

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

**Members Present:** Eric Lukingbeal, Alternate Robert Lavitt, Eric Myers, Christine Chinni, Alternate Paula Johnson, Brennan Sheahan, and Matthew Peters (via Zoom)

**Absent:** Jonathan Boardman and Mark Lockwood

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

**1. Call to Order**

Vice Chairman E. Myers 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 M. Lockwood and R. Lavitt was seated for J. Boardman.

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

None

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

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

**6. Public Hearings**

**a. Application seeking a Zone Change from Center Edge (CE) to Commercial Center (COCE) for properties located at 254 & 256 Salmon Brook Street: File Z-18-23.**

Property owner and applicant John Pagliaro, along with Land Surveyor Brian Denno were present to discuss the application. The owner purchased the properties in August 2023 and is seeking a zone change to allow for mixed residential and commercial uses. The property to the east is located within the COCE zone, while the property to the south is located in the CE zone. The applicant would like to convert the existing, detached garage into a professional office space for a speech pathologist, while maintaining a residential use for the existing house. At this time, there are no plans for the print shop located at 256 Salmon Brook Street.

The existing structures will remain and be refurbished both internally and externally. Staff stated for the record that the Town of Granby does not have a demolition delay ordinance and a zone change would not impact the historic overlay district. References were made to the Plan of Conservation of Development, and clarification regarding the historic overlay district was provided. It was noted for the record that the proposed use for professional office space is allowed within the current zone by Special Permit. Commissioners expressed concern regarding the increase of commercial uses that would be allowed with a zone change, and the future of the property if the current owner decides to sell.

Public Comment

William Ross, 239 Salmon Brook Street and President of the Salmon Brook Historical Society expressed his opposition to the application.

David Roberts, 6 Thronebrook Road and Secretary of the Salmon Brook Historical Society spoke of the need for historical preservation and his opposition to the application.

Ellen Thomson, 250 Salmon Brook Street, expressed opposition to the application and concerns over commercial expansion within the historical overlay district.

John Morgan, 221 Salmon Brook Street, stated concerns over the potential for increased traffic and how vehicles would enter/exit the site. He noted that the uses permitted within the current zone appear to meet the applicant's needs and that historic preservation should be maintained.

Katherine Morgan, 221 Salmon Brook Street, spoke of the historic district and recommended that the applicant consider a use that is permitted within the current zone.

Eric Mainardi, 17 Haleview Drive, spoke in favor of the application and acknowledged the need for historic preservation, while accommodating various commercial uses and opportunities. He spoke highly of the applicant's character and would like to see the community support his efforts to enhance, as well as preserve the properties.

J. Pagliaro reiterated for the record that he has no intention of demolishing the existing structures and would like to maintain a residential use for the existing house. In the current zone, a two-family home is not permitted; however, it would be allowed via Special Permit if the zone change were approved. A. Kenyon provided a memorandum outlining the various uses currently permitted within the existing zone and the proposed zone, which was reviewed by the applicant and Commission. E. Myers stated that there are no protections currently in place within the regulations to prevent the demolition of structures within the historic overlay zone.

The public hearing closed at 7:39 p.m.

7. **Receive applications and schedule public hearings**
  - a. **Application seeking amendments to Zoning Regulations Section 1.4 Definitions regarding daycares and EV charging stations; Section 2.1.4 Non-conforming uses and abandonment; Section 2.1.7 Fire Damage to Non-conforming buildings and repair requirements; Sections 3.1.1.8, 3.1.2.3, 3.7.1.3, 3.10.1.4, 3.10.2.1, 3.11.1.8, 3.11.2.3, 3.12.2, and 3.12.3 to comply with state statutes regarding the location of group and family child care homes; Section 7.4.1 Electric vehicle charging station requirements; and Section 8.1.5 Parking and occupancy of recreational vehicles. File Z-19-23.**
  - b. **Application seeking a Special Permit under Zoning Regulations Section 8.29.1.3 for a residential ground-mount solar energy system for property located at 11 Knollwood Lane, R4A Zone: File Z-20-23.**
  - c. **Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory dwelling for property located at 30 Firetown Road, R2A Zone: File Z-21-23.**

The above applications have been scheduled for a public hearing on November 14, 2023.

**8. Consideration of applications, where the Commission has concluded the public hearing**  
**a. Application seeking a Zone Change from Center Edge (CE) to Commercial Center (COCE) for properties located at 254 & 256 Salmon Brook Street: File Z-18-23.**

The Commission deliberated on the application. E. Lukingbeal was pleased with E. Mainardi's comments regarding the applicant; however, recommended waiting for the results of the Granby Center Study prior to allowing any zone change. P. Johnson expressed concerns regarding the future of the property if a zone change were permitted and then sold and stated that there are plenty of viable uses allowed via Special Permit in the current zone. R. Lavitt noted that the property is quite visible and when considering a zone change that would allow more uses, potential impacts on neighboring properties should be considered.

C. Chinni stated that the application does not provide enough justification for a zone change, and B. Sheahan and M. Peters shared all the Commissioners' comments. E. Myers acknowledged the need for historical preservation; however, provided examples of existing properties in Granby Center that have fallen into disrepair. He noted that the Commission should be open-minded to future commercial uses and opportunities within Granby Center to allow property owners to invest in and reuse their properties that will facilitate preservation of the historic nature of the property/area. It was recommended that the application be denied without prejudice, and that applicant come before the Commission once plans for the property have been solidified.

**ON A MOTION** by E. Lukingbeal seconded by P. Johnson, the Commission voted (7-0-0) to deny without prejudice an application seeking a Zone Change from Center Edge (CE) to Commercial Center (COCE) for properties located at 254 & 256 Salmon Brook Street: File Z-18-23.

**9. Staff Report and Correspondence**

A. Kenyon informed the Commission that the decorative wall recently installed at Station 280 that runs parallel to Salmon Brook Street will be stained and landscaping installed along the front of the development.

**10. Commissioner Reports and Correspondence**

None

**11. Adjourn**

**ON A MOTION** by B. Sheahan seconded by E. Lukingbeal, the Commission voted (7-0-0) to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator