

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

July 2, 2024

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford	Erin Palmitese
Jane Crego, Chairman	Carl Nylén
Rhonda Nipper	Tom Anthony
Lori Blackburn	Lisa Somers, Clerk

Also Present: Cheryl Anthony, Justin Latierre & Sarah North of Colliers Engineering & Design (Walmart civil engineer), Town Engineer Doug Miller, and Attorney Jamie Lynn Sutphen.

BUSINESS

Walmart – Preliminary Review for Site Plan Approval for an Expansion Project, Painting and Signage

Representatives of Colliers Engineering displayed an updated site plan for the Board to examine and verify whether the changes they requested at the June meeting were being addressed. The site plan encompassed the building and paved areas to demonstrate the adequacy of the circulation for delivery trucks. Discussion points as follows:

- **Pedestrian & bicycle access** – A 5-foot-wide sidewalk will replace the narrow and oddly sloped concrete barrier/divider that exists through the center of the parking lot. Landscaping will be added to both sides for safety, shade and for clear visibility of a pedestrian and cycling area. This addition will eliminate one complete parking lane, but ample parking exists so the loss in spaces will not have a negative impact.
- **Truck traffic** – Expanded site plan illustrates that the rear side of the store has ample space for the originally designed truck circle for ingress/egress docking; and without customer parking at the rear online pick-up area, the flow of trucks should be smoother and safer. New signage will be added to direct trucks for proper circulation route. The representatives also stated that the store will notify delivery departments of the changes and expected flow and activity.
- **Secondary - Side Entrance** – A painted crosswalk will be added to the 4-way stop intersection. Members asked if a sidewalk could be added from County Rt 3 for safety because although it is referred to as a secondary entrance, it is heavily traveled with cars. The representatives will need to review the property lines to see if there is additional room to add them, but the current width of roadway wouldn't allow for it.
- **Primary Entrance** – A sidewalk exists parallel to the entrance road that is in good condition and will remain. Member Palmitese asked if a bike lane would be added, the representatives responded that they were unsure whether there was enough existing width to add a bike lane but that they would check into it.
- **Survey** – Engineer Miller stated that a survey map is required.
- **Bike Stands** – The representatives plan to locate bike racks near the front area of the new sidewalk that runs through the middle of the parking lot. Ike stands will also be located along the front face of the store and at the side entrance crosswalk.
- **Congestion concern** – Member Blackburn commented that she is concerned that the new pick-up center will create additional congestion along the front roadway of the store where there are already three store entrances. The representatives responded that there will be a considerably lower volume of store associates crossing the roadway as compared to the number of customers that will entering and leaving. Chairman Crego added that the store associates wear reflective and very identifiable clothing which will assist with safety.
- **Light Pole** – One additional light pole will be added to the parking lot near the new widened spaces for pick-up service. A photometric plan to be supplied.
- **Exterior Paint** – Engineer Doug Miller asked that large samples be provided of the colors being proposed. Several options were preliminarily presented to the Board that keep the current color scheme but apply them in different areas – one option is to get rid of the red along the front face and replace it with the dark brown, to which the Board members were favorable. The new color scheme is an attempt to modernize the façade.
- **SWPPP** – Engineer Doug Miller stated that anew SWPPP is required that will update what we currently have on file and include the proposed changes.

Colliers Engineers will prepare submission for the August meeting – materials to be provided via mail two weeks prior to the meeting.

Granby Zoning Ordinance – Proposed Amendment

Board members had received a copy of another Town's Non-conforming Buildings code for consideration of adding an abandonment clause to the Granby code. The purpose of legislation dealing with non-conformities is essentially to precipitate the dissolution of entities that don't comply with the Zoning District parameters that they reside within. Discussion ensued regarding a time frame of 1 year, 2 years or a determined number of days over a three year period. Too short of a time frame would possibly create a number of eyesore properties that would fall into disrepair because the inability to utilize them as developed. Member Anthony stated that certain properties that are non-conforming , such as Thunder Island, couldn't be easily converted to a conforming use and to disallow future use with a time limit creates a loss to the Town of what could be a viable business that brings people to the Town. Can the Town give SUP's or change the zoning of these particular commercially developed properties? Attorney Sutphen commented that its possible if the Town Board wanted to preserve various properties by developing an overlay district. Doug Miller stated that the individual zoning districts pose a larger problem, for example the residences in a CIT zone could not be lived in if a situation arose that surpassed the time limits such as selling or estate in probate. The members were if favor of the abandonment clause with a 2 year time frame with associated definitions.

A **motion** was moved by Member Carl Nylen to recommend the following proposed changes to the Zoning Ordinance Section VI: Non-conforming Buildings, Uses and Lots, for Town Board consideration. The **motion** was seconded by Member Erin Palmitese, all were unanimously in favor (7ayes) and the **motion carried**.

Add to Section VI: NON-CONFORMING BUILDING, USES AND LOTS

Abandonment

When a non-conforming use has been abandoned for a period exceeding 24 months, it shall not thereafter be re-established.

Add to Section XI: DEFINITIONS

ABANDONMENT:

- 1) The intent of the owner to discontinue the use or apparent, such as disconnection of utilities or removal of building fixtures needed for use.
- 2) The active operation of the use has ceased, excluding short term interruptions during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal period of vacation or seasonal closure.
- 3) The non-conforming use has been replaced by a conforming use.
- 4) The building is not occupied for a period of 24 months.

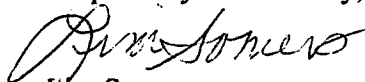
MINUTES

A **motion** to approve meeting minutes for June 4, 2024 with minor corrections was **moved** by Rhonda Nipper and seconded by Erin Palmitese, all were in favor, and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 8:20 pm was **moved** by Lori Blackburn and seconded by Tom Anthony, all were in favor, and the **motion carried**

Respectfully submitted by,



Lisa Somers

Planning Board Clerk