MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, October 13, 2026, at 7:00 pm

Present: Eric Lukingbeal, Christine Chinni, Eric Myers, Paula Johnson, Robert Lavitt, Meg Jabaily, and Brennan Sheahan
Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre (Zoom)

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 and M. Jabaily was seated for S. Muller.

4. **Public Session**
   None

5. **Action on the minutes from September 22, 2026**

   ON A MOTION by R. Lavitt seconded by P. Johnson, the Commission voted (5-0-2) to approve the September 22, 2026, minutes as presented. E. Lukingbeal and B. Sheahan abstained.

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.**
   Applicant and property owner Glenn Ballard was present to discuss the application, which was received and continued from the 9/22/26 meeting. In response to Commissioner's comments, a finalized floor plan has been submitted that conforms to the regulations. They are seeking permission to establish a detached accessory dwelling unit within an existing outbuilding on their property. The unit would consist of 1,176 square feet of living area with one bedroom and one bathroom located on the second floor, and kitchen/living area on the first floor. The owners 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. There was no public comment and the public hearing closed at 7:07 p.m.

   b. **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, R2A Zone.**
   Applicants and property owners Mark and Sheri Tyler were present to discuss the application. They are seeking permission to construct a 42' x 30' detached accessory structure, which includes a 10' x 30' open lean-to. The proposed structure will be for

personal use, located 43 feet from the closest side yard property line and have one dark-sky compliant exterior light near the entrance door. The location is most ideal due to the topography of the property and preventing obstruction of views from the home. There was no public comment and the public hearing closed at 7:12 p.m.

c. **Application seeking to modify a Special Permit and Site Plan under Zoning Regulations Section 3.8 for a carport addition, 516 Salmon Brook Street, I Zone.**
Applicant and property owner Doug Max was present to discuss the application. He is seeking permission to construct a 20' x 40' carport off the southern side of his existing commercial building, which includes a 720 square foot caretaker apartment. The proposed addition would be in line with the existing building and complies with the required side yard setback. The carport would allow for the parking of vehicles adjacent to the apartment and provide a covered entrance. All exterior lighting will be located within the ceiling of the carport. There was no public comment and the public hearing closed at 7:16 p.m.

d. **Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet, 97 Loomis Street, R2A Zone.**
Applicant and property owner Robert Clark was present to discuss the application. He is seeking permission to construct a 14' x 40' addition to an existing accessory structure located to the rear of the house, approximately 178 feet from the front yard property line. The existing barn/garage is 1,840 square feet and would increase to a total of 2,400 square feet with the addition. A. Kenyon noted that the addition complies with the required setbacks and the structure is used for personal use. There was no public comment and the public hearing closed at 7:22 p.m.

7. **Receive applications and schedule public hearings**
None

8. **Consideration of applications, where the Commission has concluded the 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.**

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 Section 8.5.2 for a detached accessory apartment, 289 Granville Road, R2A Zone; subject to the following condition:
1. All exterior lighting shall be full cut-off and dark sky compliant.

b. **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, R2A 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 8.1.3.4 for a garage in excess of 1,000 square feet, 84 Silkey Road, R2A Zone; subject to the following conditions:

1. All exterior lighting shall be full cut-off and dark sky compliant; and,
2. The structure is for personal use only.

c. **Application seeking to modify a Special Permit and Site Plan under Zoning Regulations Section 3.8 for a carport addition, 516 Salmon Brook Street, I Zone.**

ON A MOTION by C. Chinni seconded by M. Jabaily, the Commission voted (7-0-0) to approve an application seeking to modify a Special Permit and Site Plan under Zoning Regulations Section 3.8 for a carport addition, 516 Salmon Brook Street, I Zone, as proposed.

d. **Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet, 97 Loomis Street, R2A 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 Section 8.1.3.4 for a garage in excess of 1,000 square feet, 97 Loomis Street, R2A Zone; subject to the following conditions:
1. All exterior lighting shall be full cut-off and dark sky compliant; and,
2. The structure is for personal use only.

9. **Recognition of the POCD Committee**
C. Chinni provided an overview of the POCD update process and expressed gratitude towards everyone who served on the committee, including town staff.

10. **Public Hearing to Consider Adoption of the 2026-2036 Plan of Conservation and Development**
    a. **Commission Discussion**
    A. Kenyon provided additional comments from Selectman Mark Neumann in the meeting packet for review and consideration. R. Lavitt provided comments from his review. The Commission agreed to the following revisions:
    - Page 9: add the word "Additional" to the sentence about connections to the Farmington Canal Heritage Trail.
    - Page 73: add an image of a sharrow.
    - Page 85: correct the word "plan" so it reads "Granby's 1963 Pilot Plan of Development".
    - Figure 21 Farmland Soils: add an explanation about the soil's classification.

    There was no public comment and the public hearing closed at 7:55 p.m.

    b. **Consideration and possible vote on 2026-2036 Plan of Conservation and Development**

    ON A MOTION by C. Chinni seconded by B. Sheahan, the Commission voted (7-0-0) to adopt the 2026-2036 Plan of Conservation and Development as amended with an effective date of November 1, 2026.

11. **Adopt Revised Zoning Map**
    Due to recent updates to the Zoning Regulations regarding Transit Community Middle Housing, the adoption of two Conservation and Traffic Mitigation Districts were approved. As part of this approval, the zoning map was revised to reflect these districts along with a zone change for 254 Salmon Brook Street that was approved previously. A. Kenyon asked the Commission to review and consider the revised zoning map for adoption with an effective date of October 13, 2026.

    ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adopt the revised zoning map as presented with a revision date of October 13, 2026.

12. **Staff Report and Correspondence**
    A. Kenyon stated that she has attended meetings with CRCOG regarding Public Act 25-1 (House Bill 8002) for Connecticut's Housing Growth Plan. The plan is meant to replace the Town's Affordable Housing Plan; however, no target numbers have been released at this time. More details will be provided within the coming months.

13. **Commissioner Reports and Correspondence**
    C. Chinni informed the Commission that the Vintage Press Café located at 254 Salmon Brook Street is now open.

14. **Adjourn**

    ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 8:04 p.m.

    Respectfully submitted,

    Renee Deltenre