MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, November 10, 2026, at 7:00 pm

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

1. **Call to Order**
   Chair M. 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 C. Chinni.

4. **Public Session**
   None

5. **Action on the minutes from October 13, 2026**

   ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (6-0-1) to approve the October 13, 2026, minutes as presented. S. Muller abstained.

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. **Application seeking a Special Permit under Zoning Regulations Section 8.8.1 for a customary home occupation within an enclosed accessory building, 72 Barkhamsted Road, R2A Zone.**

   The above applications have been scheduled for a public hearing on 11/24/26 at 7 p.m.

7. **Informal Discussions**
   a. **516 Salmon Brook Street: Discuss possible building construction and covered shipping containers for use by general contractors**
   Property owner Doug Max was present to discuss the possibility of providing equipment and vehicular rental storage for contractors by utilizing covered shipping containers. The shipping containers would allow tenants to secure their equipment all year round, while the roof structure would keep vehicles or other large equipment protected from the elements. The units would be painted to match the existing commercial structure on-site and have no utilities. D. Max also discussed the possibility of constructing a 180'x60' open steel building on the southern portion of his property, which could also be used for rental space. A. Kenyon provided a historical overview of the property and asked the Commission for feedback regarding the proposed use and structures.

At this time, there is no provision in the zoning regulations for outdoor storage within the Industrial Zone, so a text amendment would be required. M. Lockwood stated that shipping containers are temporary in nature and would not be considered a structure. There was a general consensus among the Commission that the use of shipping containers would not be permitted; however, the proposed use of an industrial self-storage facility for generator contractors seemed favorable given the location of the property.

b. **114 and 121 Hungary Road: Discuss possible re-subdivision applications and open space requirements**
Surveyor Kevin Flowers of Barton & Loguidice was present on behalf of the property owner Martha Griffin to discuss the re-subdivision process as it pertains to open space requirements. The owner would like to divide both properties into two lots, which would require a re-subdivision as the properties were already split. Per the Subdivision Regulations, 20% of the property shall be dedicated open space or the Commission may also accept a Fee-in-Lieu of open space dedication. If open space were required, 7.74 acres would be needed on 114 Hungary Road and .86 acres on 121 Hungary Road. If utilizing the Fee-in-Lieu provision, the fee for 114 Hungary Road would be $13,926 and the fee for 121 Hungary Road would be $8,304.

As noted in her staff memo, A. Kenyon outlined three circumstances in which the Commission may waive open space requirements. K. Flowers stated that the division of property is to facilitate a transfer of ownership of the existing buildings that are located on a previously developed property, which is one of the waiver provisions. The Commission discussed open space requirements, including entities that accept dedicated open space. It was noted that due to the acreage left on 114 Hungary Road, additional lots could be created and open space dedicated as part of a future application. E. Lukingbeal and P. Johnson recused themselves from deliberation as they are affiliated with the Granby Land Trust. Based on the discussion that ensued, the Commission was open to all three options and directed the property owner to apply with the desired proposal and to include an explanation.

8. **Staff Report and Correspondence**
A. Kenyon stated that she has been working with the Town Attorney to finalize the fines for 371 North Granby Road, which will be filed in court as part of the next step. The property owners are in the process of evicting their tenant, who has to vacate the property by 1/15/27, at which time any remaining equipment will become the possession of the property owners.

9. **Commissioner Reports and Correspondence**
None

10. **Adjourn**

ON A MOTION by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 7:48 p.m.

Respectfully submitted,

Renee Deltenre