

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, March 28, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Matthew Peters, Mark Lockwood, Eric Myers, Brennan Sheahan, Christine Chinni, Alternate Robert Lavitt, and Alternate Paula Johnson (unseated)

Absent: Jonathan Boardman

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre (via Zoom)

1. Call to Order

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

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

R. Lavitt was seated for J. Boardman.

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

Scott Cummings, 6 Douglass Drive, had questions regarding Kearns School, in which M. Lockwood directed him to speak with the Board of Selectmen.

5. Action on the minutes of March 14, 2023

ON A MOTION by B. Sheahan seconded by E. Myers, the Commission voted (4-0-3) to approve the March 14, 2023 minutes as presented. B. Sheahan, M. Peters and R. Lavitt abstained.

6. Public Input and Commission Discussion: Neighborhood and Commercial Transition Zone (T1) proposed regulation changes

A. Kenyon provided an overview of the T1 zone, as well as the challenges to development in the zone since its creation in 2006. Over the years, many development ideas have been presented but failed to move forward due to the regulations. The Commission is seeking modifications to allow for development, while maintaining integrity and balance. M. Lockwood reiterated for the record that this is not a public hearing, but an opportunity for the Commission to hear comments and suggestions from the public to assist with potential regulation amendments.

Richard Saunders, 12 Archie Lane, spoke in opposition to the proposed regulation changes.

Margaret Lareau, 17R Reed Hill Road, expressed concerns regarding the proposed changes, especially in regards to building and parking setbacks. She noted that landscape buffer requirements are moving in the right direction but drive-through facilities should not be allowed.

Susan Canavan, 87 Barn Door Hills Road, spoke in opposition to the proposed changes and expressed concerns with the quality of life for residential abutters.

Karen McNey, 80 Barn Doors Hill Road, expressed concerns with continuity, reduction of setback requirements, building design, signage and potential drive-throughs.

Katherine Bogli, 198R Salmon Brook Street, expressed the need for cohesiveness between the intersection of Route 10 and Floydville Road up to Granby Center. As the first section of town when people approach from the south, developments should not have parking lots upfront and instead buildings could be closer to the road, as long as the architectural design is well done.

Attorney John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC, spoke on behalf of his client who is interested in developing the property at 137 Salmon Brook Street. The development potential for this property is quite limited once all setback requirements are implemented, and the farther the building is set back from the street, the closer it comes to the abutting residential zone. Attorney Knuff spoke in favor of the proposed changes and encourages the Commission to consider drive-through facilities.

Glen Ballard, 289 Granville Road, stated that the T1 zone should be discussed as part of the Granby Center Study and regulations shouldn't be amended for one potential developer.

John Morgan, 221 Salmon Brook Street, referenced regulations among neighboring towns and expressed concerns with curb-cuts, traffic and landscape berms.

Ben Perron, 25 Archie Lane, provided documentation in advance of the meeting regarding potential impacts based on the proposed changes and stated his opposition.

Jenny Emery, 71 Loomis Street, talked about the commercial vacancies in town and stated that the T1 zone should be discussed as part of the Granby Center Study.

Taylor Knortz, 5 Douglass Drive, spoke in opposition to the proposed changes and agreed that the T1 zone should be included in Granby Center Study.

Kent Seely, 18 Archie Lane, spoke in opposition to the proposed changes.

Walter Mission, 15 Woodland Drive, asked to see the proposed development for 137 Salmon Brook Street, in which Attorney Knuff provided a copy.

Daniel O'Connell, 12 Woodland Drive, spoke in opposition to the proposed changes.

Maurice and Diana Gault, 17 Archie Lane, spoke in opposition to the proposed changes.

7. Public Hearing

- a. 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.**

Applicants Mark Sproule and Brandon Pappalardo were present to discuss the application. As the owners of Grass Roots Ice-Cream and Deep Roots Street Food, they are seeking permission to utilize a 320 square foot external freezer for temporary ice-cream storage until they are able to acquire a more suitable and permanent location off-site. The existing building no longer has adequate storage due to the expansion of ice-cream production and distribution. The freezer would be operational for a period of no more than 9 months and would be located to the rear of the building on the grass strip adjacent to the parking lot. The freezer is powered by electricity and an electrical, underground conduit already exists on-site. A. Kenyon confirmed that the proposed location for the temporary structure does conform to required setbacks and an expiration date can be a condition of a Special Permit approval. The Commission expressed concerns over the potential loss of greenspace and proper screening, and questioned the amount of noise that would be generated from the freezer.

Public Comment

Eric Mainardi, 2 Park Place, spoke in favor of the application as it will help support the expanding business as they transition to a secondary location off-site for storage and distribution purposes.

Brian Paolillo, 23 Meetinghouse Road, spoke in favor of supporting small, local business and questioned where the applicants were in terms of securing a secondary site.

B. Pappalardo stated that they have not yet located a site and planning is heavily based around demand, which peaks Spring through Fall. There was a consensus among the Commission to continue the public hearing to the next regular meeting so the applicants could provide information on noise and staff could receive clarification on setting timeframes as part of a Special Permit approval.

8. Receive applications and schedule public hearings

- a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 to allow two, detached accessory apartments for property located at 249 Granville Road, R2A Zone: File Z-7-23.**

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

9. Consideration of applications, where the Commission has concluded the public hearing
None

10. Informal Discussion: Discuss possible self-storage facility on Mill Pond Drive in the C2 and Aquifer Protection Overlay Zones

David Ziaks of F. A. Hesketh & Associates, Inc. was present on behalf of his client Anthony Maulucci, who is exploring the development a self-storage facility on Mill Pond Drive. The use is permitted in the C2 zone; however, Mill Pond Drive is within the Aquifer Protection zone, which prohibits self-storage facilities of any kind. D. Ziaks is looking to amend the zoning regulations to allow self-storage facilities that are multi-story, climate controlled and self-contained with access from inside the building. The proposed structure would be sprinkled and have pitched concrete floors with floor drains that tie into the public sewer. R. Lavitt and C. Chinni had questions regarding security measures and how contracts are enforced. E. Myers liked the idea of the facility being self-contained and the client's willingness to work with the town on design.

11. Staff Report and Correspondence

A. Kenyon informed the Commission that she is working on minor updates to the zoning regulations, which she hopes to provide at the April 25th meeting for discussion.

12. Commissioner Reports and Correspondence

B. Sheahan raised concerns over the small engine repair facility located at 369-371 North Granby Road, as the business appears to have expanded beyond their original approval. R. Lavitt recently completed a land use training course and provided documentation to town staff. A. Kenyon reminded the Commission that compliance with the 4-hour educational requirement will be reported to the Board of Selectmen by January 1st.

13. Adjourn

ON A MOTION by E. Lukingbeal seconded by C. Chinni, the Commission voted (7-0-0) to adjourn the meeting at 8:51 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator