



TOWN OF GRANBY

PLANNING BOARD
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February 22, 2021

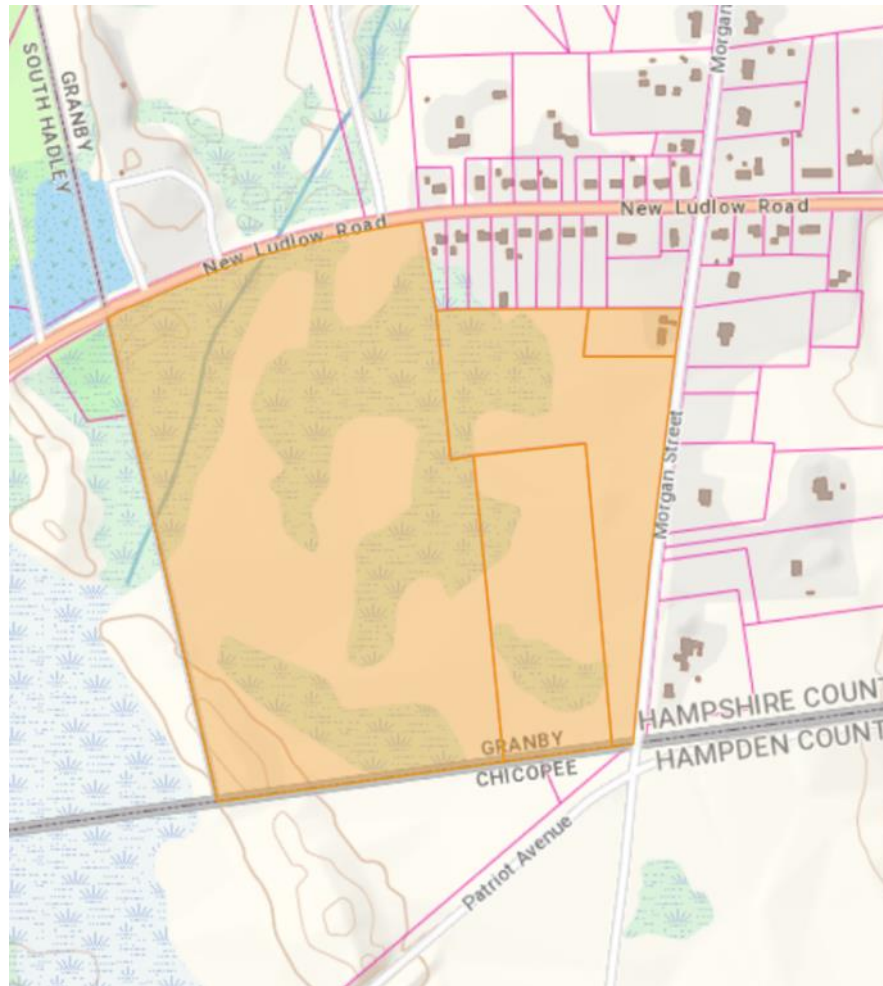
Dear Members of the Select Board:

The Granby Planning Board has reviewed the Town's Zoning Bylaws related to initiatives the Board had been exploring or asked to explore. The Planning Board met on July 22, 2020, January 25, 2021, February 1, 3, 8, 17 & 22, 2021, to discuss the proposed amendments, as stated below, presented in possible warrant articles.

Proposed Zoning Bylaw Amendments

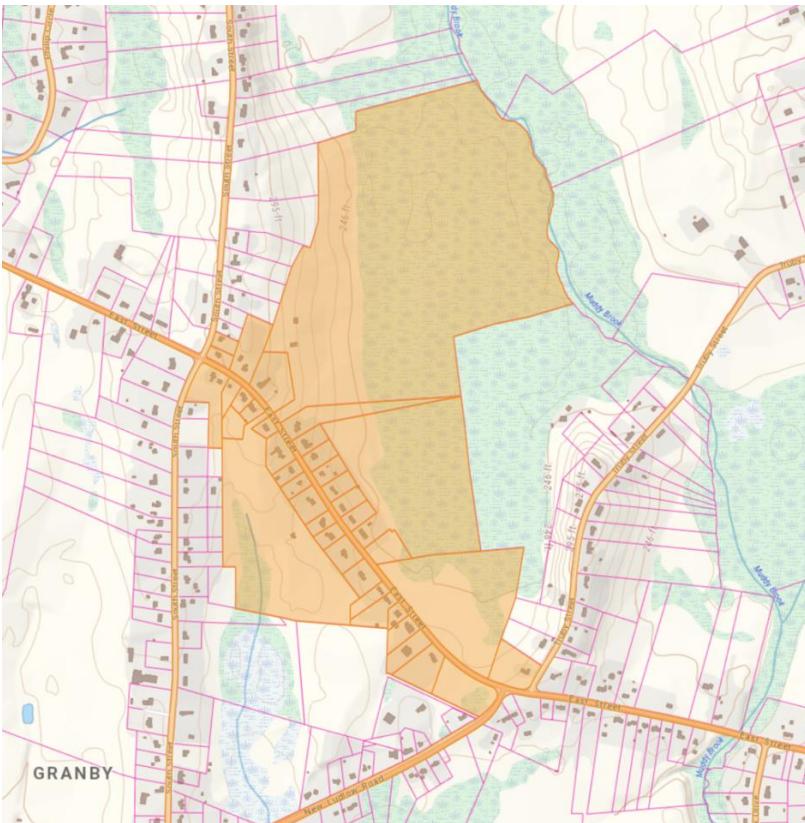
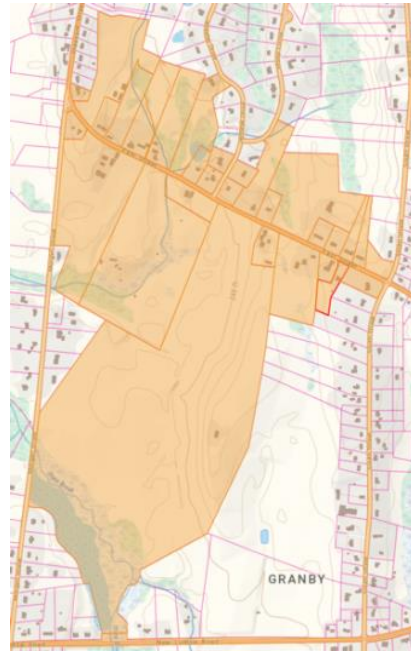
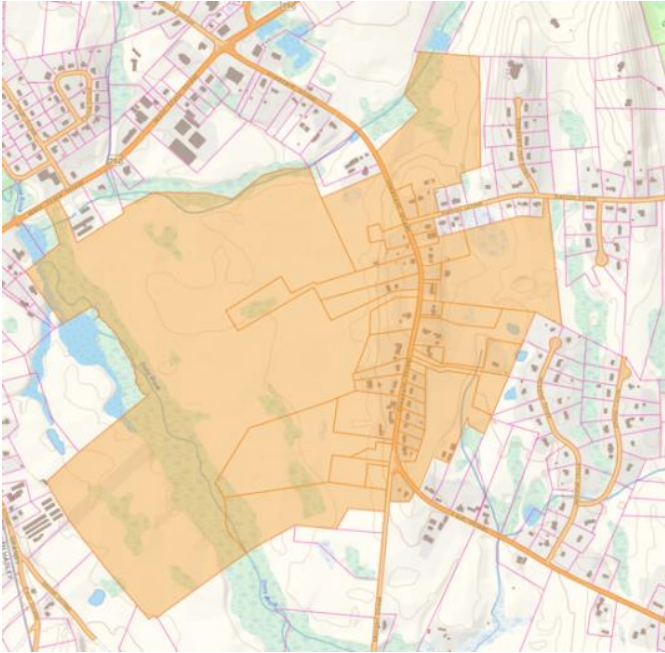
ARTICLE 1 amends the ZONING MAP OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION II – ZONING DISTRICTS, Section 2.1 – District Locations and Boundaries by amending the Granby Zoning Map, expanding the Industrial (I) district as described below.

Amend the Granby Zoning Map by rezoning in its entirety parcels as follows, Assessors Map 5-E-1, 5-E-2, 5-E-3, 5-ED-13, from Residential – Single Family Units (RS) to Industrial (I) as shown on the map.



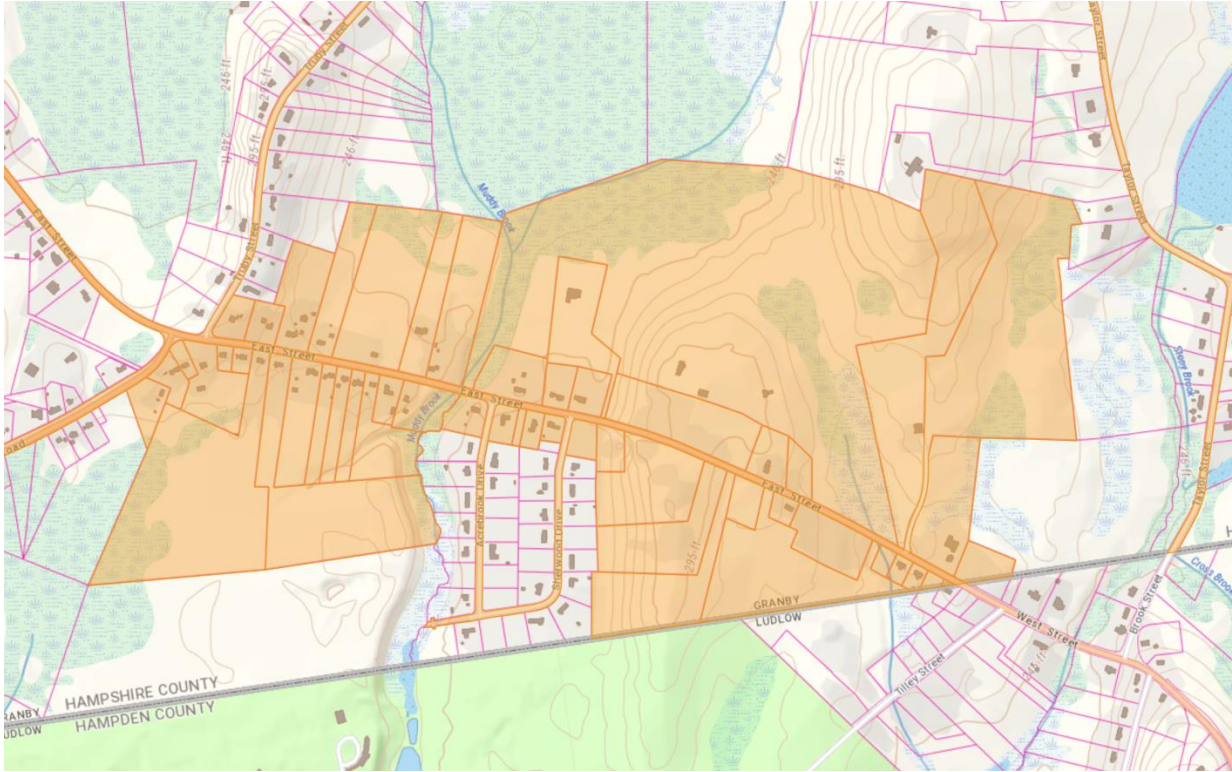
ARTICLE 2 amends the ZONING MAP OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION II – ZONING DISTRICTS, Section 2.1 – District Locations and Boundaries by amending the Granby Zoning Map, overlaying the Professional Office Overlay District as described below.

Amend the Granby Zoning Map by overlaying the Professional Office Overlay District on parcels on both sides of Pleasant Street and East Street between Barton Street and New Ludlow Road, not exceeding a depth of 300 feet from Pleasant and East Streets to rear lot line, as shown on the map.



ARTICLE 3 amends the ZONING MAP OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION II – ZONING DISTRICTS, Section 2.1 – District Locations and Boundaries by amending the Granby Zoning Map, overlaying the Mixed Use Development Overlay District along East Street between New Ludlow Road to the Ludlow Town Line, and SECTION IV, Section 4.42 – Mixed Use Development Overlay District, Establishment and Administration to ensure that all development within the overlay comply with federal and state regulations, as a portion of the town’s development opportunity is impacted by the Westover Air Reserve Base, as described below.

Amend the Granby Zoning Map by overlaying the Mixed Use Development Overlay District on parcels on both sides of East Street between New Ludlow Road to the Ludlow Town Line, not exceeding a depth of 300 feet from East Street to the rear lot line, as shown on the map.



Amend Section 4.42(2), by adding sentence:

“All applications shall be consistent with federal and state regulations that may govern the land.”

2. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s) shall remain in full force, except for those Mixed Use projects undergoing development pursuant to this Section 4.4. Within the boundaries of the Mixed Use Overlay District, a developer may elect either to develop a Project in accordance with the requirements of the Mixed Use Overlay District, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s). All applications and their approvals shall be consistent with federal and state regulations that may govern the land.

ARTICLE 4 amends the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION III – USE REGULATIONS, Table 1, Schedule of Uses, 3.7 Accessory Uses, amending 3.7.4 and 3.7.5, Private garage and stables and new size thresholds.

3.7 ACCESSORY USES								
3.7.4	Private garage or stables exceeding 1,600 square feet, but less than 2,400 square feet in area	Provide that no business service or industry is conducted therefrom or therein.	RS	RM	GB	I	I-2	VC
			SPA/PB	SPA/PB	SPA/PB	N	N	SPA/PB
3.7.5	Private garage or stables exceeding 2,400 square feet in area	Provide that no business service or industry is conducted therefrom or therein.	RS	RM	GB	I	I-2	VC
			SP/ZBA SPA/PB	N	SP/ZBA SPA/PB	N	N	SP/ZBA SPA/PB

ARTICLE 5 amends the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION I – AUTHORITY, PURPOSE AND DEFINITIONS, Section 1.2 Definitions, by adding definitions, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION III – USE REGULATIONS, Table 1, Schedule of Uses, 3.2 Agricultural, adding 3.2.10, Private event venues, and SECTION V – SPECIAL USE REGULATIONS AND PERFORMANCE STANDARDS, by adding Section 5.14 – Private event venue, establishing standards and criteria for permitting.

Amend Section 1.2, by addition definitions: Private Event and Private Event Venue

Private Event – An event that is periodic or special in nature, with guests in attendance by invitation only and not open to the public. Examples include, but are not limited to a banquet, reception, ceremony, service, or open house.

Private Event Venue – A site or facility approved by the Town of Granby to conduct Private Events by renting or leasing to private parties on a commercial basis.

Amend Section 3.2, by adding use, 3.2.10 Private Event Venue and permitting these uses in the RS zone by Special Permit and Site Plan Approval from the Planning Board.

3.2 AGRICULTURAL								
3.2.10	Private Event Venue	Subject to Section 5.14	RS	RM	GB	I	I-2	VC
			SP-SPA/PB	N	N	N	N	N

Add 5.14, Special Event Venue as written:

5.14 Special Event Venue

5.14.1 General Requirements:

- (1) The minimum parcel size shall be 10 Acres in the Residential Single Family Zoning District.
- (2) Adequate area of all-weather surface for off-street parking shall be provided. No parking will be allowed on public or private roads. See Section 5.6.
- (3) Private Event Venues shall have adequate water and wastewater facilities, either permanent or temporary, approved by the Granby Board of Health.
- (4) There shall be no overnight accommodations for transient guests.

ARTICLE 6 amends the BYLAWS OF THE TOWN OF GRANBY, VOLUME III CHAPTER XXI – ZONING BYLAW SECTION III – USE REGULATIONS, Table 1, Schedule of Uses, 3.5 Retail and Services, amending 3.5.21, and renumbering the following 3.5.22, 3.5.23, 3.5.24, Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) mounted on top of a canopy that is constructed over a parking lot.

3.5 RETAIL and SERVICES								
3.5.20	Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI)	Subject to Section 6.2 & 6.3 Special Permit Planning Board with Site Plan Approval (SP-SPA/PB) and Section 5.99 (LSGMPI) SP-SPA/PB	RS	RM	GB	I	I-2	VC
			SP-SPA/PB	N	N	SP-SPA/PB	N	N
3.5.21	Large Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) on top of canopy constructed over a parking lot	Subject to Section 6.3 Site Plan Approval (SPA/PB) and Section 5.99 (LSGMPI)	RS	RM	GB	I	I-2	VC
			SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB
3.5.22	Mixed Residential/ Business	Where uses are located in the same building	RS	RM	GB	I	I-2	VC
			N	SP-SPA/PB	SP-SPA/PB	N	N	SP-SPA/PB
3.5.23	Cannabis Retail Operation	Distance shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the cannabis establishment is or will be located. No closer than 500 ft. property line to property line straight line to public or private school to include any licensed daycare. In any case, where the measurement is determined to be in question, the Planning Board may require verification of distances by a Registered Land Surveyor at the expense of the applicant.	RS	RM	GB	I	I-2	VC
			SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB	SPA/PB
3.5.24	Business Estate Lots	Subject to Section 5.13	RS	RM	GB	I	I-2	VC
			N	N	Y	Y	Y	N

The Board looks forward to a future public hearing to discuss the proposed bylaw amendments with the community.

If you have any questions about these articles, please contact the Planning Board.

Sincerely,

James Trompke
Chair