Town of Granby
Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, November 10, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/85421059536?pwd=3FOmiuWAa3nVwu3S83wJGxRfbvwcSZ.1
Call-In: 1-929-205-6099
Meeting ID: 883 6186 6515
Passcode: 454575

1. Call to Order

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

4. Public Session

5. Action on the minutes from October 13, 2026

6. Receive applications and schedule public hearings

    a. Application seeking a Special Permit under Zoning Regulations Sections 8.6.13 and 8.6.14 for an illuminated sign that exceeds the maximum square footage, 9 Bank Street, Unit F; COCE Zone.
    b. Any applications that have been received after publication of the agenda

7. Informal Discussions:

    a. 516 Salmon Brook Street: Discuss possible building construction and covered shopping containers for use by general contractors
    b. 114 and 121 Hungary Road: Discuss possible re-subdivision applications and open space requirements

8. Staff Report and Correspondence

9. Commissioner Reports and Correspondence

10. 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, 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

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Maximum Enterprises / Doug Max

FROM: Abby Kenyon, Director of Community Development

DATE: November 5, 2026

RE: 516 Salmon Brook Street: Discuss possible building construction and covered shopping containers for use by general contractors

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The property, 516 Salmon Brook Street, is 2.69 acres in the Industrial Zone. There is one building on the property, which is approximately 4,000 square feet. The property is used by Maximum Tree Service and the existing structure houses equipment for the business. This site development was approved in 2004 by site plan/special permit.

The applicant was recently granted Special Permit approvals to convert a portion of the building into a 720 square-foot caretaker apartment and to add a carport. The pictures below show the addition of this caretaker apartment. A building permit has been issued for the carport adjacent to it.





As outlined in the property owner's letter to the Commission below, he would like to discuss future plans with the Commission. Specifically, he would like to construct an additional building and covered shipping containers to rent out the space for commercial parking and storage for general contractors.

> I would also like to discuss at this point, my future plans to add an additional building and covered shipping containers with the intent of renting out commercial parking and storage for general contractors in town.
>
> There has been a growing need for this type of accommodations here in town for contractors looking to expand beyond their residential confinements.
>
> We are hoping this proposition will help alleviate some of those concerns.

Refer to the images and overall layout plan on the following pages.

Below is Section 3.8 of the Zoning Regulations, which outlines permitted and special permit uses in the Industrial Zone:

3.8 INDUSTRIAL ZONE

3.8.1 Permitted Uses

The following uses are permitted:

3.8.1.1 The manufacturing, processing, packaging or assembling of components or goods;

3.8.1.2 Truck and freight terminals and warehouses, together with the right to service, maintain and repair motor vehicles incidental to the aforesaid use;

3.8.1.3 Plumbing, heating, electrical, industrial and general contracting establishments, which may include showrooms, storage and maintenance of heavy construction equipment;

3.8.1.4 Yards for storage of and sales of lumber and building materials;

3.8.1.5 Office buildings and financial institutions;

3.8.1.6 Printing or publishing establishments;

3.8.1.7 Limited seating Restaurant.

3.8.1.8.1 Accessory uses customarily incidental to the permitted uses, including garages, storage buildings and power plants and employees' recreational, commissary and clinical facilities.

3.8.1.9 Utility Use, subject to Section 8.25.6.

3.8.2 Special Permits

The Commission may grant Special Permits for the following uses subject to the applicable criteria of Section 8.2:

3.8.2.1 Residential uses when a single-family dwelling or apartment is occupied by a person, together with his family, who is the owner, manager, caretaker or janitor residing on the same lot occupied by the premises or plant of a permitted industrial use;

3.8.2.2 Manufacture of bricks, cement products, tile and terracotta;

3.8.2.3 Bulk storage of petroleum products;

3.8.2.4 Warehousing and distribution of major and small appliances, furniture, television and audio equipment and related items, with limited retail and wholesale showroom merchandising of the same, and related services and office facilities;

3.8.2.5 Veterinary hospitals and boarding kennels for the treatment and boarding of animals, primarily dogs and cats, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space;

3.8.2.6 Warehousing and distribution of clothing, with retail and/or wholesale merchandising of the same, and related services and office facilities;

3.8.2.7 Sale and storage of operable motor vehicles (operable being defined as qualifying for Connecticut motor vehicle registration);

3.8.2.8 Auto body, soldering or welding shops with a Connecticut repairer's license;

3.8.2.9 Excavation, processing and removal of earth products subject to Section 9;

3.8.2.10 Commercial, educational or recreational activities;

3.8.2.11 Self-Service storage facility subject to Section 8.17; and

3.8.2.12 Restaurants, subject to Section 8.16;

3.8.2.13 Automobile washing facilities;

3.8.2.14 Rear lots in commercial zones, subject to Section 8.23;

3.8.2.15 Utility Use, subject to Section 8.25.5;

3.8.2.16 Fueling stations / Gasoline filling stations, with or without Connecticut Motor Vehicle Department Repairers' Licenses, or motor vehicle repair facilities.

3.8.2.17 Cannabis Establishments, provided that:

1) The center of the main entrance of the facility shall not be closer than 1,000 feet (measured in a straight line) from the nearest property line or any lot used as a religious institution; public library; daycare facility; community recreation building; playground; sports field; or a school.

2) No building, structure or premises shall be used, and no building or structure shall be erected or altered that is arranged, intended, or designed to be used for a

cannabis establishment if any part of such building, structure or premises is within 2,000 feet (measured in a straight line) from the nearest property line or any lot used by another cannabis establishment.

3) Hours of operation when an establishment is open to the public shall be limited to 8 AM to 10 PM Monday to Saturday, and 10 AM to 6 PM Sunday.

4) No products shall be visible from outside the facility or depicted in signage.

5) No products shall be consumed on the property.

6) A security plan for the facility shall be provided that includes but is not limited to appropriate exterior lighting, alarms, and video recording systems to monitor entrances, the interior and exterior of the facility, so as to discourage crime, loitering, and other nuisances, and to protect both clients and employees of the facility.

7) If grow lights are used at night, adequate shades shall be installed to eliminate nighttime light pollution to the extent practical. The Commission may require a lighting analysis to determine the effectiveness of the proposed shades.

8) HVAC equipment shall include adequate filters to prevent the odor of cannabis from leaving the facility.

3.8.2.18 Personal Service

3.8.2.19 Special Event Facility: A facility for banquets, conferences, receptions, meetings, presentations, parties, cultural education, corporate, charitable or other social gatherings.

3.8.3 Required Lot Areas, Yards, Coverage, Heights and Frontages

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.

3.8.4 Special Industrial Regulations

3.8.4.1 Uses not listed in Sections 3.8.1 and 3.8.2, including but not limited to the following, are prohibited:

a. The distillation of bones or fat or reduction of animal matter;

b. Blast furnaces or the smelting of copper, iron, tin, zinc or similar metals;

c. Coal or petroleum distillation or derivation of by- products;

d. Manufacture of cement, lime, gypsum or plaster of Paris, chlorine, or carbolic, hydrochloric, nitric, picric, sulfuric acid or similar acids;

e. Manufacture of fertilizers;

f. Fat rendering in the manufacture of tallow, grease, or oil;

g. Refining and recovery of products from fish, animal refuse or offal;

h. Oil refining;

i. Junk cars;

j. Swimming pool chemical manufacturing, and similar uses to the above (items a-k) which are dangerous by reason of fire or explosion, injurious, noxious or detrimental to the neighborhood because of emission of dust, fumes, odor, smoke, wastes, noise or vibrations or because of other objectionable features.

3.8.4.2 The storage of any material intended for dumping or disposal, outside of a building shall be prohibited, unless the specific area is approved by the Commission.

3.8.4.3 Where industrial lots abut a residential zone or use, loading docks shall not face said zone or use. The above may be waived by the Commission in cases where the proposed loading docks are a minimum of 100 feet from a residential zone and will not, in the opinion of the Commission, cause undue noise or visual disruption to abutting residential uses.

3.8.4.4 No loading dock may face a public highway, except when permitted by the Commission in cases where the proposed loading dock will not cause undue noise or visual disruption to abutting residential uses and sufficient on- site vehicular maneuvering areas will be present. In no case shall such be permitted where there is insufficient on-site vehicle maneuvering room, and where trucks destined to, or coming from, loading docks require maneuvering movements within the public highway.

3.8.4.5 Lot area requirements may be reduced to the following minimums when lots are created which have frontage on newly constructed streets provided that in no case may a building be constructed with a front yard of less than fifty (50) feet along Routes 10 & 202 or within forty (40) feet of a residential zone:

a. Lot area – 30,000 sq. ft.
b. Lot frontage – 125 ft.
c. Lot depth – 150 ft.
d. Front yard – 30 ft.
e. Side yard – 15 ft.
f. Rear yard – 15 ft.

Commission Considerations:

The Commission is asked to consider the classification of the proposed use.

1) Would this be a permitted use under Section 3.8.1.3 General Contracting Establishment? If so, it would be subject to Site Plan review only, no special permit needed.
2) If not, would it fall under a different use or would a text amendment be needed?

The Commission is asked to consider the proposed structure.

1) Would the covered shipping containers be considered a building/structure?
2) Would they be considered outside storage? If so, the regulations in the I Zone are silent on outside storage

Included in this memo is the original special permit with conditions that was approved for this property.

SPECIAL PERMIT

TO BE RECORDED WITH THE GRANBY TOWN CLERK IN ACCORDANCE WITH SECTIONS 8-3c, 8-26e, AND 8-3d OF THE CONNECTICUT GENERAL STATUTES FOR SPECIAL PERMIT.

NAME OF RECORD OWNER: Douglas A. Max

STREET ADDRESS OF PROPERTY: 516/516R Salmon Brook Street
Granby, CT 06035

DEED REFERENCE: VOLUME: 249 PAGE: 194 ZONE: I

ORDINANCE: Zoning SECTION: 3.8 APPROVAL DATE: 7-13-04

DESCRIPTION OF ACTION: APPROVAL OF A SPECIAL PERMIT AND SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED ALONG A ROW KNOWN AS MANITOOK ROAD AND KNOWN AS 516 AND 516R SALMON BROOK STREET, FILE Z-16-04, WITH THE FOLLOWING CONDITIONS:

1. No exterior pole lights are approved. The exterior of the site may only be illuminated by building mounted lighting fixtures. These lighting fixtures must be designed to concentrate light towards the Manitook Road ROW and away from the residential areas to the west and south. No exterior site lighting fixtures shall be installed without the approval of the Director of Community Development.

2. The dumpster location is approved, provided the size is limited to a maximum of 4 yards and provided that it is emptied on a "will call" basis and only between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

3. The Commission acknowledges a Declaration of Restrictions and Covenants, between the applicant, Doug Max and the Manitook Lake Association and includes in this approval the following items:

   A. The commercial use of the property shall be restricted to businesses such as landscapers, tree services, lawn services and other contractors whose primary occupation is the performing of services off site. The property shall not be used commercially by any business whose primary occupation is the manufacture, repair or sale of goods on the premise.

   B. The existing berm on the Southern and Eastern borders of the property shall be maintained at their current heights. Said berm shall be two-tiered, and shall be planted with arborvitae, forsythia, ficus and grass. In addition, the property owner shall provide and maintain screenings and plantings between any building on the property and the residential property to the south and east of the property.

   C. No firewood processing, milling, cutting or chain sawing of logs shall occur on the property before the hour of 9:00 a.m., after the hour of 5:00 p.m., or at any time on weekends or holidays.

D. No wood chipping shall be conducted on the property except as necessary for the maintenance of trees or other vegetation grown on the property itself.

E. The outdoor use of chain saws shall be limited to a maximum of two (2) hours per day and five (5) hours per week, and shall occur only between the hours of 12:00 noon and 4:00 p.m.

F. Nothing herein shall be construed to restrict the property or business owner from performing office operations inside the building (s) located on the property.

All approved as the Commission found the application, as conditioned, to be in conformance with the regulations.

SIGNATURE
CHAIRMAN GRANBY
PLANNING AND ZONING COMMISSION

8/17/04
DATE

SIGNATURE
APPLICANT OR OWNER

7-30-04
DATE

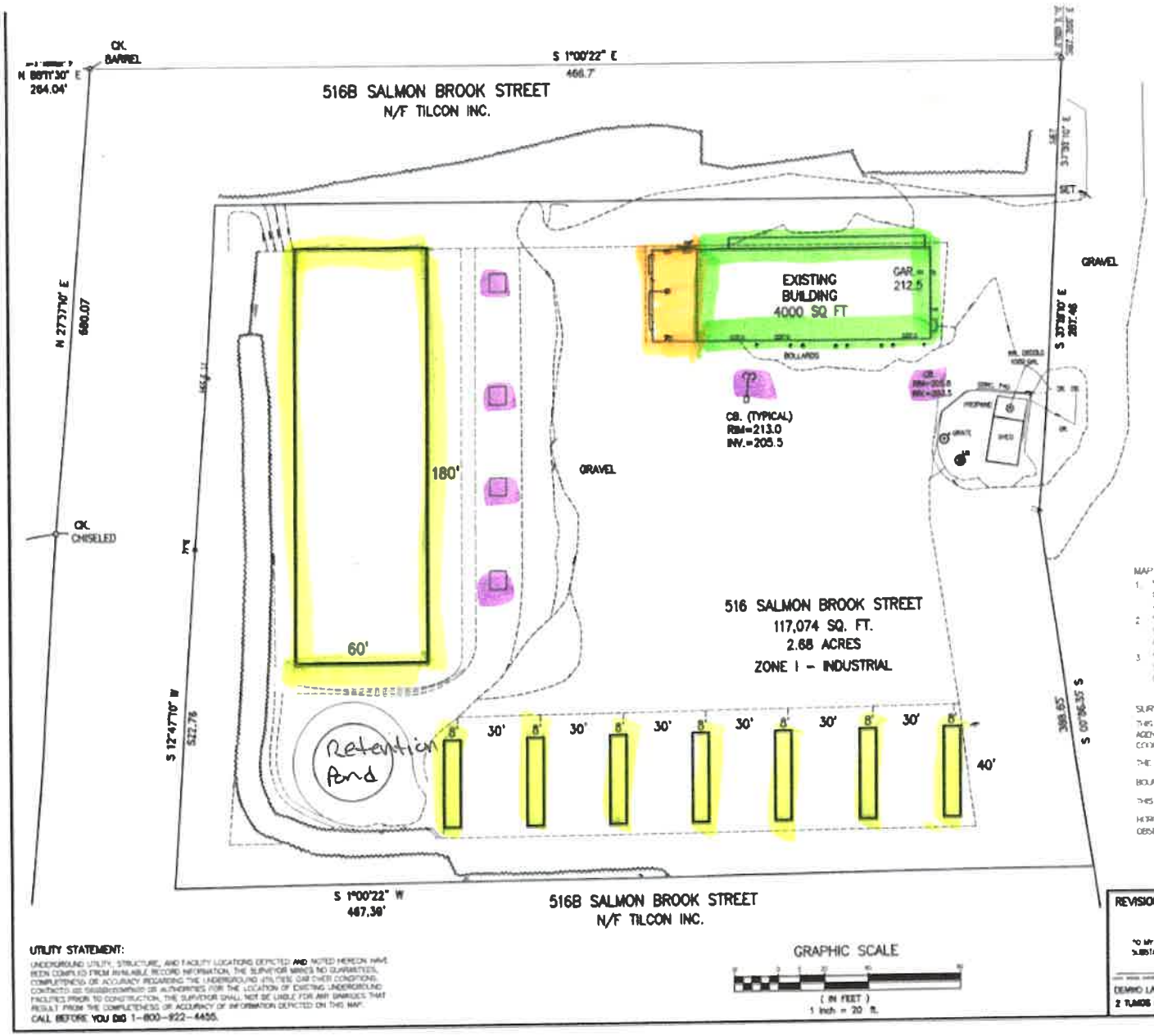
DATE FILED

THIS SPECIAL PERMIT MUST BE FILED IN THE OFFICE OF THE GRANBY TOWN CLERK WITHIN 90 DAYS OF THE APPROVAL DATE, OR THE SPECIAL PERMIT SHALL BECOME NULL AND VOID.
FILE Z-16-04

Received for record
August 16, 2004 At 2:05PM
by,
Town Clerk

Property Aerial





Exsisting Shop and apartment 4000 sq'

proposed open Car port 20'x40' = 800 sq'

Proposed open Steel Building and Covered Shipping Containers

Rain water Drywells

MAP REFERENCES

1. "SITE PLAN PREPARED FOR DOUGLAS & MAX MANZANO WIRE SERVICE 516-518 SALMON BROOK STREET GRANBY, CONNECTICUT" SCALE 1"=20' DATE JUNE 12, 2000 CLARK OLSON OLSON GROUP, CT. REVISED JANUARY 10, 2002
2. "EXISTING CONDITIONS PLAN PREPARED FOR SOJA & SANFORD BROOK STREET LLC 508 SALMON BROOK STREET GRANBY, CONNECTICUT" SCALE 1"=40' DATE JULY 15, 2008 SHEET 2 OF 2 BY LAVOUT ASSOCIATES, INC. FOR PROVIDES INVESTMENT CORPORATION
3. "SUBDIVISION FOR PROPOSED REAL EST. THAT PROPERTY LLC FOR PARCELS 9 DUMREE & BAMBOO OF THE JOHN WEST LIMITED PARTNERSHIP, PROPERTY OF 117,000 SQ. FT., 2.68 ACRES, RE: ETB, 2011 HENRY CHARLES O'BRIEN CONSULTANT & LAND SURVEYOR GRANBY, CONN. REVISED AUGUST 9-17-2012

SURVEY NOTES

THIS SURVEY FOR MAP # 4 HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300 TO 20-302. THIS MAP IS A RETRACEMENT SURVEY DATUM, GEODETIC CT. (NGS83) COORDINATES. FIELD SURVEY PERFORMED ON DECEMBER 18, 2020

THE TYPE OF SURVEY PERFORMED IS A HORIZONTAL GROUND SURVEY

BOUNDARY DETERMINATION CATEGORY: ASSUMED VI

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2

HORIZONTAL AND VERTICAL DATUM IS B-SED ON STATE CTG, NAD 83 AND NAVD 88 TAKEN FROM GPS OBSERVATION

UTILITY STATEMENT:

UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM AVAILABLE RECORD INFORMATION. THE SURVEYOR MAKES NO GUARANTEES, COMPLETENESS OR ACCURACY REGARDING THE UNDERGROUND UTILITIES OR OTHER CONDITIONS. CONTACTS OR SUBSTITUTIONS OR AUTHORITIES FOR THE LOCATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE SURVEYOR SHALL NOT BE LIABLE FOR ANY DAMAGES THAT RESULT FROM THE COMPLETENESS OR ACCURACY OF INFORMATION DEPICTED ON THIS MAP.

CALL BEFORE YOU DIG 1-800-922-4455.

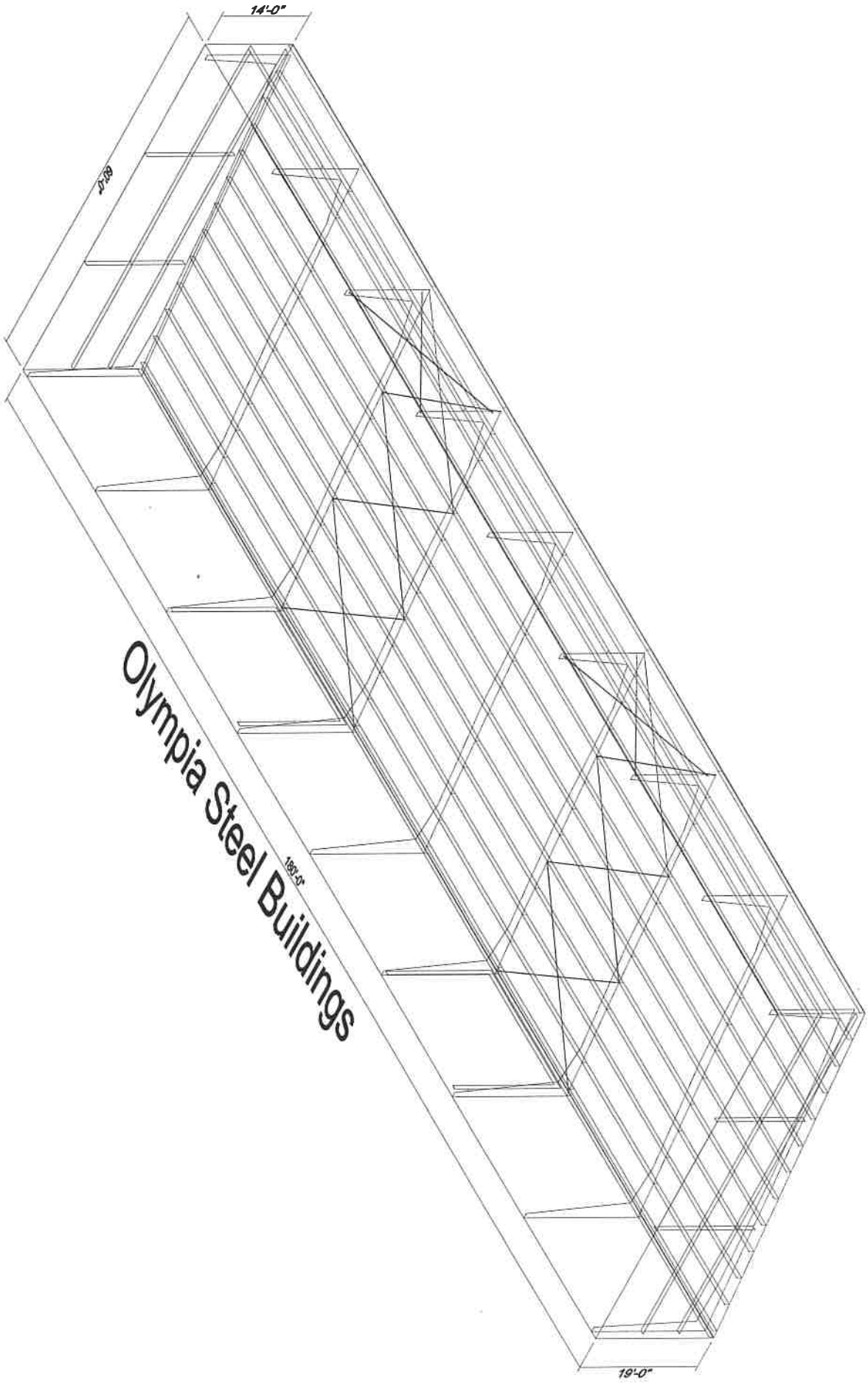
REVISIONS:

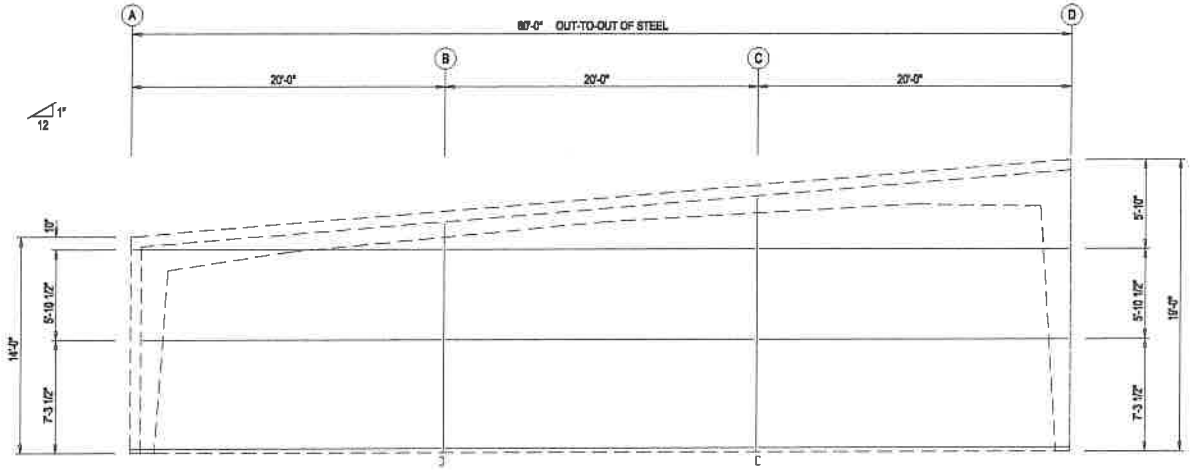
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

DEMBO LAND SURVEYING & CONSULTING, LLC
2 TUMOS RD. STE. 2A-1 TARRYVILLE, CT. 06881

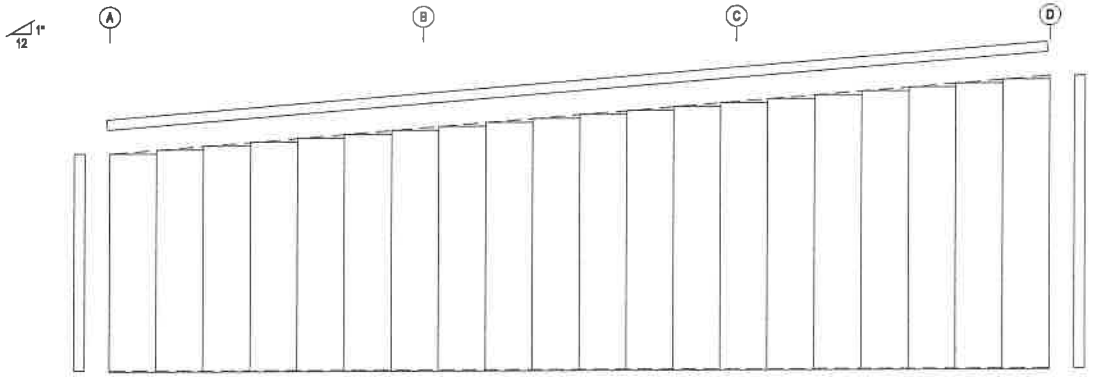
EXISTING CONDITIONS
PREPARED FOR
MAXIMUM ENTERPRISES LLC
516 SALMON BROOK STREET
GRANBY, CONNECTICUT

SCALE	DATE	SHEET NO.
1" = 20'	5/5/26	1' OF 1


14'-0"
60'-0"
Olympia Steel Buildings
19'-0"



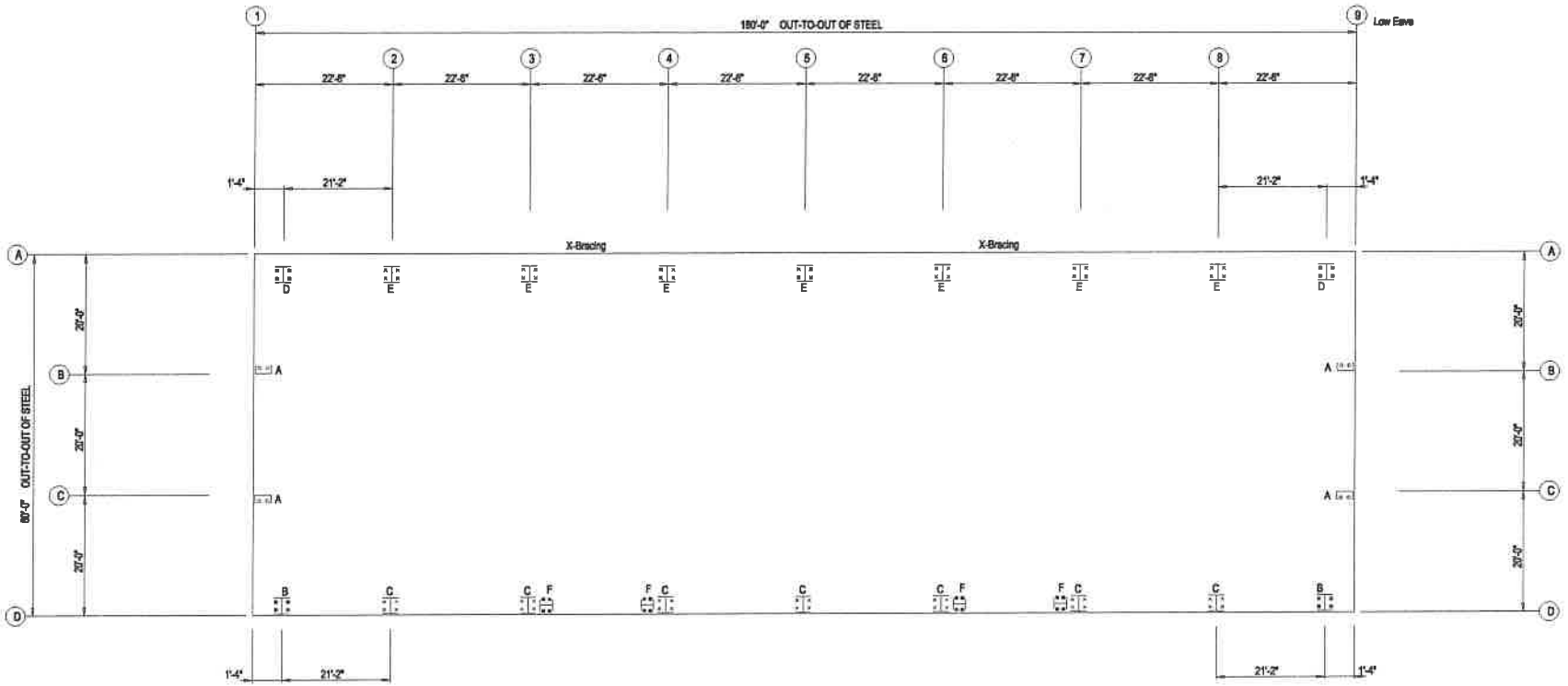
ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. Super Span X - NEED COLOR

Olympia Steel Buildings				
PROJECT	Project	ENDWALL FRAMING		
ID	mj_06035	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Street City, State Zip	DATE: 8/27/26	SHEET	OF



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

IMPORTANT!
Do Not Set Anchor Rods with these Preliminary Drawings.

The building manufacturer will not be responsible for the location of the anchor rods on the Preliminary Drawings.

Olympia Steel Buildings				
PROJECT	Project	ANCHOR BOLT PLAN		
ID	mj_06035	DESIGN:	DRAFT:	CHECK:
PROJECT	Street	DATE: 8/27/26	SHEET	OF
ADDRESS	City, State Zip			


Sandpiper
MONTANA
GENESIS
SUPREME





TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Kevin Flowers

FROM: Abby Kenyon, Director of Community Development

DATE: November 5, 2026

RE: 114 and 121 Hungary Road: Discuss possible re-subdivision applications and open space requirements

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Town staff was contacted regarding a possible re-subdivision at 114 Hungary Road and 121 Hungary Road. The property, 114 Hungary Road is 38.7 acres in the R50 Zone. It is located to the east of Hungary Road. There is one single-family house on the property. Across the street on the west side is 121 Hungary Road, which is 4.3 acres in the R50 Zone. There is one barn on this property. The property owner proposes to divide 114 Hungary Road into two lots, so the house would be located on one property and the remaining land on another, and to also divide 121 Hungary Road into two lots, with the barn located on one property and a vacant lot to the north. These divisions would be considered re-subdivisions since the properties were already split.

Per Subdivision Regulations Section 3.1.3.6 “all applicants are strongly encouraged to appear before the Commission for a pre-application discussion of their proposed open space plan, prior to the submission of the complete application.” In accordance with this section and as outlined in the attached letter, the potential applicant would like to discuss the open space requirement with the Commission.

Subdivision Regulations Section 3.1.3 states “no subdivision of land shall be made unless proper provisions have been made for the preservation of Open Space.” Section 3.1.3.1 requires 20% of the property to be dedicated open space, of this at least 50% shall be useable open space. Section 3.1.3.2.9 includes provisions where the Commission may waive the open space requirement, refer to the following:

> 3.1.3.2.9 The Commission may waive the above requirements for the preservation of all or part of the Open Space under one or more of the following circumstances:
>
> > Where the primary purpose of the subdivision is to facilitate a transfer of ownership of an existing building or buildings that are located on a previously developed property;

Where the subdivision is for conservation or non-residential purposes, or;

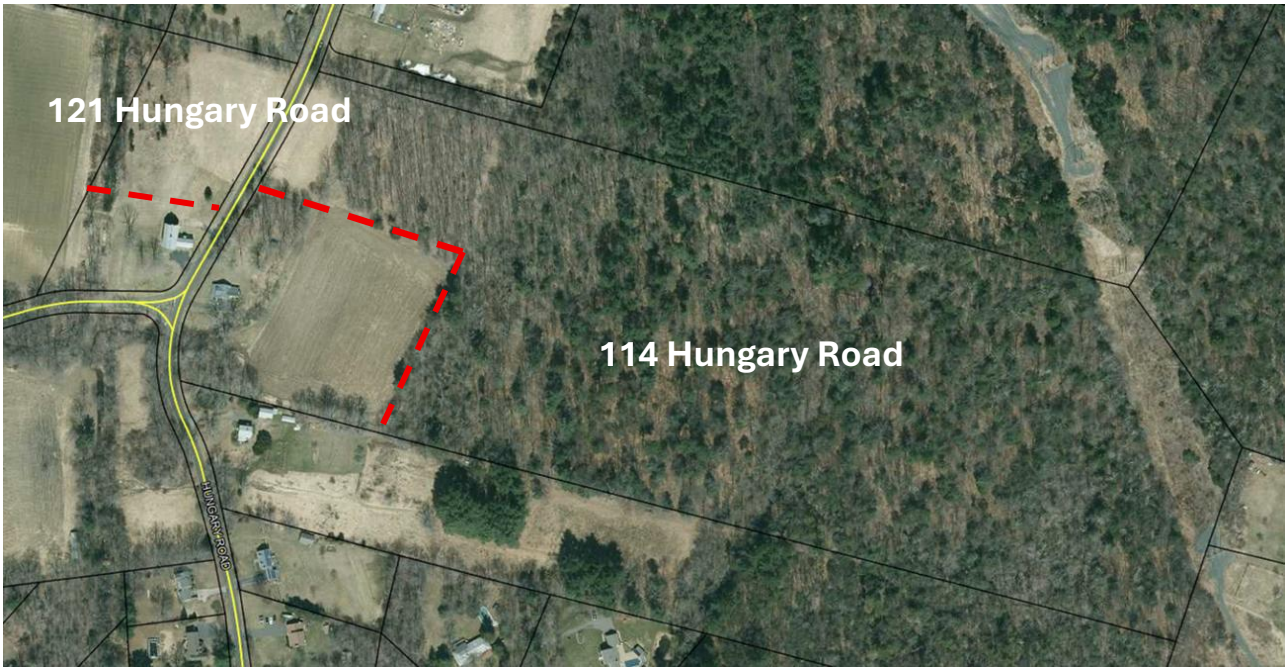
Where the preservation of open space is found to be unnecessary due to the unique and unforeseen nature of the application.

It should be noted that if open space were required, 7.74 acres would be needed on 114 Hungary Road (20% of 38.7 acres) and .86 acres on 121 Hungary Road (20% of 4.3 acres).

The regulations also include a provision that in lieu of dedicated open space, the Commission may also accept payment. Per Section 3.1.3.15 Fees in Lieu of Open Space Dedication, "the Commission may accept a payment of 6% where only one new parcel is created…" Using the appraised land value on the property card, the fee for 114 Hungary Road would be $13,926 (6% of $232,100) and the fee for 121 Hungary Road would be $8,304 (6% of $138,400).

The Commission has typically required dedicated open space but more recently, has accepted fee in lieu payments.

The Commission is asked to consider the request and provide feedback if the open space requirement could be waived based on the provisions outlined in Section 3.1.3.2.9.



Barton & Loguidice

October 21, 2026

Abigail Kenyon
Community Development Director
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: Request for Informal Pre-Application Discussion – Proposed Resubdivisions at 114 and 121 Hungary Road

Dear Ms. Kenyon:

Barton & Loguidice, LLC (B&L) respectfully requests an opportunity to appear before the Planning and Zoning Commission on behalf of our client, Ms. Martha Griffin, for an informal pre-application discussion, pursuant to Section 3.1.3.6 of the Subdivision Regulations, regarding proposed resubdivisions of 114 Hungary Road and 121 Hungary Road.

If the Commission's agenda and submission deadlines permit, we would appreciate being scheduled for the October 27, 2026 meeting. If that date is not available, please place us on the earliest possible agenda.

Our goal is to discuss the open space requirements applicable to the proposed resubdivisions and the potential for waiving all or part of the open space requirement pursuant to Section 3.1.3.2.9, as the proposed resubdivisions are intended primarily to facilitate the transfer of ownership of an existing building located on previously developed property.

Please let us know whether the Commission can accommodate this request and what materials or exhibits should be submitted in advance.

Thank you for your consideration.

Sincerely,

Kevin J. Flowers, PLS
Associate
Barton & Loguidice, LLC

MAP REFERENCES:

1. SUBDIVISION PLAN OF PROPERTY OWNED BY THE ESTATE OF ALIDA J. BEMAN PETERSEN & HUNGARY ROADS GRANBY, CONNECTICUT R-R ZONE. SCALE: 1" = 100'. DATE: NOV. 1984. LAST REVISED: 12/10/84. BY: HENRY CHARLES COTTON. G.L.R. MAP NUMBER 84-55.
2. PLAN OF LAND OWNED BY ALIDA J. BEMAN TO BE DEEDED TO VICTOR B. AND MARY E. OLSZEWSKI #134 HUNGARY ROAD GRANBY, CONNECTICUT. SCALE: 1" = 100'. DATE: NOV 1976. BY: HENRY CHARLES COTTON. G.L.R. MAP NUMBER 1392.
3. PLAN SHOWING PROPERTY OWNED BY THE ESTATE OF HARRY PETERSEN PREPARED FOR J. KIRK MAC NAUGHTON #81 PETERSEN ROAD GRANBY, CONNECTICUT R-U ZONE. SCALE: 1" = 40'. DATE: JUNE 1984. BY: HENRY CHARLES COTTON. G.L.R. MAP NUMBER 84-25.
4. SUBDIVISION PLAN PREPARED FOR THOMAS J. ADAMS & ANDREA J. ADAMS 114 HUNGARY ROAD GRANBY, CONNECTICUT. SCALE: 1" = 50'. DATE: JUNE 1999. BY: NERIANI SURVEYING. G.L.R. MAP NUMBER 2299.
5. COMPILATION PLAN PROPERTY OWNED BY CO-TRUSTEES FRED F. GRIFFIN & MELBA T. GRIFFIN NO. 103, 114 & 115 HUNGARY ROAD GRANBY CONNECTICUT ZONE R-50. SCALE: 1" = 200'. DATE: SEPTEMBER 29, 2005. G.L.R. MAP NUMBER 2621.
6. SEPTIC DESIGN PLAN PREPARED FOR MELBA T GRIFFIN 114 HUNGARY ROAD GRANBY, CT. SCALE: 1"=20'. DATE: OCTOBER 7, 2021. BY: DENNO LAND SURVEYING & CONSULTING, LLC.

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY RESUBDIVISION PLAN. BOUNDARY DETERMINATION CATEGORY RESURVEY OF THE EXISTING BOUNDARIES AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES. CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 FOR 121 HUNGARY ROAD AND THE WESTERLY PORTION OF 114 HUNGARY ROAD.

   THE EASTERLY PORTION OF 114 HUNGARY ROAD IS DEPICTED TO CLASS D HORIZONTAL STANDARDS BASED UPON LIMITED FIELD LOCATION, OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

   THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT A RESUBDIVISION OF 114 HUNGARY ROAD, A SEPARATE RESUBDIVISION OF 121 HUNGARY ROAD, AND A LOT LINE REVISION OF THE COMMON BOUNDARY BETWEEN 121 AND 115 HUNGARY ROAD.
2. BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCING THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SMARTNET RTK NETWORK.
3. FIELD SURVEY WAS CONDUCTED BY BARTON AND LOGUIDICE IN AUGUST 2026.
4. SUBJECT PARCELS OWNER OF RECORD: MARTHA GRIFFIN-WEIS.
5. SUBJECT PARCELS ARE DEPICTED ON THE TOWN OF GRANBY GIS AS 121 & 114 HUNGARY ROAD RESPECTIVELY.
6. NO ESTABLISHED STREETLINE FOR HUNGARY AND GRIFFIN ROADS. STREETLINES DEPICTED HEREON ARE ASSUMED AND BASED FROM ROAD CENTERLINE.
7. HOUSE DEPICTED HEREON EXISTED PRIOR TO FORMATION OF GRANBY ZONING REGULATIONS APRIL 29, 1955. 1934 HISTORICAL AERIALS WERE USED TO CONFIRM EXISTANCE OF HOUSE.
8. BARN DEPICTED HEREON EXISTED PRIOR TO FORMATION OF GRANBY ZONING REGULATIONS APRIL 29, 1955. HISTORICAL AERIALS WERE USED TO CONFIRM EXISTANCE OF BARN.
9. WETLANDS DEPICTED HEREON ARE BASED UPON TOWN OF GRANBY GIS WETLANDS LAYER.
10. LOT SQUARES DEPICTED HEREON ARE 175' x 175' BASED UPON SUBDIVISION REGULATIONS SECTION 3.2.6.
11. 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 GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO BARTON & LOGUIDICE. 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.

		LOT AREA	LOT FRONTAGE	LOT DEPTH	FRONT YARD	SIDE YARD	REAR YARD
R50 ZONE REQUIRED MINIMUM		50,000 SQ. FT.	200.00'	200'	50'	25'	50'
M/B/L F-51/38/22	EXISTING	168,746 SQ. FT.	855.15'	284'+/-	**14.5'	25'	50'
	PARCEL "AA"	73,102 SQ. FT.	423.39'	241'+/-	**14.5'	25'	50'
	PARCEL "BB"	107,668 SQ. FT.	349.59'	355'+/-	50'	25'	50'
M/B/L F-52/44/25	EXISTING	1,689,022 SQ. FT.	784.63'	2313'+/-	*22.7'	25'	50'
	PARCEL "A"	136,592 SQ. FT.	492.90'	308'+/-	*22.7'	25'	50'
	PARCEL "B"	1,552,430 SQ. FT.	291.73'	2123'+/-	50'	25'	50'

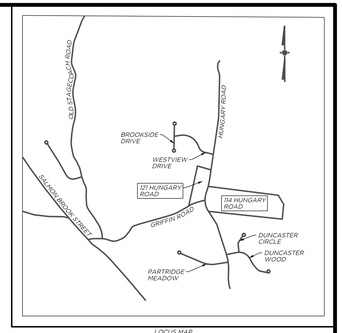
* DENOTES EXISTING NON-CONFORMING. SEE NOTE #7.
** DENOTES EXISTING NON-CONFORMING. SEE NOTE #8.

BOUNDARY CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°42'13"	360.00'	161.50'	N17°18'23"E	160.15'
C2	95°23'15"	24.79'	41.27'	N27°25'21"W	36.49'
C3	44°19'08"	55.00'	27.07'	S52°19'03"W	26.40'
C4	90°00'00"	25.00'	39.27'	S24°25'23"E	35.36'
C5	21°48'29"	200.00'	76.12'	S58°31'08"E	75.67'

BOUNDARY LINE TABLE

LINE NUMBER	BEARING	LENGTH
L1	N9°25'47"W	51.40'
L2	N14°27'17"E	20.00'
L3	N30°09'29"E	260.00'
L4	N28°53'01"E	176.73'
L5	N25°47'39"E	115.00'
L6	S25°47'39"W	108.24'
L7	S28°53'01"W	174.83'
L8	S30°09'29"W	66.53'
L9	S30°09'29"W	207.40'
L10	S74°28'37"W	33.21'
L11	S88°21'47"W	155.71'
L12	S86°21'01"W	82.17'



LOCUS MAP
(1" = 1000')

NAD 83

LEGEND:

PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
OVERHEAD WIRES	O/H
TREELINE	
GRAVEL DRIVE	
SANITARY LINE	S
CATCH BASIN	C.B.
UTILITY POLE	♦
GUY WIRE	—
SIGN	▫
BIT APRON	AP
MAILBOX	MB
STONE PAD	SP
RETAINING WALL	CRW
WOODEN POST W/ WIRE	WPW
FRONT YARD	FY
SIDE YARD	SY
REAR YARD	RY
MAP-BLOCK-LOT NUMBER	F-52/44/25
GRANBY LAND RECORDS	G.L.R.
REBAR TO BE SET	⚬

100 0 100 200 300 400
SCALE: 1"=100'

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

KEVIN J. FLOWERS, CT L.S. #70513

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

J:\4700\Survey\4700_001_PLOT_SURVEY_Hungary_Rd_Granby_CT.dgn

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Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	ASF
PROJ. MANAGER	KJF
OFFICE REVIEW	KJF
REVISIONS	
11/05/2026	
SCALE:	1"= 100'

RESUBDIVISION MAP

DEPICTING TWO PROPOSED RESUBDIVISIONS
PREPARED FOR
MARTHA GRIFFIN

DRAFT

114 & 121 HUNGARY ROAD — GRANBY, CT

PROJECT	DATE	SHEET NO.	OF
4700.001.001	9/22/26	1	3