

**MEETING MINUTES**  
Town of Granby  
Planning & Zoning Commission  
Tuesday, January 24, 2023 at 7:00 pm

**Members Present:** Matthew Peters, Mark Lockwood, Eric Myers, Jonathan Boardman, Brennan Sheahan, Alternate Robert Lavitt, and Alternate Paula Johnson (via Zoom)

**Absent:** Eric Lukingbeal and Christine Chinni

**Also Present:** Director of Community Development Abigail Kenyon

**1. Call to Order**

Chairman M. Lockwood called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

**3. Seating of Alternates, if applicable**

R. Lavitt and P. Johnson were seated for E. Lukingbeal and C. Chinni.

**4. Public session, items not on the agenda or subject to a public hearing**

None

**5. Action on the minutes of January 10, 2023**

**ON A MOTION** by J. Boardman seconded by P. Johnson, the Commission voted (5-0-2) to approve the January 10, 2023 minutes as presented. R. Lavitt and B. Sheahan abstained.

**6. Application seeking a Site Plan Modification for the 235-unit, multi-family development for building elevations for buildings 4, 5, 6 & 7 for property located at 280 Salmon Brook Street, CC Zone: File Z-22-22**

M. Lockwood explained when the building elevations for the first three buildings were approved by the Commission on October 25, 2022, the elevations for buildings 4, 5, 6 and 7 were not available. The Commission required the applicant submit a Site Plan Modification for the remaining buildings for approval. A. Kenyon provided the Commission with plan sheets showing the approved and proposed building elevations, which highlighted the requested modifications. It was noted the modifications for the remaining buildings are similar to the approved changes for the first three buildings.

Jon Vosburgh of Selective Development, LLC presented the proposed modifications to the elevations for buildings 4, 5, 6, and 7 on behalf of the owner, Burkentine Builders. Changes include an additional enclosure for electrical panels and a telecom room, adjustments in door/window sizes and location, increase in the parapet wall height, placement of HVAC grills behind balcony railings, etc. There is no change to building footprint, parking count or room count. It was noted the elevations for building 7 presented this evening differs from what was included in the Commission's packet. J. Vosburgh explained the change in more detail. A. Kenyon asked for clarification on the window design on the third story. J. Vosburgh confirmed the plan sheet will be revised so that the windows on the third story are the same design as the third story windows on the other buildings.

A. Kenyon stated that the elevations provided this evening present a better design than the drawings previously submitted and included in the meeting packet. She asked the applicant to clarify the “Northern Elevation” label on Sheet A3.02 Building 4, 5, 6 Elevations.

The Commission deliberated on the application. It was noted the changes reviewed this evening are similar to the changes previously approved by the Commission for buildings 1, 2, and 3.

**ON A MOTION** by E. Myers seconded by J. Boardman, the Commission voted (7-0-0) to approve an application seeking a Site Plan Modification for the 235-unit, multi-family development for building elevations for buildings 4, 5, 6 & 7 for property located at 280 Salmon Brook Street, CC Zone, File Z-22-22. Approval is contingent upon final staff review of modified plans that were submitted to the Commission during the meeting and confirmation that plans for buildings 4, 5, 6 & 7 substantially match the design, look and details for the plans previously submitted, and approved for buildings 1, 2 & 3.

- 7. 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 building sign that exceeds the allowable size for property located at 565 Salmon Brook Street, C2 Zone: File Z-3-23**

The above application has been scheduled for a public hearing on February 28, 2023.

- 8. Staff Report and Correspondence**
  - a. Land Use Commissioner Training Requirement**

A. Kenyon informed the Commission that Public Act 21-29 requires all Planning and Zoning Commission and Zoning Board of Appeals members in office as of January 1, 2023 to complete at least four hours of training by January 1, 2024, and every other year thereafter. Staff provided a memorandum outlining the necessary requirements, as well as upcoming training sessions including the Connecticut Land Use Seminar on March 11<sup>th</sup> hosted by the CT Bar Association. A. Kenyon mentioned the possibility of arranging joint meetings with the Zoning Board of Appeals in the future in order to discuss other topics.

- 9. Commissioner Reports and Correspondence**

None

- 10. Adjourn**

**ON A MOTION** by J. Boardman seconded by P. Johnson, the Commission voted (7-0-0) to adjourn the meeting at 7:29 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator