

This meeting was held virtually via Zoom due to weather

MEETING MINUTES

Town of Granby

Planning & Zoning Commission

Tuesday, March 14, 2023 at 7:00 pm

Present: Eric Lukingbeal, Mark Lockwood, Eric Myers, Jonathan Boardman, Christine Chinni, and Alternate Paula Johnson

Absent: Matthew Peters, Brennan Sheahan and Alternate Robert Lavitt

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Chairman Lockwood called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance

Waived due to remote meeting format.

3. Seating of Alternates, if applicable

P. Johnson was seated for M. Peters.

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

Glenn Ballard, 289 Granville Road, provided a document via email to the Director of Community Development prior to the meeting and wanted to verify receipt by the Commission. The document pertains to the Granby Center study scope.

Ben Perron, 25 Archie Lane, noted that the mapping provided as part of the T1 discussion is out of date, and he hopes that future renderings include the recent development of Murthas Way and The Grand Apartments.

5. Action on the minutes of February 28, 2023

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (5-0-0) to approve the February 28, 2023 minutes as presented.

J. Boardman joined the meeting at 7:09 p.m.

6. Receive applications and schedule public hearings

- a. **Application seeking an amendment to Zoning Regulations Section 8.15.17.7.1, to allow farm stores to sell alcoholic beverages that are produced off site: File Z-5-23.**

The above application has been scheduled for a public hearing on April 11, 2023.

- b. Application seeking a Special Permit modification under Zoning Regulations Section 3.12.5 #15 to allow outdoor storage for a 320 sq. ft. temporary external freezer for an existing restaurant for property located at 4 Park Place, COCE Zone: File Z-6-23.**

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

- c. Other applications submitted after agenda has been posted**
None

- 7. Consideration of applications, where the Commission has concluded the public hearing**
 - a. 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.**

M. Lockwood stated for the record that he has familiarized himself with the minutes and video recording from the February 28th meeting. He stated that the applicant has not provided sufficient evidence to support the proposed amendment and that other options are available to achieve the applicant's goal. E. Myers noted that there is an inconsistency within the regulations regarding rear lots however, a discussion shall be held on the Commission's own accord. The Commission agreed that allowing rear lots within the R4A Zone will not guarantee the preservation of farmland and they do not see a reason to make such a change based on this one application.

ON A MOTION by C. Chinni seconded by J. Boardman, the Commission voted (6-0-0) to deny without prejudice an 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.

- 8. Commission Discussion: Neighborhood and Commercial Transition Zone (T1) proposed regulation changes**

A. Kenyon provided a staff memorandum with revised mapping to show a 60 foot building setback and 30 foot parking setback from Salmon Brook Street. Discussion ensued regarding appropriate building and parking setbacks, including where sidewalks would be installed in relation to the required setback. E. Lukingbeal expressed his opposition to the proposed setbacks. E. Myers and J. Boardman discussed how the quality of the landscape buffer is important and even with a smaller buffer width, it can achieve the desired effect. C. Chinni and M. Lockwood reiterated how this is a transition zone and the current regulations render some lots undevelopable.

The Commission also discussed the potential for drive-through restaurants, which are not allowed in the T1 Zone. Several commissioners expressed concerns with drive-through setbacks from residential districts and concerns with trash. It was noted many concerns can be addressed via the Special Permit process. There was a consensus among the Commission to begin looking into drive-throughs provided signage and architectural standards are addressed.

Due to the amount of public interest in the T1 Zone, A. Kenyon recommended that the Commission hold a public input session at the next meeting so that comments on the proposed regulation changes could be received prior to the submittal of a formal application. A public input session was scheduled for March 28th.

9. Commission Discussion: Granby Center Study Scope

A. Kenyon provided an overview of her staff memo, which outlined recommended study scope items from the Development Commission and a summary of public comments that were received at the February 28th Planning and Zoning Commission meeting. The Commission discussed the proposed scope. M. Lockwood stated that it might be beneficial to include a recommended number of people for the subcommittee to oversee the Granby Center study process and to also recommend the hiring of an outside consultant.

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (6-0-0) to accept the proposed scope as outlined in the staff memorandum dated March 8, 2023 and include the following recommendations:

- a) The subcommittee shall consist of at least five (5) members;
- b) If deemed necessary by the subcommittee, the Board of Selectman should approve the hiring of a consultant; and,
- c) The subcommittee may modify the proposed study scope.

10. Staff Report and Correspondence

A. Kenyon stated that the Development Commission held their regular meeting on March 13th and began discussion on Cannabis Regulations. It is their goal to provide a draft to the Planning and Zoning Commission by the end of May. She also stated that a letter was submitted for publication in the Granby Drummer regarding the upcoming construction schedule for the road re-construction project in Granby Center.

11. Commissioner Reports and Correspondence

M. Lockwood mentioned his recent attendance at the March 2023 CT Bar Association Training and reminded fellow Commissioners about Land Use Training Requirements.

12. Adjourn

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (6-0-0) to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator