

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, May 9, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Matthew Peters, Mark Lockwood, Eric Myers, Jonathan Boardman, Brennan Sheahan, and Alternate Paula Johnson

Absent: Christine Chinni 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 7:00 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson was seated for C. Chinni.

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

None

5. Action on the minutes of April 25, 2023

E. Myers noted that the motion for File Z-7-23 (249 Granville Road) needs to be corrected to reflect the approval of one detached accessory apartment.

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the April 25, 2023 minutes as amended. J. Boardman and B. Sheahan abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

Applicant and property owner Sean Silva was present to discuss the application. He is seeking approval to construct a detached accessory apartment on the second floor of an existing barn. The apartment will be just under 1,200 square feet and will consist of 3 bedrooms, 2 bathrooms, a kitchen, dining room and living room. The Farmington Valley Health District approved the installation of a new well and septic system, which will service the barn and accessory apartment. The existing driveway will require modifications to provide access to the barn but there will not be a new curb cut on Loomis Street. The Commission stated that the application is straightforward and they have no concerns. There was no public comment and the public hearing closed at 7:09 p.m.

7. Receive applications and schedule public hearings

None

8. Informal Discussion: 254/256 Salmon Brook Street, Possible Site Development – deli, restaurant, teaching kitchen, and apartment

Brian Paolillo of 23 Meeting House Road, Granby, was present to discuss his proposed concept for the property located at 254/256 Salmon Brook Street. He provided an overview of current site conditions, as well as his three-phase plan utilizing the existing structures onsite. Phase one consists of converting the three-car garage into a deli store that would sell both prepared and unprepared foods to go. Phase two would convert the structure alongside Route 189, which was formerly the old sign shop, into a cook and learn kitchen. Phase three would consist of renovating the first floor of the main house into a restaurant, while restoring the structure to its original character.

A. Kenyon stated that the proposed uses are currently not allowed within that zoning designation; however, the applicant could apply for a zoning regulation amendment or a zoning map amendment. She also reiterated for the record that this property is located within the Historical Overlay Zone and any proposed modifications would need to go before the Salmon Brook Historical Society for advisory comments only. A. Kenyon asked the Commission for input regarding the classification of a cook and learn kitchen, as the regulations do not currently address such a use.

There was a general consensus that a zone change would be more appropriate and suggestions were made regarding a revised parking layout, landscaping, conversations with abutting property owners, etc. The Commission was pleased with the proposed concept and expressed appreciation for the applicant’s desire to save the existing structures. It was recommended that the applicant solidify their ideas while taking into consideration the Commission’s comments, and work with town staff on next steps.

9. Consideration of applications, where the Commission has concluded the public hearing
a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

ON A MOTION by B. Sheahan seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

10. Commission Discussion: Zoning Regulations pertaining to Cannabis Establishments

M. Lockwood provided an overview of the process to date, explaining state legislation that was passed to allow cannabis establishments. He also noted the Commission previously held a public session regarding the use. A. Kenyon provided draft regulations that were developed in collaboration with the Development Commission. The draft regulation would allow cannabis establishments by Special Permit in the Industrial Zone; would require a 1,000 foot setback from a religious institution, library, daycare, community recreation building, playground, sports field, or school; hours would be limited to 8 AM to 10 PM Monday to Saturday and 10 AM to 6 PM on Sunday; no products could be visible from the outside; a

security plan would be required; and HVAC equipment would be needed to prevent odors. The Commission proposed a modification to clarify the hours of operation would apply to when the establishment is open to the public; no products shall be consumed on the property; a 2,000 foot separation distance between cannabis establishments would be required; and the Commission noted it should be clarified a micro-cultivator is an establishment between 2,000 and 15,000 square feet. The Commission also suggested it be clarified farm stores could not sell cannabis products and the growing of cannabis is not considered agriculture. It was decided town staff would amend the draft regulations and the discussion would continue at the next meeting.

11. Commissioner Appointment to Granby Center Advisory Committee

M. Lockwood stated that the Board of Selectmen discussed and approved the Granby Center study proposed scope at their last meeting and the Board voted to create a five-person Advisory Committee. A. Kenyon stated that the committee will consist of a member from the Board of Selectmen, Planning and Zoning Commission, and Development Commission, as well as two members from the public. The Board is looking to finalize appointments in June and the Commission needs to consider a member for nomination.

ON A MOTION by M. Lockwood seconded by B. Sheahan, the Commission voted (7-0-0) to nominate E. Myers for the Granby Center Advisory Committee.

12. Staff Report and Correspondence

A. Kenyon provided an update regarding a recent bond reduction inspection at Murtha's Way and stated that the pool and pool house are near completion.

13. Commissioner Reports and Correspondence

M. Lockwood stated that he will be unavailable for the next regular meeting. The Commission agreed to cancel the meeting. B. Sheahan noted that the temporary exterior freezer has been installed at 4 Park Place and A. Kenyon stated that the owner is working on a landscaping plan for submission.

14. Adjourn

ON A MOTION by E. Lukingbeal seconded by J. Boardman, the Commission voted (7-0-0) to adjourn the meeting at 8:04 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator