

**AGENDA**  
Regular Hybrid Meeting  
Town of Granby  
Planning & Zoning Commission  
Tuesday, February 14, 2023 at 7:00 pm  
Town Hall Meeting Room

**Link:** <https://us02web.zoom.us/j/82201364953?pwd=QnhTL3hSUEQxbWNnL0RRTGZCWnRJQT09>

**Call-In:** 1 929 205 6099

**Meeting ID:** 822 0136 4953

**Passcode:** 299819

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session, items not on the agenda or subject to a public hearing
5. Action on the minutes of January 24, 2023
6. Public Hearings
  - a. Application seeking a Special Permit under Zoning Regulations Section 3.5.2.17 for a caretaker apartment for property located at 352 Salmon Brook Street, C2 Zone, File Z-23-22.
  - b. Application seeking a Special Permit under Zoning Regulations Section 8.1.3.4 for a garage in excess of 1,000 square feet located at 96R Mountain Road, R2A Zone, File Z-1-23.
  - c. Application seeking an amendment to Zoning Regulations Section 3.11, which would allow rear lots in the R4A Zone by Special Permit, File Z-2-23.
7. Receive applications and schedule public hearings
  - a. Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for a wall sign that exceeds the maximum square footage for property located at 12 Mechanicsville Road, C2 Zone, File Z-4-23.
8. Consider and vote on proposed bond reduction and change in bond form for 76 West Granby Road, Harness Way Development
9. Commission Discussion: Neighborhood and Commercial Transition Zone (T1) proposed regulation changes
10. Commission Discussion: Granby Center Study Scope
11. Staff Report and Correspondence
12. Commissioner Reports and Correspondence
13. Adjourn

(This meeting can be viewed LIVE on [www.gctv16.org](http://www.gctv16.org) in "Shows in the Spotlight")