

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, October 10, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Alternate Robert Lavitt, Eric Myers, Jonathan Boardman, Christine Chinni, Alternate Paula Johnson, and Mark Lockwood (via Zoom)

Absent: Matthew Peters and Brennan Sheahan

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

1. Call to Order

M. Lockwood called the meeting to order at 7:03 p.m.

2. Pledge of Allegiance

M. Lockwood turned the meeting over to Vice Chairman Myers at 7:04 p.m.

3. Seating of Alternates, if applicable

P. Johnson was seated for M. Peters and R. Lavitt was seated for B. Sheahan.

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

None

5. Action on the minutes of September 26, 2023

ON A MOTION by J. Boardman seconded by P. Johnson, the Commission voted (6-0-1) to approve the September 26, 2023 minutes as presented. M. Lockwood abstained.

6. Action on the minutes of October 3, 2023

ON A MOTION by C. Chinni seconded by E. Lukingbeal, the Commission voted (6-0-1) to approve the October 3, 2023 minutes as presented. E. Myers abstained.

7. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 3.1.2.4 for the construction of pickleball courts, horseshoe pit, and associated site improvements for property located at 1 Broad Hill Road, R2A Zone: File Z-17-23.

The Commission provided feedback regarding their October 3rd site visit to witness a practice pickleball game at the Granby Tennis Club. There was a consensus among the Commission that the level of noise diminished substantially as you moved further away, and nothing could be heard near the closest neighboring residences. E. Myers stated that he cannot justify the requirement for sound proofing at this time based on the testimony received from his fellow Commissioners who attended the site visit. Discussion ensued as to whether a barrier would be required at this time, or whether language could be added as part of the approval for the future in case complaints are received.

Many Commissioners shared E. Lukingbeal's level of comfort with approving the application without a condition for sound dampening. Applicant Eric Jackson of 7 Farmview Circle and member of the Granby Tennis Club was present to discuss the application. He stated that the club is closed from November to May, and an advisory notice can be published in their monthly newsletter regarding language during games.

There was no public comment and the public hearing closed at 7:20 p.m.

8. Receive applications and schedule public hearings

None

9. Consideration of applications, where the Commission has concluded the public hearing

a. Application seeking a Special Permit under Zoning Regulations Section 3.1.2.4 for the construction of pickleball courts, horseshoe pit, and associated site improvements for property located at 1 Broad Hill Road, R2A Zone: File Z-17-23.

ON A MOTION by C. Chinni seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 3.1.2.4 for the construction of pickleball courts, horseshoe pit, and associated site improvements for property located at 1 Broad Hill Road, R2A Zone: File Z-17-23, as proposed.

10. Informal Discussion: Conservation Commission Presentation of Proposed Changes to the Zoning Regulations Landscaping Requirements, Native and Invasive Plants

Conservation Commission members Zachary Donais and David Desiderato were present to discuss recommended modifications to the Zoning Regulations regarding the management of invasive species and promotion of native species. The proposed changes would be incorporated into the landscaping requirements and be applicable to any new, proposed development. Z. Donais talked about the impact invasive species have on native species, as well as local wildlife and referenced the CT Invasive Plant Council. The regulations presented would discourage the use of non-native species and invasives, as well as recommend the most suitable plantings for future development. A. Kenyon stated that developers typically hire a Landscape Architect to prepare landscaping plans for a proposed development. The Commission discussed at length whether amending the regulations is the best option, or perhaps future applications be sent to the Conservation Commission for advisory review. It was determined that further review is necessary and staff was directed to work with the Conservation Commission regarding additional changes or recommendations.

11. Commission Discussion: Possible changes to Zoning Regulations regarding non-conforming buildings and uses; day cares; EV charging stations; and recreational vehicles

A. Kenyon provided a revised memorandum outlining potential zoning regulation amendments based on conversation that ensued at the prior meeting. The Commission discussed the parking and/or storage of recreational vehicles, and suggested modifications to the proposed language. Staff will prepare a formal application and there will be a public hearing on the proposed regulation changes at the first meeting in November.

12. Staff Report and Correspondence

None

13. Commissioner Reports and Correspondence

J. Boardman will not be attending the next regular meeting.

14. Adjourn

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:59 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator