MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, September 22, 2026, at 7:00 pm

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

4. **Public Session**
   None

5. **Action on the minutes from September 8, 2026**

   ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (7-0-0) to approve the September 8, 2026, minutes as presented.

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.**
   Applicants and property owners Glenn and Yumi Ballard were present to discuss the application. They are seeking permission to establish a detached accessory dwelling unit within an existing outbuilding on their property. They currently operate a Bed and Breakfast and if the apartment were approved, it would allow them to relocate into the unit and allow guests full access/use of the house. Upon closure of the business within the next few years, it would allow for a rental opportunity. G. Ballard stated that most of the infrastructure is already in place; however, they have not finalized the floor plan at this time. M. Lockwood stated that a final floor plan must be submitted for the Commission to consider action on the application and recommended leaving the public hearing open. There was no public comment, and the public hearing was continued to the next regular meeting.

   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.**
   Applicant Nick Uccello of Uccello Fine Homes, LLC was present to discuss the application and provided photos of the existing site conditions. He has been retained by the property owners to construct a new single-family home and in order to do so, there is

approximately 1,000 yards of stockpiled rock material that either needs to be processed or hauled off-site. N. Uccello stated that the site was over excavated by the prior owner, and the material can be crushed on-site to be used as backfill and a base for the driveway. It is anticipated that the crushing will take five days over a two-week period. This method is preferred over trucking the material off site, which would take approximately 60 trips, not including the trips necessary to bring fill on-site. A. Kenyon provided an overview of Section 9.9 of the Zoning Regulations and the Commission deliberated on hours of operation and a deadline for project completion.

Public Comment
Clayton Morad, 35 Cider Mill Heights, is an abutting property owner and stated concerns regarding potential impacts to his well and foundation from the vibrations caused by the mobile crusher. He questioned if the crushing could be located to the rear of the site and whether or not there would be sound and air quality impacts.

N. Uccello noted that there are multiple piles on-site, and he does not anticipate any impacts on air quality. The public hearing closed at 7:35 p.m.

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.**

      Since the agenda was posted, two additional applications have been received. A Special Permit for a garage in excess of 1,000 square feet for a property located at 97 Loomis Street, and a modification of a Special Permit and Site Plan for a property located at 516 Salmon Brook Street. These applications have been scheduled for a public hearing on 10/13/26 at 7 p.m.

8. **Schedule Public Hearing for Adoption of the 2026-2036 Plan of Conservation and Development – October 13, 2026**
   A. Kenyon stated that the draft POCD was referred to the Board of Selectmen on 8/3/26, and all the required notifications have been completed in order to hold the public hearing on 10/13/26. C. Chinni requested that all POCD Subcommittee members be invited to attend.

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

      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 9.9 to allow temporary earth material crushing, screening, and processing associated with an approved re-subdivision, 37 Cider Mill Heights, R2A Zone; subject to the following conditions:
      1. The applicant has 3 weeks to complete the crushing, screening and processing of material located on the site;

2. Applicant will notify staff prior to the commencement of the work to select the start and stop dates;
3. Crushing, screening and processing of material shall only occur during the hours of 8 am to 4 pm, Monday through Friday. No crushing, screening or processing shall occur on the weekends or holidays;
4. All crushing, screening and processing of material shall be completed by the end of November 2026;
5. If dust becomes an issue for adjoining property owners, if there is a complaint, the applicant is required to work with staff on a dust remediation plan; and,
6. The applicant shall work with staff on site selection for location of the crusher, affording as much space from adjoining residences as is possible.

10. **Staff Report and Correspondence**
None

11. **Discuss joint meeting with Development Commission to review T1 Zone Regulations**
A. Kenyon stated that the Development Commission has begun working on the Granby Center Study items, and they are prepared to collaborate with the Planning and Zoning Commission on the re-write of the T1 Zoning Regulations. The Commission requested that the Development Commission revisit the 2023 draft regulations and present a revised document to Planning and Zoning Commission at their 11/10/26 meeting. Marty Schwager, Chair of the Development Commission, was in attendance via Zoom and stated that this request should not be an issue.

12. **Commissioner Reports and Correspondence**
M. Lockwood requested an update regarding 371 North Granby Road, as site conditions have gotten worse. A. Kenyon noted that the property owners are working with the Court on the eviction process and she will reach out regarding the status, so that an update can be provided at the next meeting.

13. **Adjourn**

ON A MOTION by P. Johnson seconded by C. Chinni, the Commission voted (7-0-0) to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Renee Deltenre