

PZC# 26-07
PZC Public Hearing Decision

Effective Date: July 31, 2026

To: Christine T. Gallagher, Town Clerk

From: Georgienna Driver, Town Planner (Consulting)

Date: July 23, 2026

Subject: PZC Decision regarding PA 25-1 Text Amendment Revisions
to the Zoning Regulations

Per CGS 8-3, the Planning and Zoning Commission held a regular meeting on July 14th, 2026, at 7PM in East Granby Town Hall Hearing Room and approved PZC# 26-07 Text Amendment Revisions to comply with provisions of PA 25-1 by modifying Sections II, V, and Section X in the Zoning Regulations for Middle Housing, Summary Review, Site Development Criteria, Design Criteria, and Parking; Town of East Granby, Applicant;

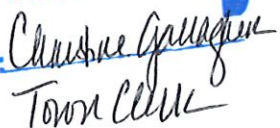
Here is a copy of the approved wording to be incorporated into the East Granby Zoning Regulations.

The Effective Date of these changes is July 31, 2026.

Georgienna Driver, AZT 
Town Planner (Consulting)

Copy to:

File PZC#26-07

RECEIVED @ 3:55pm
JUL 23 2026
BY: 
Town Clerk

The Changes:

Per PA 25-1, this application is proposed wording to be able to comply with these provisions for Summary Review of Mixed-Use Developments. The EG Zoning Regulations currently allow for great groundwork to emphasize on Mixed-Use developments, as defined by Cgs 8-1a(b)(7). In order to meet the requirements of this act, the Commission approved the following wording:

- Section II-Interpretation:
 - Add Definition on Page 11 *after Mean Sea Level (MSL)*, **Mixed-Use Development: A development containing both residential and nonresidential uses in any building, as defined and amended by CGS 8-1a(b)(7).**
 - Add Definition on Page 14 *after Substantial Improvement*, **Summary Review: Means able to be approved in accordance with the terms of the zoning regulations including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning actions can be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted, as defined and amended by CGS 8-2r.**
 - After Summary Review definition, **Transit Community Middle Housing – Means a residential building with two to nine units, such as a duplex, triplex, cottage cluster, perfect six, or townhouse, per CGS § 8-13hh.**
- Section V. Business & Industrial Zones
 - Section V.A.2 Permitted Uses
 - Add Mixed-Use Development as a permitted use on Page 39 under Section V.A. as Number 5 Permitted Uses via Summary Review approval by the Commission
 - **Section V.A.5 Permitted Uses via Summary Review Approval**
 - a. **A. Mixed-Use Developments**
 - b. **See Section X.A.1 for Summary Review Procedure and Requirements**
- Section V.B.2 Permitted uses
 - Add Mixed-Use Development as a permitted use on Page 43 under Section V.B.2 as number 6 Permitted Uses via Summary Review approval by the Commission
 - **Section V.B.2.6 Permitted Uses via Summary Review Approval**
 - a. **A. Mixed-Use Developments**

b. See Section X.A.1 for Summary Review Procedure and Requirements

- Note: Codify V.B.6 will now become V.B.7 and Additional Requirements under V.B.7 will become V.B.8.

- Section V.D.2 Permitted Uses

- Add Mixed-Use Development as a permitted use on Page 50 under Section V.D.2 as number 5 Permitted Uses via Summary Review Approval by the Commission
 - Section V.D.2.5 Permitted Uses via Summary Review Approval
 - a. A. Mixed-Use Developments
 - b. See Section X.A.1 for Summary Review Procedure and Requirements
- Note: This section was originally missing number 5, so this section addition fixes the typo.

- Section V.F.2 Permitted Uses

- Add Mixed-Use Developments as a permitted use via Summary Review on Page 55 as number 3, resulting in a renumbering of the following numbered sections in amongst pages 55 through 56.
 - Section V.F.3 Permitted Uses via Summary Review Approval
 - a. A. Mixed-Use Developments
 - Building designs in this zone must be in keeping with rural and historic fabric of East Granby and have compatible architectural styles of existing historic buildings. Section V.F.6 details Design Guidelines which shall be considered.
 - b. See Section X.A.1 for Summary Review Procedure and Requirements

- Section X.A., is revised below per the new text in red. Numbers are pushed down from 1-7 to instead 1-8. X.A.1 will be for the summary review process.

X. Administration & Enforcement

A. Administration by the Commission

The Commission shall hold a public hearing on all Special Use Permit Applications and may hold Public Hearings on Site Plans, but shall not hold public hearings on Summary Review Applications.

1. Summary Review Process (Add in summary review at beginning of Section X and shift following section numbers down so total would be 8 sections.)
 - a. All applications for permitted uses via Summary Review shall be made on a form, as amended, designated by the Commission.
 - b. All development site plans must satisfy the lot & bulk of the underlying zones, except where nonconformities exist.

- c. All applications must satisfy Section X.A.8: Information Required for All Applications
- d. All site plans must be designed as such they do not violate the zoning regulations and conform to Section VII-Site Development Regulations, with the exception of parking requirements.
- e. There shall be no minimum number of off-street parking requirements for developments with 16 residential units or less.
- f. All Parking for developments with 17 residential units or more shall be as follows:
 - 1 space per 1 bedroom/studio unit
 - 2 spaces per 2+ bedroom unit
 - If a parking needs assessment is submitted, the commission must condition approval on the lesser amount of parking.
 - A Parking Needs Assessment is paid and provided for by the developer and includes the following information:
 - Available existing public and private parking that may be used by residents of the proposed development,
 - Public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking
 - Projected future needs for off-street parking for such proposed development, and
 - Any relevant local traffic, parking or safety study
 - The applicant may submit a fee-in-lieu of parking spaces for any development with 16 or more units.
- g. All Parking for non-residential uses shall conform to the parking requirements of Section VII.B.2
- h. All Parking areas shall be designed as such to satisfy Section VII.B.3 Parking Lot Design
- i. Commission Decision Criteria
 - All applications for Summary Review shall be reviewed for site plan compliance with the zoning regulations for lot, bulk, height, dimensional requirements, except where nonconformities lawfully exist.
 - The Commission reserves the right to determine the impact of such development in respect to public health and safety in which it will not be substantially impacted.

- No public hearings shall be held on a summary review application nor shall other discretionary zoning action be taken (i.e. variance, special permit, etc.)
- The application demonstrates compliance with applicable fire, building, health and safety codes.
- No summary review application shall be denied on the failure to meet off-street parking requirements unless the lack of parking will have a specific adverse impact on the public health and safety which cannot be mitigated through approval conditions that have no substantial impact on the viability of such development.

2. Special Permit Application

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3. Site Plan Application

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And so forth with the numbering of these remaining sections under X.A.