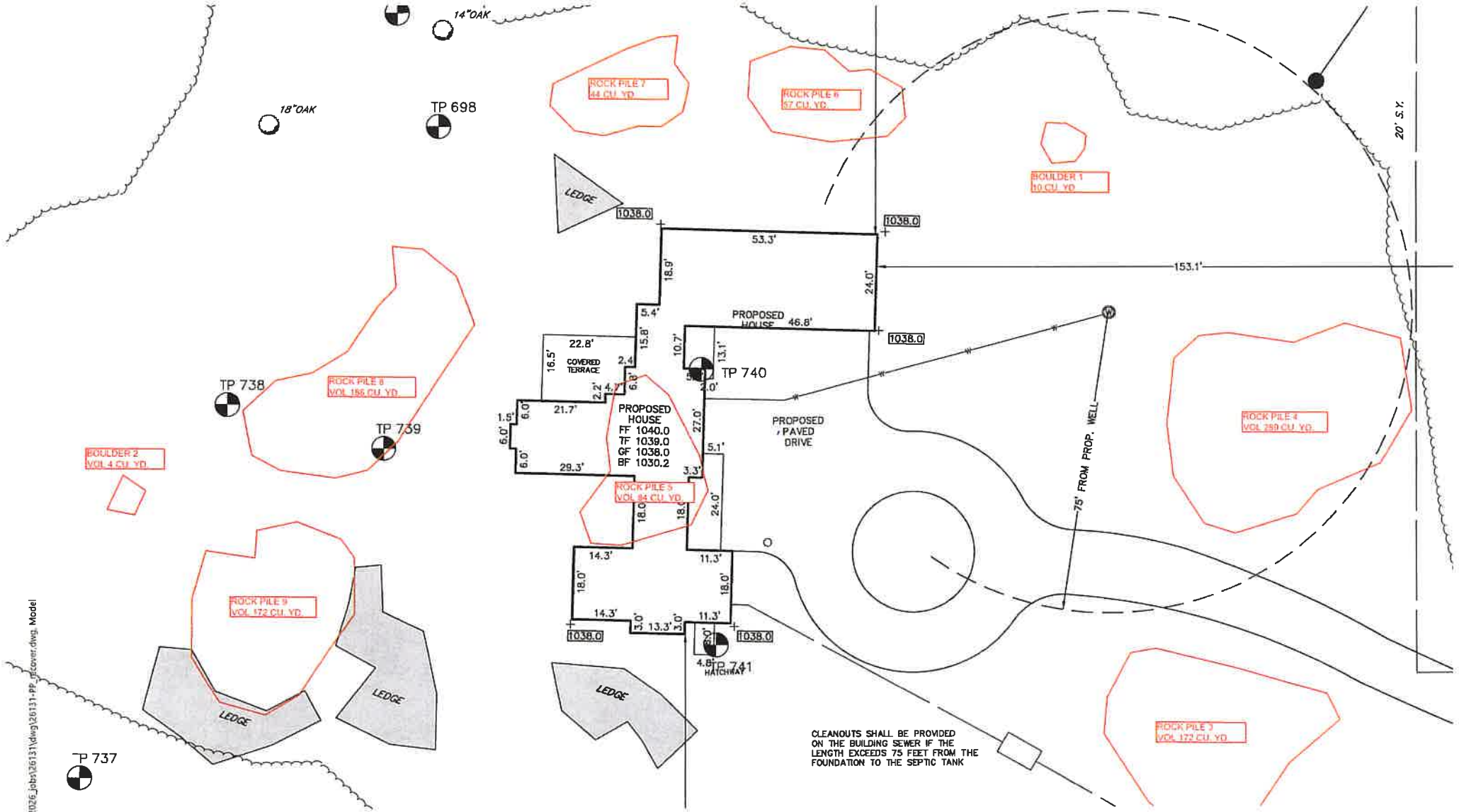
If we were to haul the material offsite, we would still have the downsizing time, which may be longer to process the material to a size that the truckers will accept. Beyond that we estimate that it would take approximately 60 to 70 truck trips to haul the material offsite. Additionally, we would need to haul in at least that much material to replace the hauled off material so that would be another 60 truck trips. Ideally the trucks would be able to leave full and return full however there is no guarantee that the timing will work, or the disposal site will have suitable material to return to the site.

To sum up, we feel that the short-term crushing operation will be far less intrusive to the neighborhood, as well as more environmentally friendly than the potential of over 100 truck trips through the neighborhood and the surrounding streets in an attempt to haul the material offsite and import suitable material for the construction activities listed above.

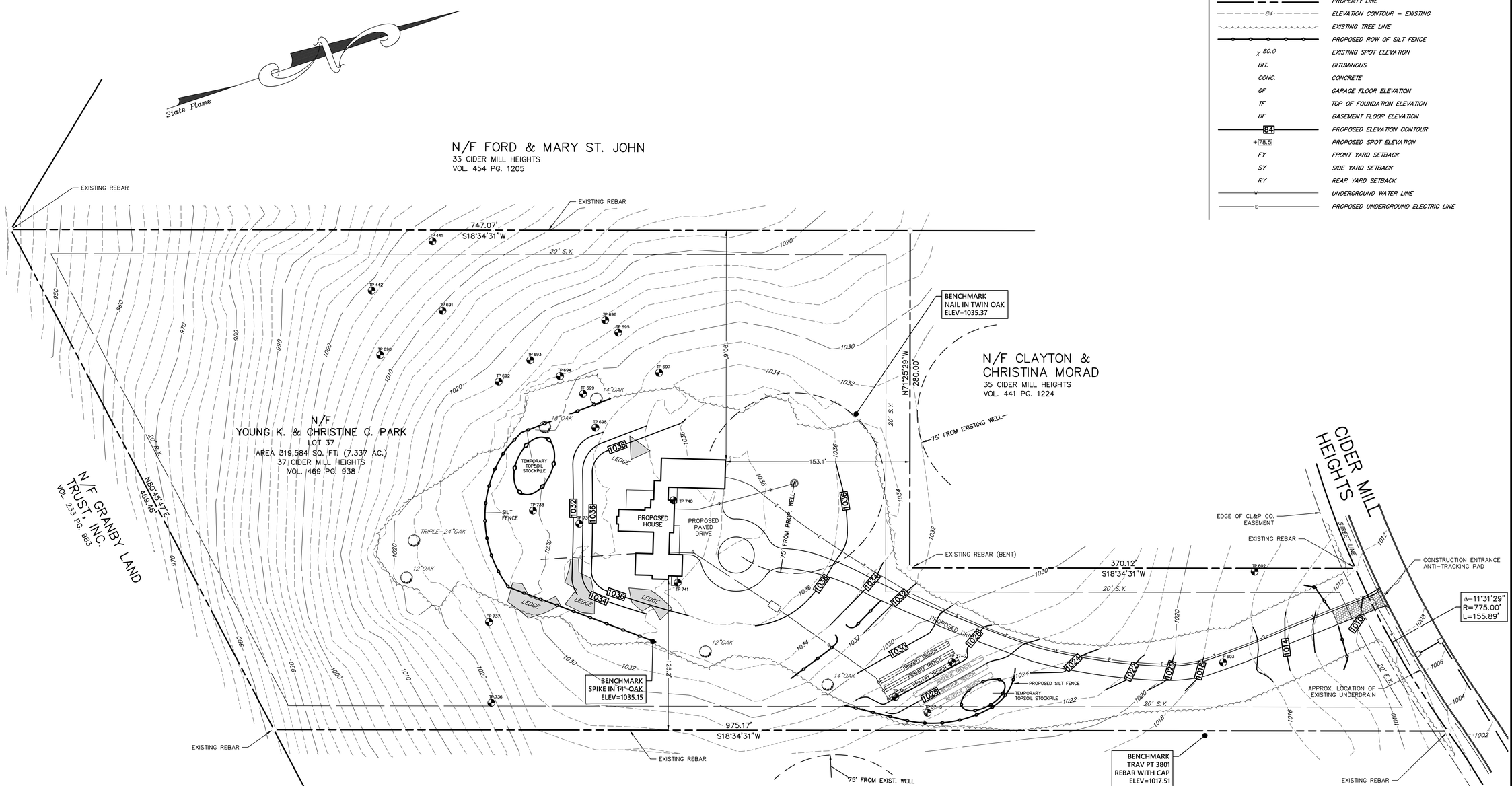
Thank you,

Nicholas J. Uccello

1331 Silas Deane Highway, Suite B - Wethersfield, CT 06109
Phone: 860.990.0206
www.uccellofinehomes.com
Registration # NHC.0000197



S:\SDSKPROJ\2026_jobs\26131\dwg\26131-PP_rfcover.dwg, Model



LEGEND

PROPERTY LINE	
84	ELEVATION CONTOUR – EXISTING
	EXISTING TREE LINE
	PROPOSED ROW OF SILT FENCE
x 80.0	EXISTING SPOT ELEVATION
BIT.	BITUMINOUS
CONC.	CONCRETE
GF	GARAGE FLOOR ELEVATION
TF	TOP OF FOUNDATION ELEVATION
BF	BASEMENT FLOOR ELEVATION
84	PROPOSED ELEVATION CONTOUR
+78.5	PROPOSED SPOT ELEVATION
FY	FRONT YARD SETBACK
SY	SIDE YARD SETBACK
RY	REAR YARD SETBACK
W	UNDERGROUND WATER LINE
E	PROPOSED UNDERGROUND ELECTRIC LINE

ZONE R2A (FRD SUBDIVISION)		
CATEGORY	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	2 AC.	7.337 AC.
MINIMUM LOT FRONTAGE (FEET)	25'	155.89'
MIN. FRONT YARD	20'	505.3'±
MIN. SIDE YARD	10'	125.2'
MIN. REAR YARD	20'	362.2'
MAXIMUM HEIGHT (FEET)	35'	24'±

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN.
CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

REFERENCE MAPS:

1. "SITE PLAN, LOT 37 CIDER MILL HEIGHTS – SECTION V, PREPARED FOR JUSTIN RICHARD MORINI & PAULINE BARON MORINI, 37 CIDER MILL HEIGHTS, GRANBY, CONNECTICUT, SCALE: 1 IN = 40 FT, NOVEMBER 22, 2019, REVISED 1-16-20, SHEET 1, BARRESI ASSOCIATES LLC"
2. "SEPTIC SYSTEM DESIGN PLAN, LOT 37 CIDER MILL HEIGHTS – SECTION V, PREPARED FOR JUSTIN RICHARD MORINI & PAULINE BARON MORINI, 37 CIDER MILL HEIGHTS, GRANBY, CONNECTICUT, SCALE: 1 IN = 20 FT, NOVEMBER 22, 2019, REVISED 12-6-19, SHEET 2, BARRESI ASSOCIATES LLC"

GENERAL NOTES:

1. TOPOGRAPHY TAKEN FROM MAP REFERENCE #1.
2. CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHIC AND SOIL CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN.
3. SEE ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS OF PROPOSED HOUSE

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.

   TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY-PROPOSED

   BOUNDARY DETERMINATION CATEGORY: RESURVEY

   CLASS OF HORIZONTAL ACCURACY: A-2

   CLASS OF TOPOGRAPHIC ACCURACY: TD

2. HORIZONTAL DATUM IS BASED ON NAD 83.
3. ELEVATIONS ARE BASED ON NAVD 88.
4. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

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

7-2-2026 — 14649
SURVEYOR'S SIGNATURE — DATE — LICENSE NUMBER

26131

STATE OF CONNECTICUT — CHRISTOPHER S. PELTON — No. 24027 — LICENSED PROFESSIONAL ENGINEER

Weston & Sampson
712 Brook Street, Suite 103
Rocky Hill, CT 06067
860.513.1473
800.SAMPSON
www.westonandsampson.com

STATE OF CONNECTICUT — NAN F. WINKLEPLECK — No. 16649 — LICENSED LAND SURVEYOR

THE BONGIOVANNI GROUP, INC.
CIVIL ENGINEERS
LAND SURVEYORS
1470 Post Road
Newington, Conn. 06111
TEL. (860) 666-0134
FAX (860) 666-3830

Scale: 1"=40'
Checked: AB
Date: 7-2-26
Drawn: BTM

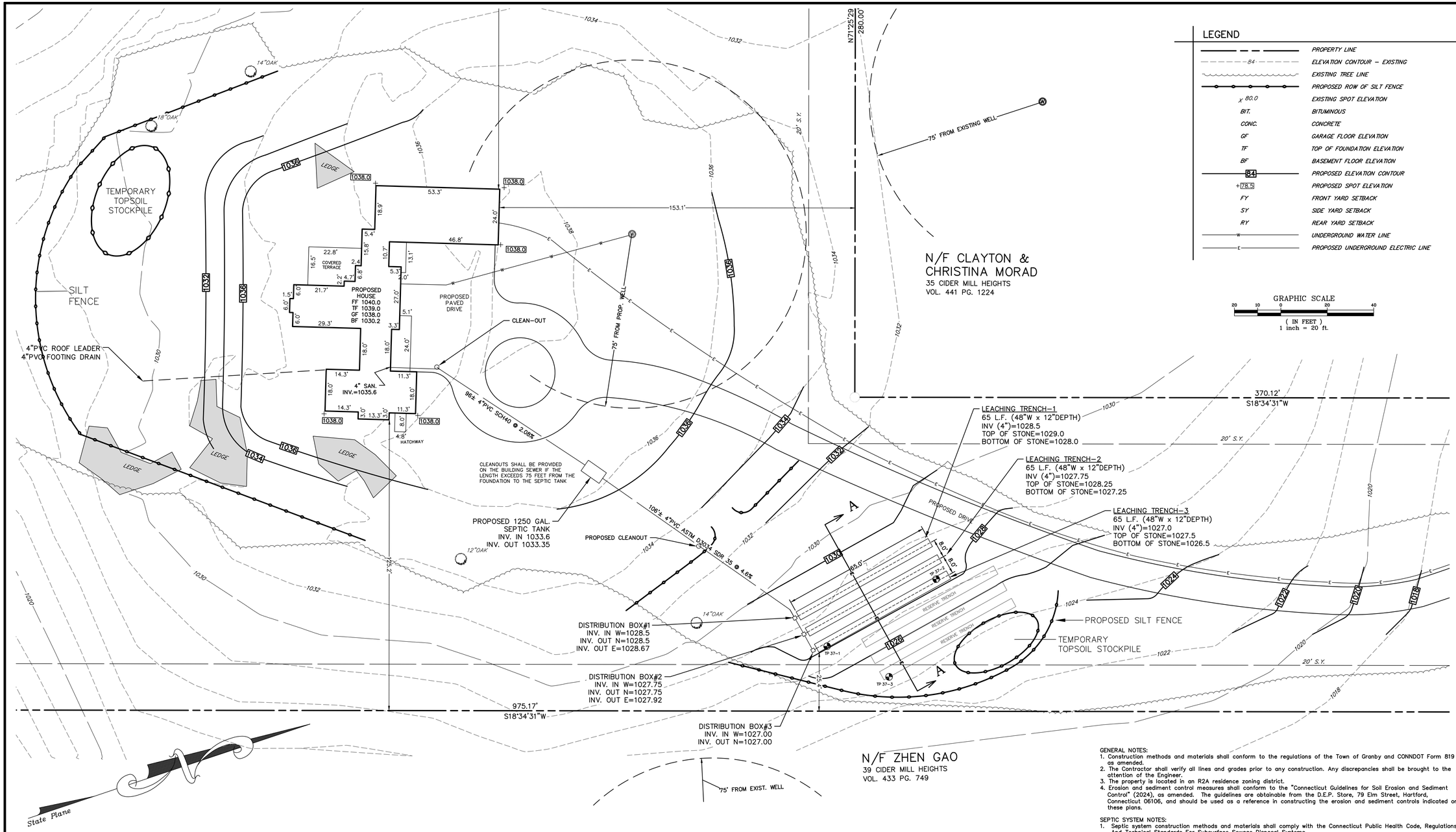
Revision	Date

IMPROVEMENT LOCATION SURVEY – PROPOSED
PREPARED FOR
UCCELLO FINE HOMES, LLC
37 CIDER MILL HEIGHTS
GRANBY, CONNECTICUT

PLOT PLAN

Sheet 1 of 3

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LEGEND

PROPERTY LINE	
84	ELEVATION CONTOUR – EXISTING
	EXISTING TREE LINE
	PROPOSED ROW OF SILT FENCE
x 80.0	EXISTING SPOT ELEVATION
BIT.	BITUMINOUS
CONC.	CONCRETE
GF	GARAGE FLOOR ELEVATION
TF	TOP OF FOUNDATION ELEVATION
BF	BASEMENT FLOOR ELEVATION
84	PROPOSED ELEVATION CONTOUR
+78.5	PROPOSED SPOT ELEVATION
FY	FRONT YARD SETBACK
SY	SIDE YARD SETBACK
RY	REAR YARD SETBACK
W	UNDERGROUND WATER LINE
E	PROPOSED UNDERGROUND ELECTRIC LINE

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 inch = 20 ft.

SOIL TEST DATA

TEST HOLE	MIN. UNIFORM SEEPAGE RATE (MIN/INCH)	SOIL PROFILE DEPTH	DESCRIPTION
37–1	6 @ 30"	0–16	TOPSOIL
		16–36	ORANGE–BROWN MED. FINE SILTY SAND
		36–84	FIRM GRAY SAND
NO MOTTLES, NO WATER, 84" TO LEDGE, 36" ROOTS			

TEST HOLE	MIN. UNIFORM SEEPAGE RATE (MIN/INCH)	SOIL PROFILE DEPTH	DESCRIPTION
37–2		0–6	TOPSOIL
		6–24	ORANGE–BROWN MED. FINE SILTY SAND
		24–78	FIRM GRAY SAND
24" TO MOTTLES, NO WATER, 78" TO LEDGE, 30" ROOTS			

TEST HOLE	MIN. UNIFORM SEEPAGE RATE (MIN/INCH)	SOIL PROFILE DEPTH	DESCRIPTION
37–3		0–20	TOPSOIL
		20–38	ORANGE–BROWN MED. FINE SILTY SAND
		38–90	FIRM GRAY SAND
38" TO MOTTLES, NO WATER, 90" TO LEDGE, 38" ROOTS			

SEPTIC SYSTEM DESIGN CRITERIA

MINIMUM UNIFORM PERC RATE = 6 MIN/INCH (AT TEST HOLE 37–1)

MLLS
SLOPE OF AREA=8.1% – 10.0%, REC. SOIL DEPTH=24", HF=28
4 BR HOUSE, FF 1.75
PERC RATE < 10.1 MIN / INCH, PF=1.0 (#37–1 IS 6 MINUTES / 1")

MLSS (REQUIRED)=28 X 1.75 X 1.0 =49'
MLSS (PROVIDED)=3 ROWS OF 65' LONG TRENCHES

4 BEDROOM HOUSE

PERC RATE LESS THAN 10.1 MIN/INCH
EFFECTIVE LEACHING AREA REQUIRED = 495 + 82.5 = 577.5 SQ FT.

USE 12"DEPTH X 48"WIDE STONE LEACHING TRENCHES @ 3.0 SQ. FT. / LF
3 ROWS @ 65' LONG = (3 X 65) =195 L.F.
PROPOSED LEACHING AREA = 195 L.F. X 3 = 585 SQ. FT.

SEPTIC TANK

4 BEDROOM HOUSE REQUIRES 1125 GAL. TANK
NO GARBAGE GRINDER (NO LARGE BATH TUB)
TOTAL REQUIRED = 1125 GAL.
USE 1250 GAL. SEPTIC TANK

GENERAL NOTES:
1. Construction methods and materials shall conform to the regulations of the Town of Granby and CONNDOT Form 819 as amended.
2. The Contractor shall verify all lines and grades prior to any construction. Any discrepancies shall be brought to the attention of the Engineer.
3. The property is located in an R2A residence zoning district.
4. Erosion and sediment control measures shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" (2024), as amended. The guidelines are obtainable from the D.E.P. Store, 79 Elm Street, Hartford, Connecticut 06106, and should be used as a reference in constructing the erosion and sediment controls indicated on these plans.

SEPTIC SYSTEM NOTES:
1. Septic system construction methods and materials shall comply with the Connecticut Public Health Code, Regulations And Technical Standards For Subsurface Sewage Disposal Systems.
2. The septic system area shall be marked out and protected during construction.
3. After construction the septic system area is to be covered with a minimum of 6" of topsoil, fine graded and then seeded.
4. Septic tank to be a two compartment tank with a 1250 gallon capacity and a septic tank effluent filter.
5. The sanitary pipe from the house to the septic tank shall be 4"–P.V.C. Schedule 40 ASTM D 1785 or equivalent. All sanitary distribution pipe downstream of the septic tank shall be 4"–P.V.C. ASTM D3034 SDR 35 or equivalent.
6. Stone aggregate to be placed in the trench must be of uniform consistency and only contain clean, hard, tough, durable fragments that meet the specifications cited in the stone aggregate definition (Section I), which includes a fines standard of a maximum of 1% passing the No. 200 sieve at the pit/quarry source. This standard should also be met at the SSDS installation site; however in no case shall he fines exceed 1.5%. Stone aggregate utilized in leaching system installations shall meet the following gradations for No. 4 stone aggregate:

Sieve Size	No. 4 Stone Aggregate (AKA, 1 & 1/4" Stone) Percent Passing – (by weight)
2–inch	100
1.5–inch	90% – 100%
1–inch	20% – 55%
3/4–inch	0% – 15%
1/2–inch	N/A
3/8–inch	0% – 5%
#4	N/A

7. The contractor shall provide an "as–built" plan of the septic system after construction is completed.
8. Septic tank access covers shall require risers if in excess of 12" below finished grade.
9. No foundation drains or dry wells shall be installed within 25 feet up gradient of the septic field or within 50 feet down gradient of the system.
10. No groundwater drain or surface water collecting drain shall outlet within 25 feet upgradient of a sewage disposal system.
11. Groundwater collecting drains shall not be located within 50 feet of an up gradient sewage disposal system. Solid pipe drains located closer than 25 feet but no less than 5 feet from a sewage disposal system shall be constructed of tight pipe in accordance with the Connecticut Public Health Code and shall not be backfilled with free draining material (FDM).
12. There are no wells within 75 feet of the proposed septic system.

26131

STATE OF CONNECTICUT
JOSEPH S. PERUGINI
No. 24027
LICENSED PROFESSIONAL ENGINEER

Weston & Sampson
712 Brook Street, Suite 103
Rocky Hill, CT 06067
860.513.1473
800.SAMPSON
www.westonandsampson.com

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
1470 Post Road
Newington, Conn. 06111
TEL. (860) 666–0134
FAX (860) 666–3830

Scale: 1"=20'
Checked: AB
Date: 7–2–26
Drawn: BTM

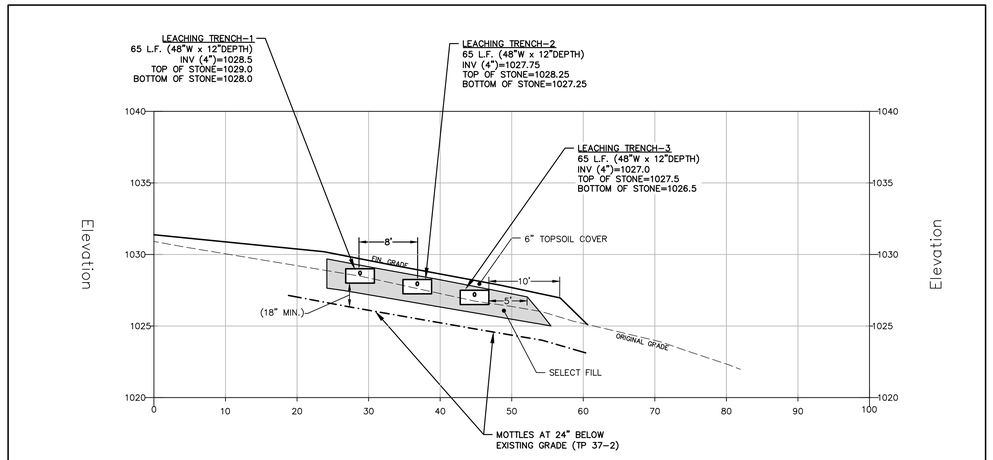
Revision

IMPROVEMENT LOCATION SURVEY – PROPOSED
PREPARED FOR
UCCELLO FINE HOMES, LLC
37 CIDER MILL HEIGHTS
GRANBY, CONNECTICUT

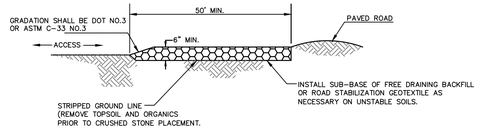
SEPTIC SYSTEM DESIGN PLAN

Sheet 2 of 3

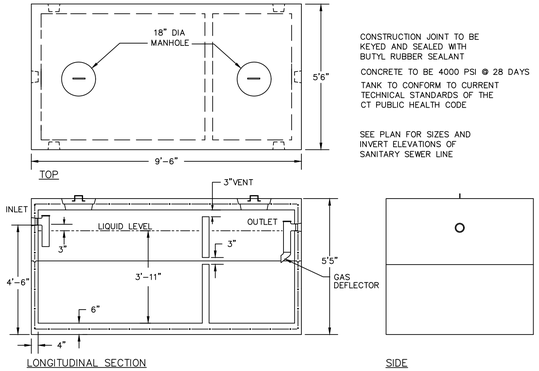
S:\SDSKPROJ\2026_jobs\26131\dwg\26131-PP.dwg, 02.20 scale



SEPTIC SYSTEM SECTION A–A
SCALE: 1" = 10' Horiz. 1" = 5' Vert.



CONSTRUCTION ENTRANCE
NO SCALE



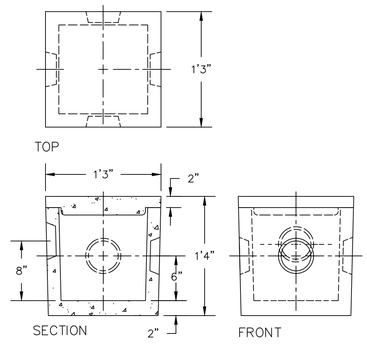
CONSTRUCTION JOINT TO BE KEYED AND SEALED WITH BUTYL RUBBER SEALANT

CONCRETE TO BE 4000 PSI @ 28 DAYS

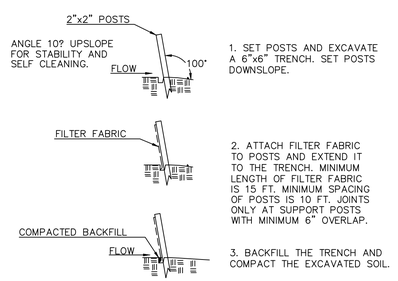
TANK TO CONFORM TO CURRENT TECHNICAL STANDARDS OF THE CT PUBLIC HEALTH CODE

SEE PLAN FOR SIZES AND INVERT ELEVATIONS OF SANITARY SEWER LINE

PRECAST SEPTIC TANK – 1250 GALLON CAPACITY
NOT TO SCALE



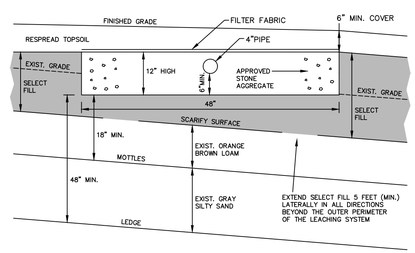
DB–3 DISTRIBUTION BOX
NOT TO SCALE



FILTER FABRIC FENCE SYSTEM

SEDIMENTATION CONTROL SYSTEM
INSTALLATION
NOT TO SCALE

REMOVE TOPSOIL & SCARIFY SURFACE OF LEACHING AREA. PLACE SELECT FILL AND COMPACT IN 12" LIFTS TO TOP OF LEACHING TRENCH. CONSTRUCT LEACHING TRENCHES IN COMPACTED SELECT FILL



STONE LEACHING TRENCH DETAIL
N.T.S.

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
1470 Point Street, 1st Floor
Newington, Conn. 06111
TEL. (860) 666-0134
FAX (860) 666-3830

Scale: 1"=20'
Checked: AB
Date: 7-2-26
Drawn: BTM

Revision	Date

IMPROVEMENT LOCATION SURVEY – PROPOSED
PREPARED FOR
UCCELLO FINE HOMES, LLC
37 CIDER MILL HEIGHTS
GRANBY, CONNECTICUT

DETAILS

Sheet 3 of 3

26131

S:\SDSKPROJ\2026_jobs\26131\dwg\26131-PP.dwg, 03 Details

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Glenn Ballard

FROM: Abby Kenyon, Director of Community Development

DATE: September 10, 2026

RE: Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 289 Granville Road, R2A Zone.

Per Zoning Regulations Section 8.5.2, the Commission may grant a Special Permit for one detached accessory apartment. The accessory apartment shall contain a living area of no more than 1,200 square feet; shall have its own kitchen and bath; shall have access to the outside; and any proposed exterior lighting shall be full cut-off, dark sky compliant. Please refer to the applicable section of the Zoning Regulations on the following page.

The applicant is applying for a Special Permit for a detached attached accessory apartment at 289 Granville Road. The property is in the R2A Zone and is 3.64 acres. There is a single-family house and an outbuilding on the property. The applicant proposes to construct an apartment in the outbuilding. As outlined in the narrative, the property owner currently operates a bed and breakfast and if the apartment is approved, he would move into the apartment and use of the house would be for the guests.

While the narrative includes statements about the apartment being under 1200 square feet, the entrance located to the rear, and notes there would be kitchen, a floorplan/layout plan has not been submitted with the application to confirm compliance. The applicant was advised that when the Commission reviews applications, the application will typically include a layout plan so compliance with the regulations can be determined. Furthermore, it should be noted that when the Commission considers a Special Permit application, the approval is specific to the proposed project pending before them. It is understood the applicant wanted to move ahead with the submission so the concept could be approved and compliance with the regulations could be a condition for the actual building permit. The applicant will be at the meeting to present the application and answer any questions, and the Commission can discuss further at that time.

8.5 ACCESSORY APARTMENT

8.5.1 Attached Accessory Apartment

One (1) attached accessory apartment is permitted on any conforming lot within the R30, R50, R2A, R4A, Granby Center Edge or Granby Center Commons Zone, subject to the following:

8.5.1.1 The accessory apartment must be connected to an existing single-family home. A connection is defined by a common wall of at least 8 feet, which could allow for an inside passageway between the existing single-family home and the accessory apartment. If the proposed apartment does not comply with this, it is considered detached and is subject to Section 8.5.2.

8.5.1.2 Only one of the units shall be rented. The other unit shall be occupied by the property owner;

8.5.1.3 The Building Official shall make a determination as to whether or not the accessory apartment can be reasonably constructed in compliance with the building code and may require that the applicant make any necessary modifications to the primary structure to assure that the building and unit are safe for the inhabitants.

8.5.1.4 The apartment shall contain a living area of no more than 1,200 square feet. If the proposed living area is in excess of 1,200 square feet, Special Permit approval is required under Section 8.5.3.

8.5.1.5 The apartment shall have its own outside access convenient to the parking area and vehicular and pedestrian access to the lot.

8.5.1.6 The apartment shall be equipped with its own bath and kitchen.

8.5.1.7 At least three (3) off-street parking spaces shall be provided for the use of the primary building and the apartment.

8.5.1.8 The apartment may be re-inspected annually at the request of the Building Official.

8.5.1.9 There shall be only one (1) accessory apartment per lot.

8.5.1.10 Any proposed exterior lighting shall be shown on a plan for review and approval. Lights shall be full cut-off, dark sky compliant.

8.5.1.11 No additional entrances shall be located on any wall plane generally facing any street. If an entrance will face a street, Special Permit approval is required under Section 8.5.3.

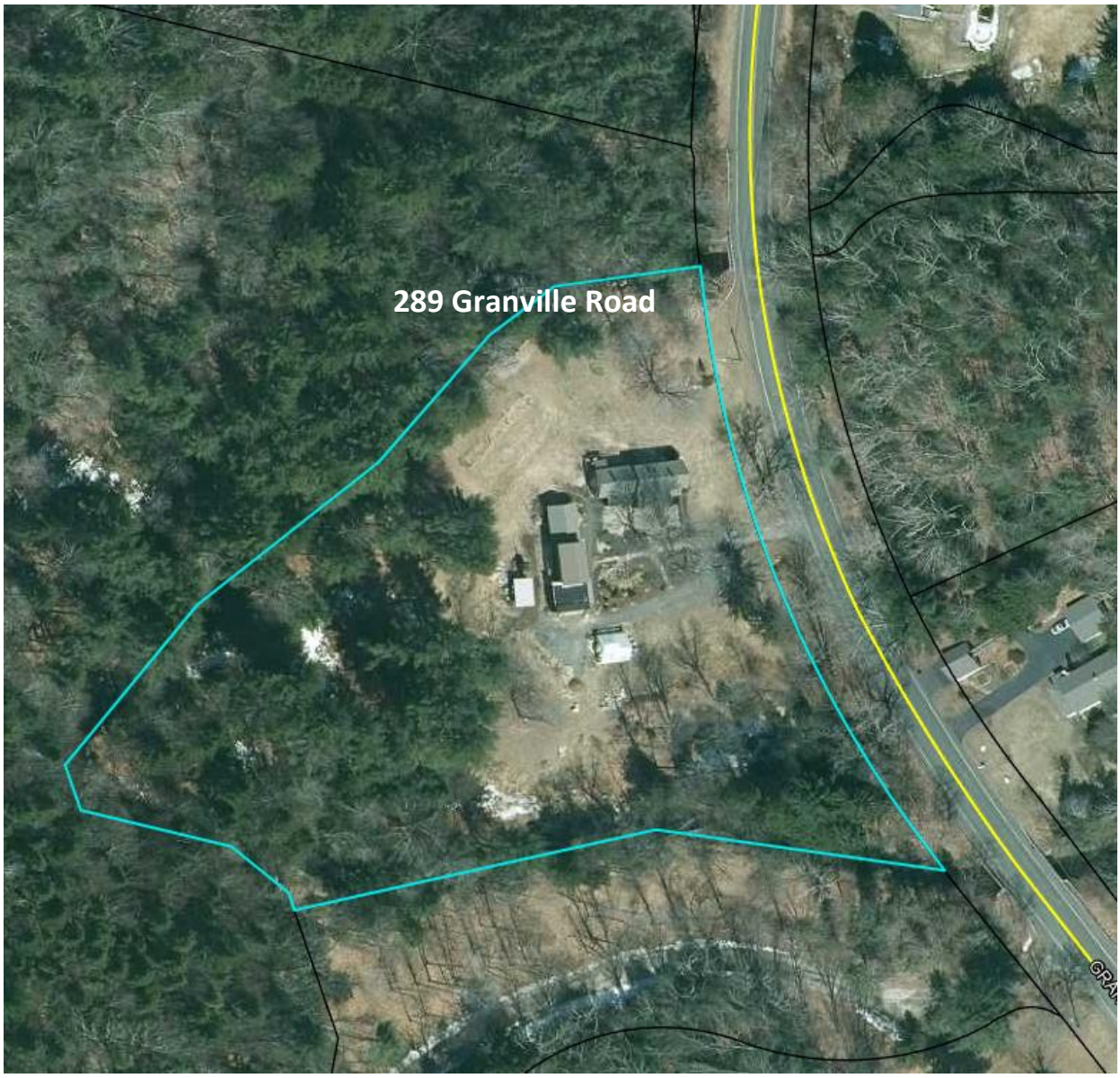
8.5.2 Detached Accessory Apartment

The Commission may allow by Special Permit one (1) detached accessory apartment on any conforming lot within the R30, R50, R2A, R4A, Granby Center Edge or Granby Center Commons Zone, subject to Section 8.2 and the following:

8.5.2.1 The detached accessory apartment shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 ½) times the maximum height of the structure; a distance equal to the longest linear dimension of the structure; or a distance in compliance with Section 5 of these Regulations, whichever is greatest. If the apartment is to be located in a detached garage or barn, then it shall comply with the required setbacks per Sections 8.1.3.2 or 8.15.10 respectively. This shall not prevent the construction of an accessory apartment in an existing, non-conforming detached structure.

8.5.2.2 The detached accessory apartment shall be subject to Sections 8.5.1.2 through 8.5.1.10.

Property Location




Outbuilding



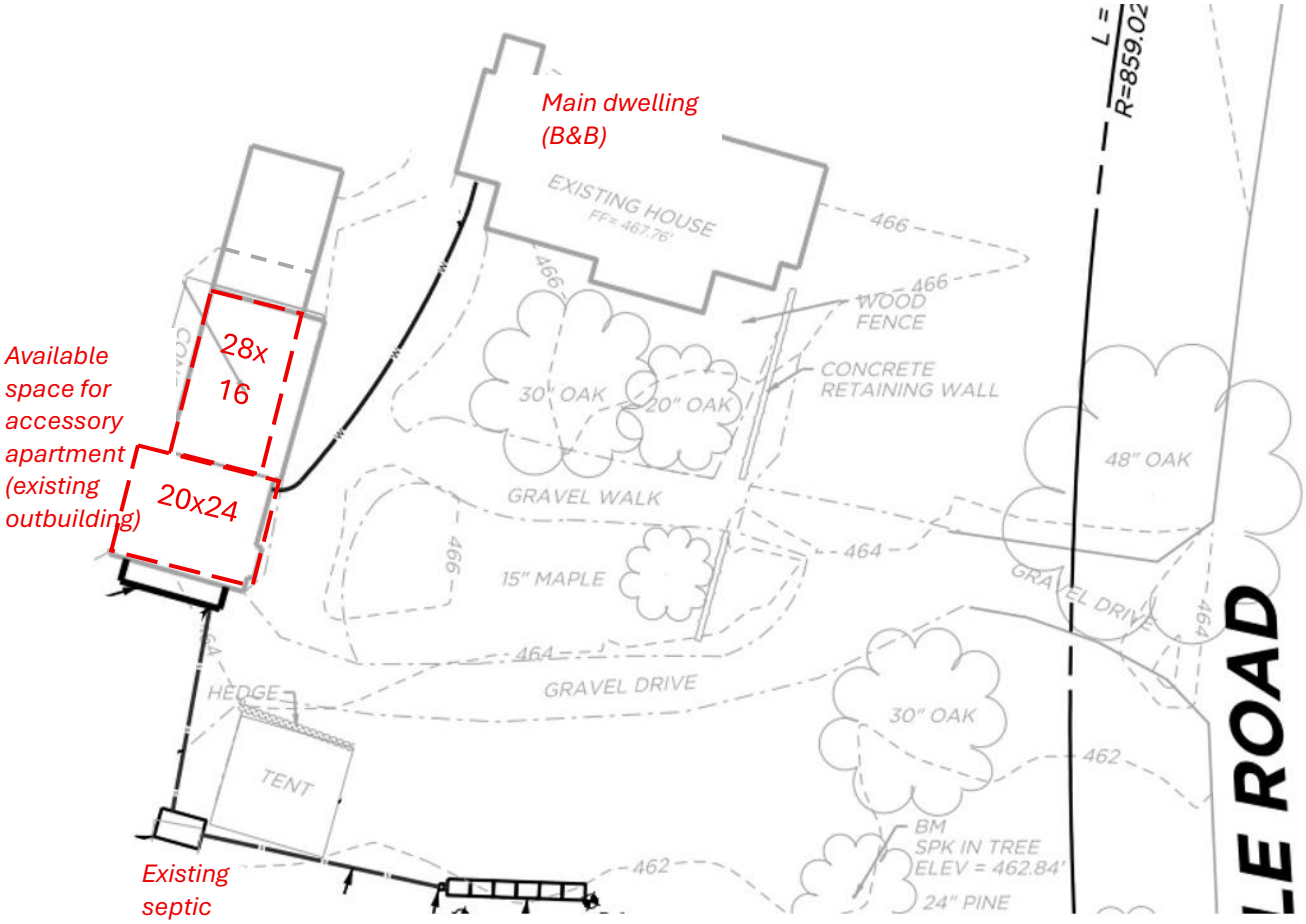
August 31, 2026

Application for a detached accessory apartment <=1,200 s.f.
289 Granville Road
Glenn and Yumi Ballard

Dear Planning and Zoning Commission,

This is our tenth year in operation as a bed and breakfast inn. The purpose of the detached accessory apartment is for two scenarios – in the short term, to move our living area and allow some more space/privacy for our guests, and, in the longer term (once we're done with the B&B), to allow for a rental scenario in either the house or the apartment.

In 2018 we pulled a permit (#3999) for a proposed commercial kitchen in our barn/outbuilding. We had a separate 1,000-gallon septic system, an electrical subpanel, and a water line from the main house installed. We subsequently became busy enough with overnight guests and put our commercial cooking ideas on hold. The accessory apartment would take advantage of these improvements to quickly convert the space to living quarters.



Visible 2F volume is approx. 450 square feet – so 900 for both floors, plus some additional kitchen space would still be less than 1200.



Entrance and parking would be to the side or rear for privacy and aesthetics. Greenhouse to be removed/relocated.

