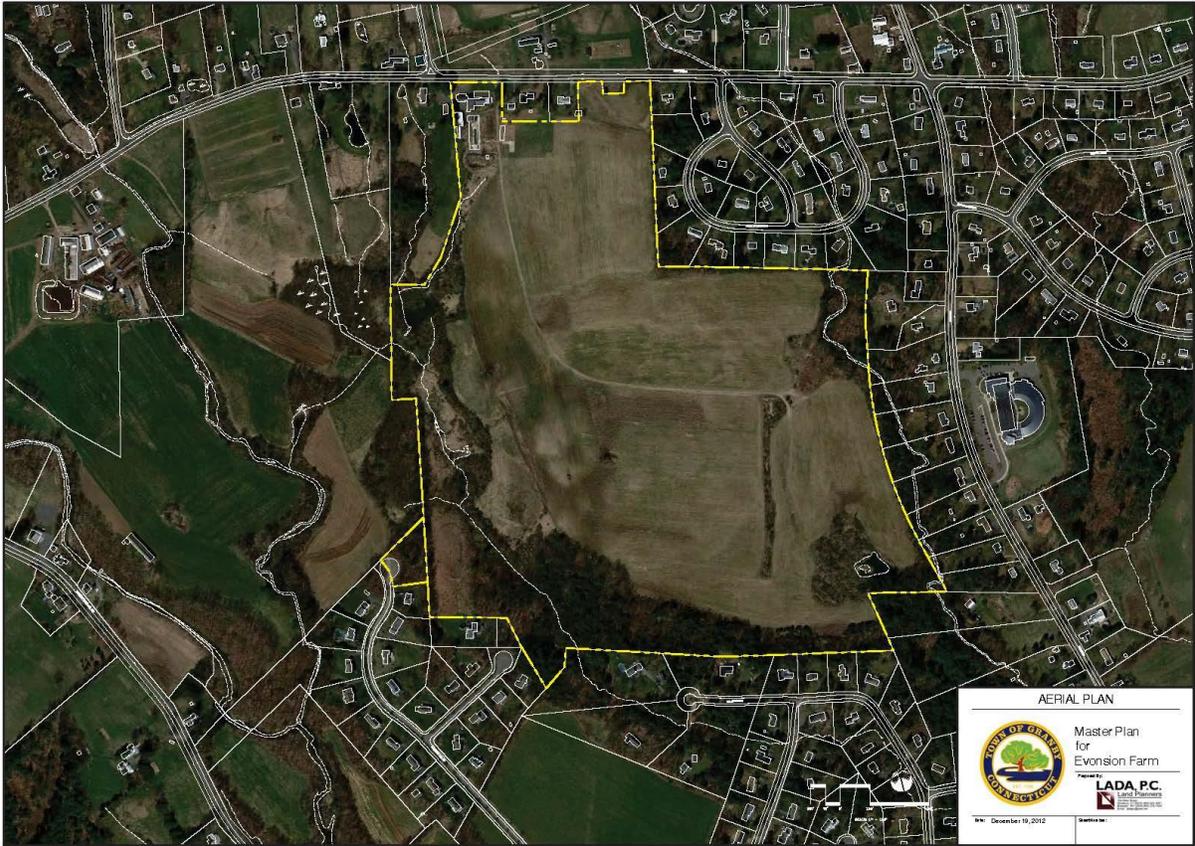


Summary Report of the
Town of Granby
Town-Owned Land Study Committee
(TOLSC)



**Summary Report from the
Town-Owned Land Study Committee (TOLSC)**

September 1, 2015

Summary Report of the
Town of Granby
Town-Owned Land Study Committee
(TOLSC)

This report represents the work completed by the
Town-Owned Land Study Committee (TOLSC)
November 2014 - September 2015.

Committee Members:

- John E. Adams
- Terri-Ann Hahn, Vice Chairman
- Mark D. Higby, Chairman
- Margaret A. Lareau
- Kathryn M. Miller
- Richard P. McDermott
- Mary-Jo Toczydlowski

Board of Selectman Liaison:

Mark Neumann

Special Thanks to:

Susan Christian, Recording Secretary

Fran Armentano, Community Development Director

William F. Smith, Jr., Town Manager

Tom Tyburski, Recreation Director

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Introduction and Committee Charge

The Town of Granby consists of 40.8 square miles of which approximately 1374+/- acres is owned by the town. More than 8,000 acres are permanently preserved as open space through the efforts of the McLean Game Refuge, the Granby Land Trust and the State of Connecticut. Significant acreage is privately held for agricultural use. The significant lands that remain in open space and agricultural use are key to maintaining the rural nature of our town.

This sentiment is expressed in the Town of Granby Plan of Conservation and Development (PoCD) [Link to PoCD](#) that is currently under revision. The 2007 PoCD states that, “*Planning can encourage the preservation of open space and farmland, foster the restoration and the preservation of historic sites and structures, preserve our scenic views, support the construction of a variety of housing types and commercial services that benefit the community, anticipate and prepare for growth and technological advances, foster the economic, social and racial diversity of the community, and preserve Granby’s Fundamental Values.*”

The PoCD defines the fundamental values of Granby as:

Agricultural: *Our Town’s rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy...*

Residents: *The residents of Granby apply a broad definition to the term “neighbor”....*

Volunteers. *To a great extent Granby is a community that is run by citizen volunteers...*

Scenic Roads: *The well maintained rural roads that meander through Granby are typically narrow and winding. The streetscape often reveals an agricultural character, a forest habitat or a rural residential community...*

Open Space: *Granby is extremely fortunate to have an abundance of open space....*

Waterways: *The waterways and water bodies of Granby are an integral part of the Granby landscape as well as a vital component of the Farmington River Watershed.*

Wildlife: *We look to the sky when we hear the chatter of the geese and we quickly spot the familiar V pattern of their flight...*

Granby Center: *Granby is fortunate to have a cohesive Center dedicated to public and commercial use, with a wide variety of local shops, offices and restaurants....*

Historical: *The Town of Granby has endeavored to maintain its ties to the past....*

Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

It is with the consideration of these fundamental values that the Board of Selectman created the Town-Owned Land Study Committee (TOLSC) through a resolution passed at their regular meeting of November 3, 2014. The resolution forming TOLSC is stated below:

RESOLVE, that there be established for the Town of Granby a Town Land Use Study Committee having the following composition and charge:

1. *The Committee shall be appointed by the Board of Selectmen and shall consist of seven (7) members as follows: Each member shall reside in the Town of Granby in geographically diverse locations.*
2. *It shall be the charge of the Committee to:*
 - a. *Evaluate and explore opportunities for use of Town-owned lands. In particular, said lands not presently dedicated for special purposes (i.e. Holcomb Farm) with a primary focus of town own land at 107 East Street.*
 - b. *The Committee may obtain comments from private, local, regional, and state organizations to examine potential uses of Town-owned land.*
 - c. *Obtain input from various town agencies or departments such as the Agricultural Commission, Conservation Commission (the town's Clean Energy Task Force), Development Commission, Inland Wetlands and Watercourses Commission, Park and Recreation Board, Planning & Zoning Commission, and Board of Education.*
 - d. *Hold at least two public information sessions to gather input and ideas from the public at large.*
 - e. *Report to the Board of Selectmen on its findings at a mark of a six month period from the date of their first meeting.*
 - f. *Provide a summary recommendation to the Board of Selectmen concerning properties reviewed.*

In December 2014 and January 2015 seven members were appointed. These members included:

- John E. Adams
- Terri-Ann Hahn, Vice Chairman
- Mark D. Higby, Chairman
- Margaret A. Lareau
- Kathryn M. Miller
- Richard P. McDermott
- Mary-Jo Toczydlowski

Town staff member Susan Christian was designated as the Recording Secretary. Mark C. Neumann was the liaison with the Board of Selectman.

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List of Meetings and Process

The TOLSC embarked on its charge to evaluate various Town-owned land and potential future uses of the land. The Committee has met 17 times between February and September 2015 and held two public meetings to solicit comments. In addition, Committee members walked numerous properties, met with interested residents, sought comment from numerous boards and commissions, received reports from scientific panels, met with town staff and received correspondence. The input and discussions are memorialized in the Committee minutes and various attachments to the minutes that are appended to this report.

The most significant public input was gained through the preparation and administration of a survey that was completed on-line or on-paper. Over 400 responses were obtained and the results are discussed in subsequent chapters in this report.

Although a primary consideration of the Committee was the recommended use of the former Evonsion Farm located at 107 East Street, the Committee also diligently evaluated 87 additional properties to determine the current status of the property and assess the future potential for each parcel. Useable parcels were placed in categories including:

- **Occupied Property** – example, town hall complex, schools and parks
- **Agriculture** – Town-owned land that is leased or otherwise used for agricultural purposes.
- **Environmental Constraints** – Town-owned land that may consist predominantly of wetlands or have steep slopes
- **Neighborhood Parcels** – Town-owned land that either abuts or is contained within an established neighborhood and may be woodlands or used as athletic fields.
- **Parcels abutting Conservation Areas** – Town-owned land that abuts land owned by Conservation Organizations such as Granby Land Trust, McLean or the State of Connecticut.

The size and conditions of these parcels were noted, many of which were walked by Committee members.

The Committee considered the “multiple lines of evidence” in its deliberations and development of recommendations. Recommendations have been developed and evaluated relative to the PoCD. Consideration was given to each and every potential use. As a result of public input received and substantial deliberations by the Committee, we are confident the recommendations contained within this report represent the desires of our community, are consistent with the PoCD, maintain the nature of our community and provide a sustainable future for the Town of Granby.

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Demographics

Demographics Overview

Demographics for Granby, area towns, Hartford County and the State of CT have been analyzed to evaluate Granby's current status and to identify pertinent trends that may affect future land use of Town-owned land. The data analysis is summarized on the following pages. More detailed demographics associated with this summary are in the appendix of this report. [Link to Demographics Data](#)

HISTORICAL POPULATION TRENDS					
AREA	Population			Population Change	Population Change
	1990	2000	2010	1990-2000	2000-2010
Barkhamsted	3,369	3,494	3,799	3,881	3.7%
Canton	8,268	8,840	10,292	10,846	16.4%
East Granby	4,302	4,745	5,148	5,270	8.5%
Granby	9,369	10,347	11,282	11,534	9.0%
Hartland	1,866	2,012	2,114	2,104	5.1%
Simsbury	22,023	23,234	23,511	23,343	1.2%
Suffield	11,427	13,552	15,735	15,768	16.1%
<i>Totals</i>	<i>60,624</i>	<i>66,224</i>	<i>71,881</i>	<i>72,746</i>	<i>8.5%</i>
<i>Hartford County</i>	<i>851,783</i>	<i>857,183</i>	<i>894,014</i>	<i>0.6%</i>	<i>4.3%</i>
<i>State of CT</i>	<i>3,257,115</i>	<i>3,405,565</i>	<i>3,574,097</i>	<i>4.6%</i>	<i>4.9%</i>

Source: U.S. Census

Granby is characterized by higher income levels relative to surrounding towns and a relatively low population density. After significant population growth between 2000 and 2010, Granby's population has stabilized through 2015 and only minor growth is projected through the year 2025. Population trends indicate a consistent decline of school age populations as well as the growth of the 20-34 and 60+ age groups between 2015 and 2025.

Granby is an affluent town with high income levels and very low historical unemployment rates that are among the lowest in the area and well below regional and statewide rates. Recent trends indicate an improving local and regional economy with unemployment rates at their lowest point since the economic recession of 2007.

The town's stable population since 2010 has resulted in limited demand for new housing and this is reflected in the limited number of new housing permits over the past 5 years.

Census data indicates that Granby's population in 2010 was 11,282, which represents a 9% increase since the year 2000. This growth rate was more than double the growth rates of Hartford County (4.3%) and the State of CT (4.9%). Despite Granby's relatively high growth rate, it ranked well below the abutting towns of Canton (16.4%) and Suffield (16.1%).

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From 2010 to 2013, Granby's population remained stable. An age breakdown of Granby's 2013 population indicates that the two largest age categories were 45-54 years with 2,420 residents or 21.5% of the total population and 35 to 44 years with 1,423 residents or 12.6% of the town total. No other age group had more than 8% of the town total.

The largest population changes were a loss of 182 residents in the 15-19 year age group and a gain of 168 residents in the 24-34 age group. On a percentage basis, the highest growth rate was in the 85% population at 34.6% while the largest loss was in the 15-19 age group.

In addition to this information, a report was issued at the end of August by the Granby School District confirming that enrollment within the school district will continue to decline.

Conclusion

The town's stable population and loss of school age children suggest that town-owned land will not be needed for new schools in the near future and that future land use decisions regarding use of town land should consider populations where future growth is projected to occur as well as the needs of other populations sectors within Granby. [Link to Demographics Data](#)

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Observations and Thoughts on Agriculture in General and in
Granby

According to the “Conservation Options for Connecticut Farmland” publication from the CT Farm Land Trust report published in May 2015,

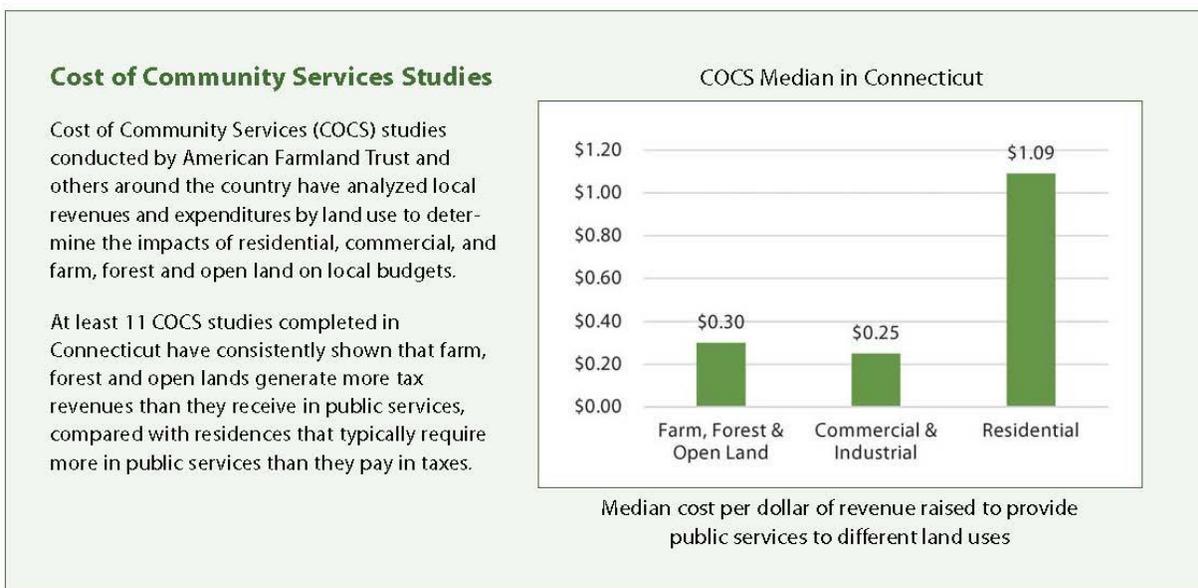
Agriculture is deeply rooted in Connecticut.

For generations, farms and farmers have been a cornerstone of communities throughout the state, providing:

- a bounty of fresh food and produce
- local jobs and tax revenues
- pastoral views and recreational opportunities
- wildlife habitat
- clean air and water

(Page 1)

Agricultural use of the land not only preserves prime agricultural soils but also requires significantly less town services than other uses.



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In 2011, the Farms Food and Jobs Working Group, formed as part of the Governor's Council on Agricultural Development, presented a White Paper outlining the tie between Agriculture in Connecticut and its potential to provide a viable solution to address poverty and food security for residents of the state. They identified four major areas that agriculture contributes to the state:

JOBS: Our agriculture sector contributes \$3.5 billion to the state's economy and has an impact of 20,000 jobs ⁱⁱⁱ. From 2002 to 2007, the number of farms in Connecticut increased by 17% to 4,916 farms.

ECONOMIC STABILITY: The unique business model of agriculture lends stability and minimizes risk to the state economy. Farms are not a portable industry. Farms are able to quickly diversify in order to adapt to changes in the market. Farms pay taxes and provide jobs. A viable agriculture industry effectively minimizes pressure to develop land outside inner core cities, helping to keep municipal costs of community services stable. Farmers markets, whether in urban or rural areas, contribute to economic and community development.

TOURISM: Agriculture plays a critical role in the state's tourism industry. Tourism relies on farming as its scenic backdrop. Farms have become destinations for u-pick activities, farm-to-plate dinner events, as well as weddings and harvest celebrations. Farms are also vital to outdoor recreation, from hunting and fishing to hiking and nature photography.

STEWARDSHIP: Our state's cropland, pasture and woodland are indispensable to the wellbeing of our watersheds and wildlife. Farmers and the lands they steward provide a variety of ecosystem services that would otherwise be very costly or impossible for the state to maintain, preserve, and protect. A typical Connecticut farm acts as a natural filter and storage for surface water, provides aquifer recharge, hosts habitat areas for local flora and fauna as well as stopovers for migratory species.

Although the 1970-1990's were filled with programs that focused on the preservation of agricultural soils, these programs still allowed thousands of acres of farmland and hundreds of family farms to disappear in those 30 years. Since the 1990's however, there is an awareness in the agricultural community, among farmers and at the town and state levels, that preservation of agriculture requires that preservation of farming and farm families to actually prevent the loss of land and to actively support an agricultural economy.

In fact, USDA figures indicate that direct sales increased by 74% from 2002 to 2007^{xi}. Yet this type of direct marketing has limitations for significantly increasing consumption of local food. For most households, 90% of all food purchased for home consumption is acquired from retail venues (such as grocery stores)^{xii}. (White Paper)

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And though Granby does not currently have a town specific preservation program, the town does work with landowners to take advantage of state programs for land preservation. Most of these opportunities have allowed the preservation of woodlands and other environmentally sensitive lands rather than farm land or to support farming. This changed with the purchase of the lands at 107 East Street, formerly known as the Evonsion Farm and the creation of the Agriculture Commission which was formed in 2008.

According to the Town of Granby Agriculture Commission website, [Link to Granby Agricultural Commission](#), there are over 20 active farms in Granby. [Link to List of Farms](#). These farms include land used for horses, goats, cows, raising crops for animal feed, providing food for humans directly or indirectly to residents of the town and other agricultural uses. For the last several years, the Agricultural Commission has actively worked to increase awareness of these farms through the creation of Open Farm Day, where many farms are open to the public with various programs. These farms support dozens of families and provide employment to residents of town and goods to the public. In addition to these more active identifiable farms are those properties which take advantage of a tax relief program known as PA-490. Any parcel in town that is larger than twice the zoning requirements that meet the use as defined by the Town and State can qualify for this tax break. This program has been successful in trying to preserve farming in Town as well as keeping prime agricultural soils from being developed into something other than agriculture.

Active agriculture requires land, people and machines that are often shared between farms and families. The hay field down the street may support the cows at several small farms in the next town or other farms farther away. It is an industry that often takes advantage of smaller accessible plots of land to reduce the cost of feed rather than add traveling costs by using land further away. Joint organized visit by farriers, for example, or other practitioners help support multiple farms in the same area by reducing individual costs. Sharing equipment and labor requires close proximity and a critical number of farms to complete the work. This delicate balance is often called a “critical mass”- the minimum number of farms, people, activities and acres which together can provide support to create an agricultural economy. This economy, especially in Granby, is not one of extreme wealth. Like artists, most farmers have a second job which covers their expenses and allows them to use the land they love and make some monies for their efforts. But all of the residents of Granby benefit from their labors by appreciating the beauty of a field of meadow flowers as you drive-by, fresh milk and cheese from the local farm store, summer produce fresh from the farm stand or the absence of other uses that require more tax dollars than agriculture ever will.

The land at 107 East Street is part of this delicate balance which supports and preserves what is left of farming in Granby. Regardless of the reason why residents voted for the purchase, the comments received by the Committee have been overwhelmingly in favor of leaving the property to fulfill its role as part of the agricultural history, agricultural economy and visual resources of the town.

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Recreation Facilities Inventory

Both passive and active recreation facilities available to Granby residents were identified, inventoried and analyzed to evaluate the potential need for additional recreation facilities on Town-owned land. Public and private land used for passive recreation that is owned by the McLean Game Refuge, the Granby Land Trust and the State of CT were also inventoried to provide a broader perspective of Granby's open space resources. A more detailed inventory of existing recreation facilities on Town-owned land, as well as an inventory of McLean, State of CT and Granby Land Trust lands with links to GIS maps and town tax cards (for the electronic version of this report) are in the appendix of this report. A summary of recreation facilities along with acreages and a brief description of the property are presented on the following page.

To evaluate the future needs for recreation facilities, an inventory was conducted to identify the amount of land dedicated to parks and both active and passive recreation facilities. The town director of recreation made a presentation to the TOLSC committee regarding existing facilities and future town needs and various recreation groups were consulted to better evaluate potential needs and future uses for Granby Town-owned land. User groups were also surveyed regarding participation in various sports and activities and recent trends in participation. In addition, the large number of survey responses also provided valuable feedback.

The inventory indicates a total of almost 8,000 acres in either active or passive recreation that includes private non-profit protected land with 367 acres in the Granby portion of McLean Game Refuge (an additional 1,082 contiguous acres is in Simsbury); 3,218 acre protected by the Granby Land Trust; and 2,398 acres of State Forest Land. The McLean and State Forest land is readily available to Granby residents for a variety of passive recreation activities offering many miles of hiking trails.

Interviews with the town's Recreation Director indicated some excess demand for in-season athletic fields but he concluded that this problem could be solved by better utilizing existing facilities with lighting rather than commit future Town-owned land to new construction of recreation facilities. The lack of need for additional fields is also supported by projected population trends in our demographic analysis that showed consistent declining populations in the pre-school and school age groups

The survey results presented later also indicated a more limited need for active recreation facilities with a much greater emphasis on passive recreation and agricultural uses of Town-owned lands.

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TOWN OF GRANBY RECREATION SUMMARY			
#	Facilities	Acres	Description
1	Kearns School	33.8	Soccer, T-ball practices; no organized fields; playable area is limited due to substantial wetlands.
2	Kelly Lane	12.0	Field has been used for soccer and baseball practices; basketball court.
3	Wells Road	14.99	Field has been used for soccer, lacrosse and baseball practices; basketball court.
4	Granby High School and Middle School Campus	49.87	37.28 acres useable land; two new multi-sport artificial turf fields; track and field facility; 6 tennis courts; HS baseball field; multi-use turf field; a full outdoor basketball court.
5	Salmon Brook Park	116	Baseball and soccer fields; all purpose field; dog park; swimming pond with bathhouse; band shell; 4 lighted tennis courts; 2 full-basketball courts; tot lot/playscape for ages 2-10 and a 2 nd playscape for ages 5-12. The Pond House has a large room, suitable for rent to small parties for year-round events; includes a gas fireplace and a catering ready-kitchen and a conference room for small meetings. Snack shack; dog park; horse exercise area; two pavilions for large groups or family outings; two horseshoe pits.
6	Massaco Field (Corner of Route 10/202)	1.4	Small flat parcel; no on-site parking; used for youth soccer and T-ball; parking constraints.
7	Brook Pasture Field (Corner of East Street)	1.32	Small flat parcel; no on-site parking; used for youth soccer and T-ball; parking constraints.
8	Lost Acres Fire Station (Rt. 20) Paul L. Avery Memorial Field	2.4	Field behind fire department and Post Office; poor drainage; used for youth soccer, T-ball, softball, lacrosse and some baseball games.
9	Ahrens Park Hungary Road 0.6 miles from Route 20 in Granby center	55	Football field; senior league baseball field; multipurpose open field used by soccer, baseball, football, field hockey, lacrosse practices; Pavilion available to rent; community gardens available on a yearly basis for a nominal fee.
10	McLean Game Refuge	3,218	An additional 1,082 acres of contiguous land in Simsbury. Passive recreation, extensive hiking and horse trails.
11	Granby Land Trust	2,301	The GLT owns 67 properties that total 1,380 acres and 27 additional properties protected with conservation easements that total about 922 acres. A number of properties are open to the public for passive recreation; generally no public access on easement restricted land.
12	Enders and Tunxis State Forest	1,735	State of CT forest land; passive recreation, hiking trails.
13	Holcomb Farm	367	Activities focused on education, agriculture, arts and passive recreation; yoga, Spanish and art classes and music concerts offered. Buildings and grounds available for use by the community and for rent for private functions.
Total Acres		7,908	
Restricted Agricultural Properties (town participation)			
14	Bushy Hill Orchards	70.46	<i>Easement protected farm</i> ; apple orchard; retail sales.
15	Maplewood Farm Route 189	65.56	<i>Easement protected</i> ; private agricultural use; dairy farm.
Total Acres		136	

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List/Description of properties reviewed

The Committee reviewed all the Town-owned parcels as listed in the tax assessor's records and available on-line through the Assessor's website. Property maps were generated using the Map it command from the website which included the parcels, an aerial photo and the stream/wetland delineation layers which cross reference to the CTECO website. These maps are included in the Appendix.\

During the course of the project, members of the Committee visited, walked or drove by all except 8 of the 88 parcels as documented in the [Appendix](#).

The Committee observed that although there are a large number of parcels and what appears to be an abundance of acreage, the vast majority of the parcel are wetlands, parts of stream corridors, neighborhood open space or are already occupied by town facilities.

The property at 107 East Street is one of the last large, relatively level parcels of land in Granby with good access and soils that are suitable for both agriculture and development purposes. The land has historically been used for agriculture and it is currently leased and occupied by a local farmer. The most distinctive feature of the land is the very large percentage of both Prime and Statewide Important Farmland soils, which are very productive soils that are ideal for growing a wide variety of crops. Although the land is primarily level, there are various sections with rolling terrain that add distinctive views across the property as well as scenic westerly mountains views.

The land has average access off East Street from three sections of road frontage. Other potential access from Town-owned parcels at the ends of Brendan's Way and Harmony Hill Road would be hindered by wetlands and a small stream that encumber these sites. A farm road extending from the parking lot gate bisects the land in a southeasterly direction and provides good interior access to the land. The open fields that characterize most of the land also allow easy perimeter access for potential walking paths and passive recreation activities.

At this point in time, there does not appear to be any pressing need for development of town facilities on this property. This is supported by our analysis of existing facilities and both the survey results and town meeting responses. The unique size, soils and topography of the land clearly indicates that the current agricultural use is very compatible with the land's physical characteristics.

Our findings indicated that this large parcel of agricultural land plays an important role in the local agricultural economy and provides economies of scale required to support and perpetuate Granby's agricultural community. The scenic appeal of this landscape from East Street also contributes to and reinforces the agricultural heritage and rural character of Granby.

Over half of the Committee time was taken up with the review of these Town-owned properties and how to categorize and identify their current use as well as potential for other uses. After lively discussion, the properties were divided into the following categories:

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107 East Street (former Evonsion Farm) - this property consists of three parcels totaling 126+/- acres. Approximately 80 acres is actively farmed.

Occupied Property – these parcels are currently in active use for a specific purpose – such as the High School, the Recycling Center, the Town Hall complex and Town Green.

Neighborhood Parcels –parcels that, through the subdivision process or other gifts, transfers or purchase, are adjacent to neighborhoods and provide neighborhood level park land, ball fields, storm water protection, stream corridor and wetland protection or were remnant properties.

Parcels Abutting Conservation Areas- parcels that are adjacent to and in most cases surrounded by land owned by the Granby Land Trust, McLean Game Refuge or State of CT property

Agriculture- Parcels that are in agriculture by lease or other arrangement with the town.

Environmental Constraints- parcels where environmental constraints, such as steep slopes, wetlands, streams, etc., make alternative use of this land difficult.

Detailed listings of all the properties within each category are presented in the [Link to Properties List](#)

SUMMARY CHART	
Area	Total Acres
Occupied Property	751.07
107 East Stree/Evonsion Farm	126.48
Neighborhood Parcels (Vacant Land)	87.34
Parcels Abutting Conservation Areas	136.66
Agriculture	127.42
Environmental Constraints	145.01
Total Acres	1,373.98

As demographics, economics and land use pressures change over time, these classifications may need to be reevaluated to meet future needs, but this data provides an effective baseline inventory for future land use decisions.

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[107 East Street Property description/ Info/ Photos](#)

The focus of this study is the property at 107 East Street (formerly the Evonsion farm). This section provides a location map and photographs showing various views of the land, a detailed description of the property and two US Department of Agriculture soils maps that identify the amount and location of wetlands as well as Prime and Statewide Important Farmland soils on the property.



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PHOTOGRAPHS (PAGE 1)		
 <p>1-SE view of main access & parking lot</p>	 <p>2-View of main interior access road</p>	 <p>3-Harmony Hill Rd. parcel frontage</p>
 <p>4-East Street frontage</p>	 <p>5-Brendan's Way parcel frontage</p>	 <p>6-North view of rolling corn field</p>
 <p>7-Pond at west end of parcel</p>	 <p>8-North view of western perimeter</p>	 <p>9-Scenic western view</p>

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PHOTOGRAPHS (PAGE 2)



10- View of rolling terrain



11-Stream adjacent to eastern boundary



12-Northwest view from SE corner



13-Pond near Southeast corner



14-South sloping field at rear of parcel



15-Interior wetlands on Harmony Hill Rd parcel



16-Rear perimeter stream/wetlands



17-North view of wetlands extending into field



18-cornfield in southeast corner

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PARCEL DESCRIPTION/DETAILS	
Land Area	125.03 acres (Source: Assessor; Town GIS map)
Current Use	Fully leased to a farmer for agriculture (growing corn) for a period of 5 yrs
Frontage	A total of approximately 548' of noncontiguous frontage on the southerly side of East Street consisting of 288', 125' and 135' sections. Two parcels abutting the subject have 150' of frontage at the end of Harmony Hill Road (1.14 acres) and 128' at the end of Brendan's Way (0.31 acres)
Shape	Irregular shape with a depth of about 2,870' and widths ranging from 980' to 2,500' (at its widest point).
Topography	Level to rolling with elevations ranging from about 300' along the road frontage to about 250' at the rear of the parcel (See topography map in this section). The parcel has excellent westerly scenic views.
Drainage	The land drains westerly towards a pond in the west-central section of the parcel, southerly towards a small stream / wetlands along the rear property line and southeasterly towards a 2 nd pond, a stream and a small area of wetlands near the southeast corner of the parcel.
Access	Access is from the three sections of road frontage along the southerly side of East Street with potential secondary access from two abutting parcels at the ends of the Harmony Hill Road and Brendan's Way cul-de-sacs.
Soils Description (Source: U.S. Dept. of Agriculture; see Soils maps in this section)	The majority of the soils on the subject are characterized by Haven & Enfield soils with about 54 acres, Gloucester gravelly sandy loam with about 25 acres and Ninigret & Tisbury soils with about 21 acres. There are also about 11 acres of Sutton fine sandy loam, 9 acres of Udorthents-Pits gravelly complex and 7 acres each of Leicester fine sandy loam and Raypol silt loam. The remainder of the subject is comprised of Scarboro muck, Ellington silt loam and Saco silt loam, all with only 1 acre or less.
Farmland Quality	The USDA soils map shows about 88 acres (70%) of the land is Prime Farmland and about 20 acres (16%) is designated as Farmland of Statewide Importance. These soils total 107.9 acres which represents 86% of the total land area. <i>Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality.</i>

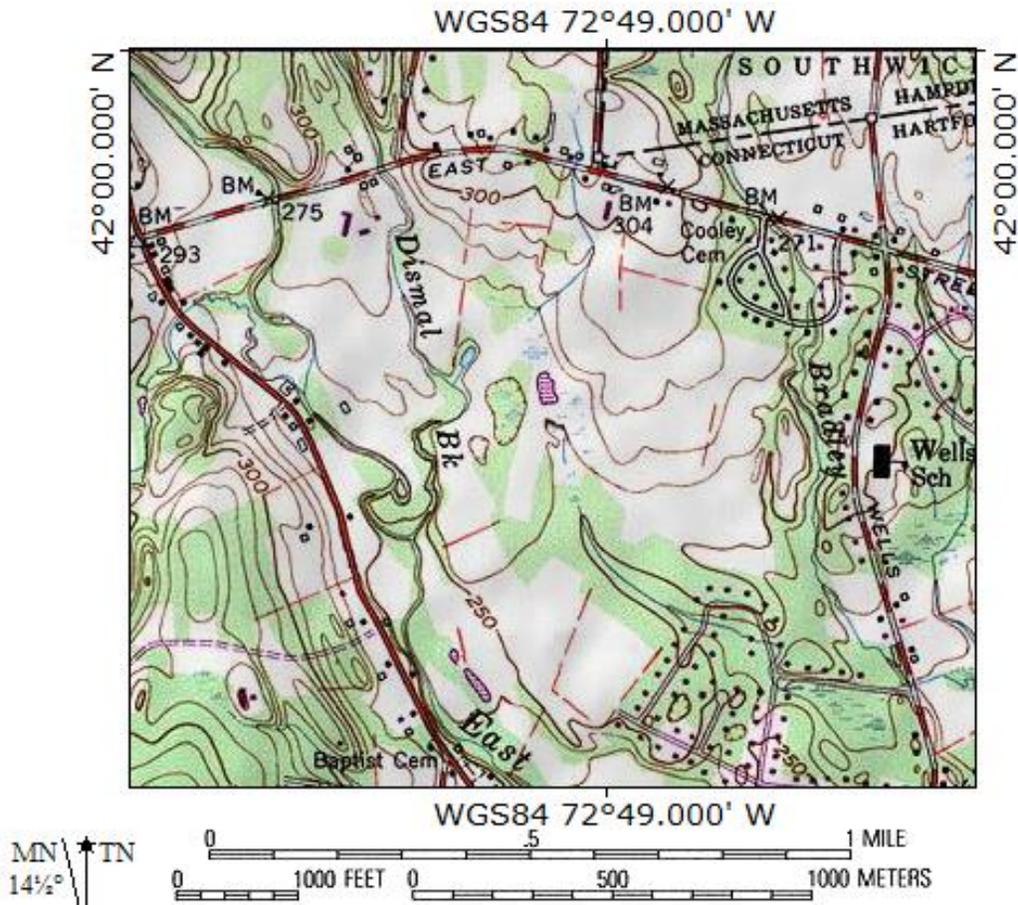
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PARCEL DESCRIPTION/DETAILS (CONTINUED)	
Farmland Quality (continued)	<p><i>Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6%.</i></p> <p><i>The criteria for "Farmland Of Statewide Importance" is defined and delineated by the appropriate State agency in CT Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. These areas produce food, feed, fiber, forage, and oilseed and some areas may produce as high a yield as prime farmland if conditions are favorable.</i></p>
Wetlands	The USDA soils map shows about 15 acres of wetlands soils or 12% of the parcel's total land area. The majority of the wetlands soils are along the west central section of the parcel, the southwest section and adjacent to the rear property line. The parcel also has two ponds.
Ground Cover	Primarily open agricultural fields with woodlands along the eastern, western and southern borders and some perimeter wetlands and wetlands that extend into the corn field. A gravel parking lot and entrance gate is adjacent to the western-most road frontage on East Street
Utilities	No public water or sewer is available
Zoning	R30-requires a minimum lot size of 30,000 SF and minimum frontage of 150' on a town road (Permitted and special permit uses in the R30 zone are in the addenda of the report.)

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FARMLAND SOILS MAP LEGEND & KEY					
Soils					
Soil Rating Polygons					
	Not prime farmland		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	All areas are prime farmland		Prime farmland if irrigated and drained		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if drained		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated		Farmland of statewide importance
	Prime farmland if irrigated				Farmland of local importance
					Farmland of unique importance
					Not rated or not available

Farmland Classification— Summary by Map Unit — State of Connecticut (CT600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Leicester fine sandy loam	Farmland of statewide importance	6.6	5.3%
12	Raypol silt loam	Farmland of statewide importance	6.7	5.3%
15	Scarboro muck, 0 to 3 percent slopes	Not prime farmland	1.2	0.9%
20A	Ellington silt loam, 0 to 5 percent slopes	All areas are prime farmland	0.3	0.2%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	All areas are prime farmland	20.8	16.6%
32A	Haven and Enfield soils, 0 to 3 percent slopes	All areas are prime farmland	16.3	13.0%
32B	Haven and Enfield soils, 3 to 8 percent slopes	All areas are prime farmland	22.8	18.2%
32C	Haven and Enfield soils, 8 to 15 percent slopes	Farmland of statewide importance	5.7	4.5%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland	10.9	8.7%
57B	Gloucester gravelly sandy loam, 3 to 8 percent slopes	All areas are prime farmland	17.1	13.6%
57C	Gloucester gravelly sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	0.7	0.6%
58B	Gloucester gravelly sandy loam, 3 to 8 percent slopes, very stony	Not prime farmland	7.2	5.7%
108	Saco silt loam	Not prime farmland	0.2	0.1%
305	Udorthents-Pits complex, gravelly	Not prime farmland	8.9	7.1%

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SOILS MAP LEGEND & KEY	
Soils	
Soil Rating Polygons	
	Excessively drained
	Somewhat excessively drained
	Well drained
	Moderately well drained
	Somewhat poorly drained
	Poorly drained
	Very poorly drained
	Subaqueous
	Not rated or not available

Drainage Class— Summary by Map Unit — State of Connecticut (CT600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Leicester fine sandy loam	Poorly drained	6.6	5.3%
12	Raypol silt loam	Poorly drained	6.7	5.3%
15	Scarboro muck, 0 to 3 percent slopes	Very poorly drained	1.2	0.9%
20A	Ellington silt loam, 0 to 5 percent slopes	Moderately well drained	0.3	0.2%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	Moderately well drained	20.8	16.6%
32A	Haven and Enfield soils, 0 to 3 percent slopes	Well drained	16.3	13.0%
32B	Haven and Enfield soils, 3 to 8 percent slopes	Well drained	22.8	18.2%
32C	Haven and Enfield soils, 8 to 15 percent slopes	Well drained	5.7	4.5%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	Moderately well drained	10.9	8.7%
57B	Gloucester gravelly sandy loam, 3 to 8 percent slopes	Somewhat excessively drained	17.1	13.6%
57C	Gloucester gravelly sandy loam, 8 to 15 percent slopes	Somewhat excessively drained	0.7	0.6%
58B	Gloucester gravelly sandy loam, 3 to 8 percent slopes, very stony	Somewhat excessively drained	7.2	5.7%
108	Saco silt loam	Very poorly drained	0.2	0.1%
305	Udorthents-Pits complex, gravelly	Moderately well drained	8.9	7.1%

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Initial Public Hearing results

A Public Hearing was held on March 26, 2015 at the Town Hall Meeting room. Approximately 25 people spoke, sharing their ideas for uses of the property at 107 East Street. There were many comments made regarding traffic concerns and speed on East Street. The common themes through the majority of the speakers were these;

1. Traffic
 - a. Depending on what might be available at 107 East Street, it may increase traffic.
 - b. Keeping the property as open space – for a long period of time
 - i. Allow the property to be farm/agricultural land – lease to local farmers for growing corn/hay.
 - ii. Farming leases should have a 3 – 5 year limit, in an effort to have the land available for other uses if that were to become an option. The consensus is that there will always be a farmer needing to lease land.
2. No development – in particular, housing
3. Multi-use was a recurring comment throughout the meeting
4. Other suggested uses included;
 - a. Solar farm
 - b. Arboretum
 - c. Nursery
 - d. Incubator Farm
 - e. Community gardens
 - f. Horse trails

A comment was made regarding land at Holcomb Farm that is not currently being used. There may be a future opportunity to lease some of this land as agriculture.

In conclusion the majority of the people present were in favor of keeping the land as open and agricultural as possible while balancing that with the town population's ability to use it.

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Second Public Hearing Summary

A second Public Hearing was held on June 11th, 2015 at the Granby Senior Center Meeting room. Once again approximately 25 people spoke, sharing their ideas for uses of the property at 107 East Street. Similar to the first meeting there were comments made regarding traffic concerns and speed on East Street. The other common themes through the majority of the speakers were these:

- 1) Keeping the property as open space – for a long period of time
 - a) Agricultural use (most all the people present at this meeting were in favor of this use)
 - b) Dedicate 10 to 15 acres for a permaculture farm (principals foster the health of the soil) and form an alliance with a permaculture farmer to educate residents. Dedicate an area for compost, which could be a source of revenue.
 - c) No development – in particular, housing
 - d) Terms and length of a lease were briefly reviewed
 - e) Keep this property maintenance free – no additional cost to the taxpayers
- 2) Multi-use was a recurring comment throughout the meeting
- 3) Selling the property or a portion of it was mentioned.

When asked which of the participants wanted to leave the property as agriculture, over 75% of the audience agreed.

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Input from Town staff, officials and Boards and Commissions

The TOLSC contacted all applicable town departments and committees and requested their input for our study. We received the subsequent responses and comments:

Agriculture Commission

Terri Ann Hahn reported that there will be a second public meeting of the Town-Owned Land Study Committee. She asked the commission to consider putting something in writing stating their views on the need to keep prime agricultural soils in use for agriculture. The Commission's overall response was to see the property remain as agricultural land, and continue its use by a farmer. There was discussion about what was previously paid in taxes on this property as opposed to what the present lease pays. Other topics mentioned were: easements, development rights and selling the property with or without the development rights.

Conservation Commission

Town-Owned Land Study Discussion:

Kathryn Miller and Peggy Lareau attended the June meeting of the Conservation Committee and presented the committee members with our current information about uses for Town-owned property, specifically the 107 East Street property which is currently being leased to two farmers. They confirmed that the property is prime farm land, the only access is from East Street and traffic is a major concern. The commissioners requested copies of the soil test results. Bill Sleavin would use his GIS software to further investigate the characteristics of the property.

The following ideas were discussed:

- Could the property be sold
- Could there be a land swap with another piece of land that is not prime farm land
- Divide property and sell smaller parcels to farmers
- Could something non-destructive to the land be done to benefit the residents
- A BMX bike park
- Would state funding be available to help with the cost of providing power and water to the property
- A sport dome (bubble)

Director of Recreation & Leisure Services

Thomas J. Tyburski - Director of Recreation & Leisure Services came and spoke to us about the current use of town property for Parks and Recreation. He provided some statistics on current participation in sports activities sponsored or supported by the town and mentioned the parking issue at Salmon Brook Park. To summarize his presentation he felt that the town had sufficient athletic fields but some could be enhanced with irrigation and lighting to extend their current use. He concluded his talk with the wish that, were it possible, long term planning for a domed athletic facility could be a potential revenue generator for the town.

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Director of Community Development

Mr. Francis Armentano - Director of Community Development came and spoke to us about the property at 107 East Street and about the other properties that the Town-owned. He covered an overview to the Committee showing maps of parcels of land in town. Some parcels were given as a gift to the town, some were purchased by the town and some were purchased with grant and/or DEEP money. Many acres are part of the Granby Land Trust and Open Space. With new developments, it's been the practice at times, to take fees in lieu of open space. These funds go into a fund where the use is controlled by state statute. These funds can be used for recreation uses. He went on to discuss potential development in town and zoning. He reviewed population numbers, noting the changes over the years. He reviewed the decline in building permits and school enrollment. He spoke about the sidewalk project in the center of town, noting that the goal is to have a walkable community center. A question was asked about an open space parcel in a subdivision – do the homeowners have any rights to that parcel? The answer was probably not legally, but it is a part of their neighborhood and their thoughts on any changes to an open space parcel should be considered. Mr. Armentano noted the Granby Conservation Commission's website might be a good source of information. Additional follow up comments were also provided via email.

Planning and Zoning Commission

Some of the members of the Planning and Zoning Commission (PZC) provided input via email as well as through their participation at the Public Hearings. Due to scheduling difficulties, there were no meetings with the PZC as a whole.

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Public Survey Summary Results

A survey was prepared by the Town-Owned Land Study Committee and reviewed by Mr. William J. Smith, Town Manager, before distribution. The survey was printed and copies were available at Town Hall, the libraries and other Town Offices. Paper copies were also distributed via the Granby Drummer in the May 2015 edition. A digital version of the survey was also posted on-line through the town website. This web survey was active from April to June 2015. The paper copies were available during May 2015. The Committee thanks all participants for their time and efforts.

During this time, the committee received 69 paper copies and 322 web surveys for a total of 391 respondents. The results have been tabulated in the Appendix and important points highlighted below.

Question 6 – The property is currently leased to a farmer to grow corn for a standard fee. Is this a good use of the land?

Yes 76%

No 22%

Other 3%

This is the first point in the survey where a clear majority is established. Handwritten comments and typed notes in the web survey confirm the participants' interest in seeing agriculture remain as the main use at 107 West Street.

Based on previous information from Tom Tyburski, Recreation Director, the Committee was curious to see if residents agreed with his assessment that additional fields were not required at this time. Question 7i and 7j provided a clear majority of participants who felt that the town did not require any additional athletic fields.

7i. and 7j We need more athletic fields in town./We have all the athletic fields we need
61 % of the respondents indicated that there were enough athletic fields in
town. Only 7% agreed completely and 17% agreed in total.

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The Committee observed that some of the other questions, while a little less definitive consistently indicated a preference for the property to remain agriculture. When asked what other uses might be acceptable, participants were less definitive. In fact, they were much more definitive about what uses they would oppose as noted in the chart from Question 8/10. Here it became obvious that anything under 50% has a significant number of participants who would oppose a change of use.

% favorably Interested		% Not interested
Walking Trails	66%	
Farmstand	62%	
Agriculture use	55%	19%
Bike Trail	47%	32%
Community Gardens	42%	30%
Pool	31%	45%
Outdoor Concerts ⁵	30%	42%
Arboretum	29%	36%
Horse Trails	27%	42%
Solar Farm	27%	34%
Event/Reunion Pavilion	22%	55%
Skate Park/		
Ice/Roller Skate rink	21%	73%
New Athletic Fields	20%	49%
New School complex with fields-	8%	76%
Small Commercial Buildings	8%	82%

Respondents were then asked to list what other uses would they like to see at the property. The most listed use of interest from the web survey is golf course. Other agricultural uses – such as vineyard, active nature/farm/museum like Northwest Park in Windsor, as well as the ones above are the second most noted use. Other recreation uses – cross-country skiing, splash pool, mini golf are also identified by a small number of individuals.

Conclusions

It is the Committee’s interpretation that the survey results definitively support the use of the property as agriculture. Other small uses might be considered as long as they do not impact the overall use of the property as agriculture. [Link to survey](#)

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Review of Solar Possibilities for Town-Owned Properties

The Committee reviewed the potential for “community solar power” on Town-owned land based on data garnered from a presentation on community solar electricity facilities, maps, site visits, and other data.

The Committee’s review began with a comprehensive presentation by Granby resident Jack Lareau as to community solar generating practices, siting considerations, business models, reimbursement rates, and the statutory status of “shared community solar electricity facilities” in Connecticut. J. Lareau was serving on a Connecticut Academy of Sciences and Engineering panel concerning proposed Connecticut legislation supporting shared community solar facilities. ([See appendix for two-part slide presentation and cyber link.](#))

As to siting, typically a community solar facility consists of at least 8 acres, which is sufficient to produce 1 megawatt of electricity and serve about 200 subscribers. More acres yield greater generation. The ideal site is an open, south-facing slope, although a flatter location can be used if the solar panels are mounted at a south-facing orientation. Use of agricultural land is considered wasteful and undesirable. Wetlands are inappropriate sites and may be statutorily protected. “Brownfields”, including closed landfills, are desirable solar sites, see e.g. (Bridgeport, Conn; Hartford Conn., Easthampton, Mass.)

The Committee concluded that a community solar power facility was not appropriate for the Evansion farm, with its productive, prime agricultural soils, consistent with generally accepted solar siting policy not to sacrifice prime agricultural land for solar installations.

The Committee turned its attention to the solar potential of other Town-owned properties. Of most initial interest was the Town’s four abutting parcels on Old Stage Coach Road encompassing the transfer station, capped landfill, and buffer parcels. The 20.7 acre site is comprised of #103 (13.79 acres with transfer station, capped landfill, and ancillary functions), and three wooded parcels to the south, #85R (2.32 acre rear lot) #93 (1 acre with road frontage), and #97 (3.70 acres). (Some of the wooded parcels were acquired by the Town at the time wells there were found to be polluted.) Two committee members walked the parcels and talked to the site manager. The Committee concluded, as laymen, that these properties were not suitable for community solar use, primarily because:

- a) the largest parcel contains the active transfer station and the capped landfill, which does not have a thick cap and was described by the site manager as still decaying and unstable;
- b) the natural topography did not include any south-facing slope;
- c) the three southerly lots only total 7 acres, are wooded, mostly flat, have the potential for future transfer station or brush disposal use, and serve currently as a desirable buffer between the transfer station and residences.

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The Committee's overall review of other Town-owned parcels revealed no other likely suitable community solar sites. Other parcels are:

- a) too small for community solar facilities, being less than 8 useable acres;
- b) in floodplains/wetlands, which are inappropriate for solar installations;
- c) irregularly shaped or with unacceptable topography;
- d) designated open space in the midst of neighborhoods; or
- e) dedicated to other uses, such as parks, conservation corridors, public buildings and schools.

Roof-top installations on Town-owned buildings bear serious inquiry, but reportedly that inquiry is underway by other Town boards or committees. [Link to Appendix documentation](#)

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107 East Street Uses Considered

The ensuing list of potential uses were discussed during the review by TOLSC including as part of the survey, public meetings and overall committee discussion:

Walking Trails	Sports Dome
Farmstand	- Indoor Fields (bubble or building)
Agriculture use	Cross Country Skiing
Bike Trail	Splash Pool
Community Gardens	Golf Course
Pool	Mini Golf
Outdoor Concerts	Indoor Reception Facility
Horse Trails	Indoor Golf Range
Solar Farm	Houses
New Athletic Fields	Medical Office
Event/Reunion Pavilion	Expand CSA use
Arboretum	Pavilion
Skate Park/	Senior Housing
Ice/Roller Skate rink	Incubator Farm
New School complex with fields-	Nursery
Small Commercial Buildings	4 H Events/Fair
	Farmers Market

Other uses may have been considered but not listed. Other non-use related issues considered were:

- Alternate access into the property
- Connection via a path to Wells Road School
- Potential impacts on adjacent neighbors
- Use of property currently by neighbors
- ATV use of trails

Recommendations

107 East Street

1. Maintain 107 East Street property as agricultural use

The Committee decided that the best use for the property at 107 East Street was active agriculture. We noted that the consensus of the residents, the Plan of Conservation and Development and most of the Town's Boards and Commissions agreed that the property should remain as agriculture. In addition, the clear lack of any needed town facility or service (including new athletic fields) eliminates any direct or immediate pressure to force the property to become something else. The Committee concluded that the land should intentionally be allowed to remain agriculture to actively support the private and town agricultural resources which provide employment, important visual variety in the rural character of the town, provide needed critical mass to support the agricultural economy of the existing family and the local and regional agricultural food suppliers in the local area. The Committee recommended a longer lease be considered to allow on-going improvements to support the agricultural uses such as soil fertility improvement, soil erosion limitations and possible future trails. Any uses considered in the future should be reviewed against how they would impact the potential for large scale agricultural use (the full 80 acres currently available). Nibbling away at the property for additional uses would devalue its use as agriculture. The Committee also believed strongly that the agriculture use should remain as long as there was viable private agriculture in town. Should those uses disappear in the future, the property should be reevaluated for use at that time.

2. Evaluate future additional access points to 107 East Street, should intensity of use increase or property become available.

3. Establish perimeter trail at 107 East Street.

4. Evaluate the establishment of a farmers market/farm stand at 107 East Street.

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Other Town-Owned Lands

The Town of Granby may benefit from investigating mechanisms to grant or otherwise assign certain parcels to established conservation groups which control adjacent properties. The

Committee viewed certain Town-owned properties as critical environmental habitats that would benefit from stewardship by organized conservation groups including the Granby Land Trust and McLean Game Refuge. Absent stewardship, the parcels will continue to be unmanaged and may be encroached upon or otherwise used in an unbeneficial manner. Mechanisms discussed included gifting the properties, providing easements and/or reaching other agreements with the organization to maintain, conserve and potentially enhance the Town-owned parcel.

The purpose for this transition would be to further protect stream corridors, permit the development of trails and enhance the conservation of broader areas. The Committee was cognizant of the desire to maintain public access and maintain fishing rights regardless of the means to transfer control of the Town-owned parcel.

- 5. Create overall agricultural master plan (farmland, farming, & support services) to enhance agricultural use and economy in town.**
- 6. Agricultural Parcels as noted in use inventory should remain in agriculture and retained by town.**
- 7. Continue to promote Agricultural leases that support local agriculture.**
- 8. Allow creation of neighborhood groups who will evaluate neighborhood parcels for expanded uses.**
- 9. Evaluate posting all Town-owned property**
- 10. Include recommendations of TOLSC in the Plan of Conservation and Development.**

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- 11. Evaluate 183 Loomis Street/13 Pratt Farm Lane parcels to become protected as part of the Dismal Brook watershed**
- 12. Explore expanding community gardens (but not at 107 East Street).**
- 13. Evaluate mechanisms to consolidate and protect critical environmental habitat parcels, including working with established groups to achieve preservation including but not limited to:**
 - 65R Old Beach Road,
 - 21R Hillyer Way
 - 55R Canal Road
- 14. Evaluate opportunities to assemble Salmon Brook branch stream corridor parcels to provide a nature walk along the streams.**
- 15. Keep ballfields at Massaco Lane and Brook Pasture**
- 16. Retain Old Messenger Road parcel as is.**
- 17. 603 Cider Mill Lane – sell for use with proceeds to purchase other open space or swap for other open space property.**
- 18. On Occupied Parcels, expand walking trails.**
- 19. Continue assessment of future solar options (not 107 East Street or Transfer Station).**
- 20. Coordinate possible access/trails on larger “environmental constraint” parcels and connect to GLT/McLeans/Enders.**

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[Appendix](#)

[Maps and parcel list from assessor](#)

OCCUPIED PROPERTY						Links	
Map #	Property Type	Street #	Street	Acres	Comments	GIS	Tax Card
1	Transfer station and adjoining property	85R	Old Stagecoach Road	2.32	wooded rear lot	Map It	1957
2		93	Old Stagecoach Road	1.00	wooded with road frontage	Map It	525
3		97	Old Stagecoach Road	3.70	wooded lot	Map It	2148
4		103	Old Stagecoach Road	13.79	main transfer station and old landfill	Map It	4335
5	Town Garage	52	North Granby Road	7.15	industrial buildings/yard storage	Map It	4299
6	High School/ Middle School Complex	315	Salmon Brook Street	27.95	schools and ball fields	Map It	4382
7		56	North Granby Road	19.69	HS/MS track, fields and wetlands to north	Map It	4300
8		56R	North Granby Road	29.20	wetlands north of HS	Map It	4301
9	Wells Road School	134	Wells Road	14.99	some wetlands	Map It	4462
10	School-Kearns School	5	Canton Road	33.80	some wetlands	Map It	4166
11	Town Hall Complex	15	North Granby Road	14.46	main Town Hall complex	Map It	3604
12	Adjacent House	11	North Granby Road	0.43	house next to Granby Police Dept	Map It	3594
13	Town Green	3	East Granby Road	1.10	at Routes 20/10-202 and 189 intersection	Map It	4192
14	Cemetery	44	Creamery Hill Road	0.33	small site at corner of North Church Street	Map It	3603
15	Cemetery	70	Quarry Road	0.06	site at corner of Eric Drive	Map It	4345
16	Cemetery	284	North Granby Road	0.59	near Day Street intersection	Map It	4311
17	Park-Ahrens Park	53	Hungary Road	43.90	ballfields, gardens, pavilion, woods, wetlands, brook	Map It	101283
18	Land Lease	83	Salmon Brook Street	0.99	lease to Peppermill, future economic dev. link	Map It	4355

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OCCUPIED PROPERTY (continued)						Links	
Map #	Property Type	Street #	Street	Acres	Comments	GIS	Tax Card
19	Old 276 SF structure/excess land	376	North Granby Road	0.10	near non town-owned fire hall @ 354 North Granby Road	Map It	4316
20	Parking area	320	Simsbury Road	0.41	informal hiker parking @ corner of Barn Door Hills Road	Map It	4449
21	Animal shelter	166	Salmon Brook Street	11.21	mostly wetlands	Map It	4367
22	Old town garage site	214	Salmon Brook Street	0.76	overflow parking next to SB Historical Society; some environmental constraints	Map It	4370
23	Kelly Lane School	60	Kelly Lane	12.00	some playground and recreation facilities	Map It	4279
24	Salmon Brook Park	215	Salmon Brook Street	116.50	ballfields, woods, brook, wetlands	Map It	4371
25		53	W. Granby Road	17.45	at north end of SB Park; Rte 20 parking and down to flood plain; abuts former Green land	Map It	4463
26		75R	W. Granby Road	8.00	part of SB Park, wooded, rear, abuts McLean	Map It	3661
27	Holcomb Farm	64	Simsbury Road	10.80	behind Garlic Farm	Map It	4439
28		92	Simsbury Road	7.34	triangle at junction with Day Street	Map It	4441
29		115	Simsbury Road	72.03	extends between Simsbury Road and Broad Hill Road	Map It	4442
30		123	Simsbury Road	58.76	(woods, fields, crops, barns, event center)	Map It	4443
31		128	Simsbury Road	54.51	abuts Holcomb Hill and Reed Hill subdivisions	Map It	4445
32		55	Broad Hill Road	2.00	wooded, north side Broad Hill Road, abuts GLT conserv. land	Map It	4158
33		60	Day Street South	161.44	gently sloping hillside east of Day Street South intersection	Map It	4181
34	Cossitt library complex	186	East Street	0.03	small parking lot across from Cossitt Library	Map It	4191
35		384	North Granby Road	2.08	next to Cossitt Library	Map It	1013
36		388	North Granby Road	0.20	adjacent to library	Map It	4318
			Total	751.07			

Summary Report of the
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107 EAST STREET (EVONSION FARM)						Links	
Map #	Property Type	Street #	Street	Acres	Comments	GIS	Tax Card
37	Agriculture	107	East Street	125.03	leased farmland	Map It	103089
38	Open Space/Access	10	Brendan's Way	0.31	parcel at end of street; (potential Evonsion access); abuts wetlands	Map It	3616
39	Open Space/Access	84	Harmony Hill Rd	1.14	(potential Evonsion access); abuts wetlands	Map It	4235
			Total	126.48			

NEIGHBORHOOD PARCELS (Vacant Land)						Links	
Map #	Street #	Street	Acres	Comments		GIS	Card
40	12	High Ridge Drive	0.86	lot in subdivision; about 75% wetlands; abuts town wetlands north of HS/MS complex		Map It	4268
41	14	High Ridge Drive	0.69	lot in subdivision; over half wetland; abuts #14 & town wetlands north of HS/MS		Map It	4269
42	20	High Ridge Drive	0.09	narrow strip of land between High Ridge Rd and Sullivan Drive		Map It	4270
43	3	Brook Pasture	1.32	athletic field corner of East St		Map It	3614
44	51	Sawmill Road	3.13	wooded parcel with road frontage; enclosed by homes on 3 sides; stream corridor		Map It	4430
45	6	Hummingbird Lane	1.75	woods with brook along boundary, almost all wetlands, corner of Wells Rd.		Map It	4273
46	13	Brianwood Lane	5.27	wooded parcel between Tennyson Dr, Brianwood and Fawn Lane		Map It	4157
47	15R	Heather Lane	13.65	rear wooded, southeast side of Heather Lane, abuts MA state line		Map It	3605
48	18	Heather Lane	20.83	wooded, parcel in middle of subdivision homes, strip access from Heather Lane		Map It	3606
49	19	Winter Village Road	8.03	wooded, at end of Winter Village Drive subdivision		Map It	100188
50	20	Strawberry Fields	0.09	narrow passage/trail between Straw. Fields. and 36 acre parcel extending from Farmview Drive		Map It	101086
51	3	Hickory Hill Way	1.37	lot with road frontage on Hickory Lane, partially wooded		Map It	100062

Summary Report of the
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NEIGHBORHOOD PARCELS (Vacant Land) (continued)					Links	
Map #	Street #	Street	Acres	Comments	GIS	Card
52	3	Massaco Lane	1.40	athletic field at corner of Salmon Brook Street	Map It	101293
53	30	Zimmer Road	1.66	lot with frontage on Zimmer Road	Map It	4467
54	64R	Quarry Road	0.68	Rear irregular shape, abuts 30 Zimmer Road	Map It	101419
55	6	Hampton Village	5.58	rear land in subdivision, wooded, irregular shape, slopes, bisected by wetlands	Map It	4233
56	7	Duncaster Wood	7.65	rear land in subdivision, irregular shape, slopes, wetlands, frontage on Petersen & Round Hill Roads	Map It	4183
57	8	Duncaster Wood	9.47	rear land in subdivision, irregular shape, slopes, wetlands, frontage on Petersen & Round Hill Roads	Map It	4184
58	7	Emerson Lane	0.01	small triangular parcel at end of Emerson	Map It	4207
59	8	Old Simsbury Road	0.30	long narrow triangle at junction with Buttles Road	Map It	4332
60	26	Sullivan Drive	0.08	small rectangular parcel between two lots, frontage on Sullivan Drive	Map It	4456
61	7	Spring Glen Drive	0.10	narrow rectangular drainage strip	Map It	4450
62	20R	Spring Glen Drive	0.80	rear parcel with access from end of Woodland Drive	Map It	4451
63	22R	Harvey Drive	0.68	rear landlocked parcel that abuts 6 lots	Map It	100880
64	603	Cider Lane	1.85	approved building lot in an existing subdivision	Map It	102860
		Total	87.34			

PARCELS ABUTTING CONSERVATION AREAS					Links	
Map #	Street #	Street	Acres	Comments	GIS	Card
65	132	Old Messenger Road	5.02	3 parcels in area of Old Messenger Road conservation corridor where GLT owns land and has conservation easements	Map It	2839
66	149	Old Messenger Road	57.30	rear lot abutting 14R Old Messenger Rd.	Map It	4008
67	14R	Silkey Heights	4.36	access strip from Silkey Heights to a rear lot that abuts 149 Old Messenger Rd.	Map It	4434
68	55R	Canal Road	6.2	brook corridor on East Branch. of Salmon Brook, abuts similar GLT parcel	Map It	4165
69	21R	Hillyer Way	21.7	corridor from W. Br. Salmon Brook up toward W. Barn Door Hill near summit; abuts McLean and GLT; abuts 129 Barndoor Hills Road	Map It	100856
70	129	Barndoor Hills Rd	7.31	on W.Br. Salmon Brk, abuts McLean; fishing permitted	Map It	100917
71	65R	Old Beach Road	35.1	landlocked, in midst of McLean and Enders State Forest	Map It	3589
		Total	136.99			

Summary Report of the
Town of Granby
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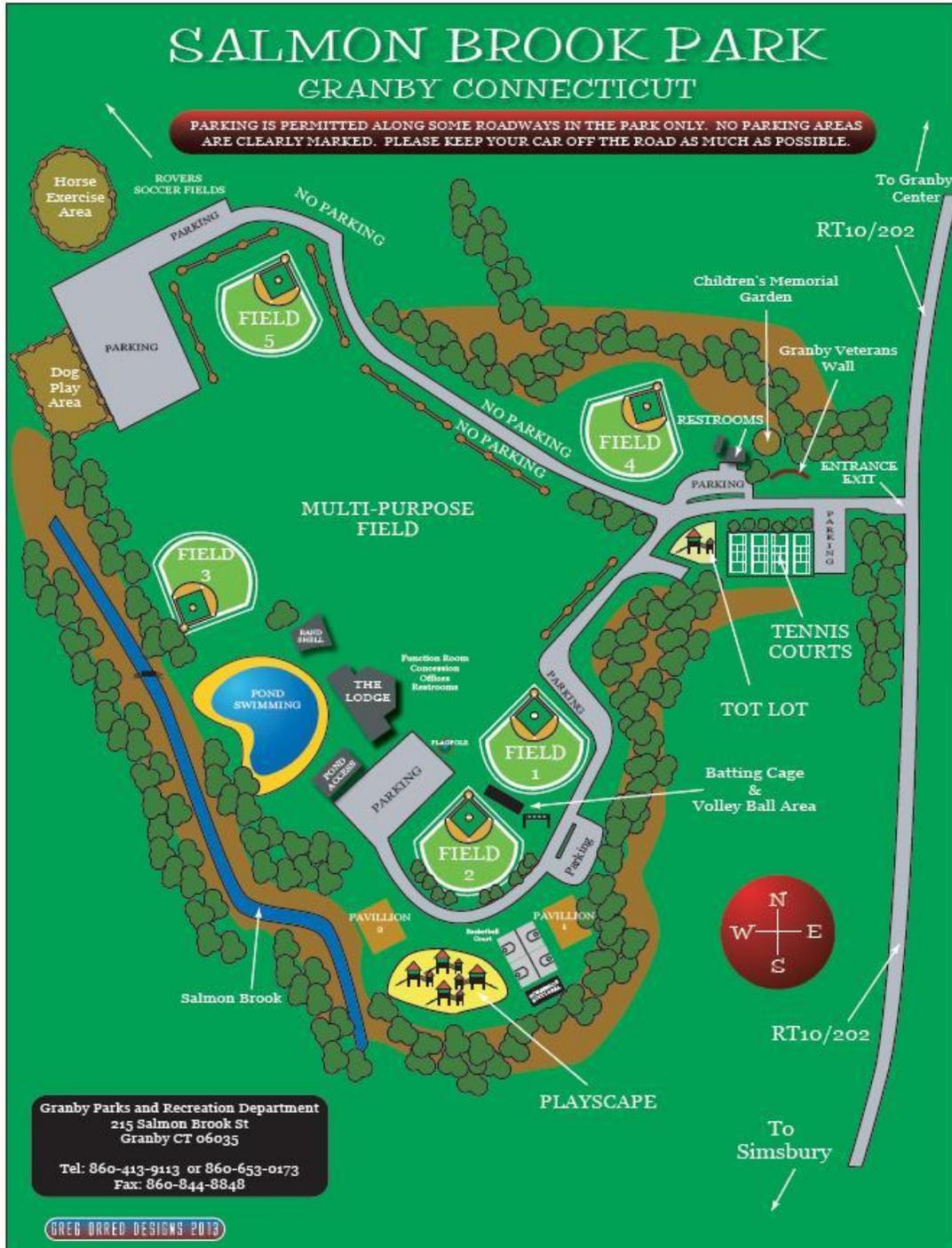
AGRICULTURE					Links	
Map #	Street #	Street	Acres	Comments	GIS	Card
72	16	Barndoor Hills Road	47.82	large majority is wetlands; 16 acres leased for corn/hay	Map It	687
73	175	Salmon Brook Street	25.6	across from Maple View Farm; over 50% wetlands/fields/woods, floods; past hay lease abuts McLean and Salmon Brook Park	Map It	131
74	290	North Granby Road	15.7	northeast of Day St intersection; almost all wetlands; stream runs along frontage; lease for hay/corn	Map It	3590
75	177-199	Loomis Street -	9.3	7 tax lots along Loomis Street; 5 year lease for corn production on portions of 7 lots (# 177, 179, 181, 189, 193, 197 and 199)	Map It	3595
76	22	Farmview Lane	29.64	field/woodlands, frontage on Creamery Hill Rd.; over 70% wetlands; Creamery Brook runs along eastern property line; non-wetlands off Farmview La.	Map It	4211
NA	NA	Holcomb Farm-	NA	portions of this farm complex are in active agriculture, or have agricultural potential (see listed parcels under "Occupied Property")	NA	NA
		Total	128.06			

Summary Report of the
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ENVIRONMENTAL CONSTRAINTS					Links	
Map #	Street #	Street	Acres	Comments	GIS	Card
77	10	Sakrison Road	4.1	about 90% wetlands; north side between 189 and Sunny Heights	Map It	4351
78	112R	Canton Road	16.6	Three Corner Pond occupies over 50% of parcel; at end of Spring Glen with frontage on Canton Road	Map It	4169
79	13	Pratt Farm Lane	23.23	access from abutting town-owned land (183 Loomis St); steep slopes; within Dismal Brook watershed	Map It	101109
80	139	Lost Acres Road.	0.25	triangular wedge parcel abutting 85 acres of State-owned land	Map It	3593
82	207R	Day Street	8.8	landlocked between private lots; linear stream and wetlands corridor along eastern boundary	Map It	4180
81	45	Higley Road	3.87	steep slope	Map It	4272
83	55R	Canal Road	6.2	East Branch of Salmon Brook stream/corridor; abuts Granby Land Trust land	Map It	4165
82	6	Hummingbird Lane	1.75	almost entirely wetlands, stream, woods at corner Wells Road	Map It	4273
84	89	Hartland Road	1.07	corner of Rte 219 & Rte 20; all wetlands with slopes to brook that crosses a corner of the lot	Map It	4258
83	183	Loomis Street	31.74	The Dismal Brook and a wide band of wetlands cross the central section of parcel watershed; some steep slopes	Map It	3598
84	451	Salmon Brook Street	2.5	long narrow access strip to an irregular shaped rear wetlands parcel within E. Branch Salmon Brook corridor	Map It	4403
85	465	Salmon Brook Street	3.67	irregular narrow rear parcel just east of stream and wetlands corridor	Map It	4404
85	465R	Salmon Brook Street	7.64	abuts #465 (to the west) stream/wetlands corridor that is adjacent to Susan Lane	Map It	4405
86	365	Salmon Brook Street	0.54	narrow band of wetlands along rear property line; abuts #373 Salmon Brook St; across from Griffin Road	Map It	4397
86	373	Salmon Brook Street	29.2	stream corridor; 100% wetlands; abuts other town's wetlands (56 & 56R N. Granby Rd) north of HS/MS	Map It	4399
87	7R	Aster Drive	1.14	triangular landlocked rear lot east of Lots 5 & 6 Astor Dr, 100% wetlands in stream corridor; abuts 373 Salmon Brook Street wetlands	Map It	3613
87	12	Vining Hill Road	1.31	about 50% wetlands along road frontage	Map It	3615
88	150	Hartland Road	1.63	corner of Beman Road; moderately sloping hillside	Map It	3609
		Total	145.01			

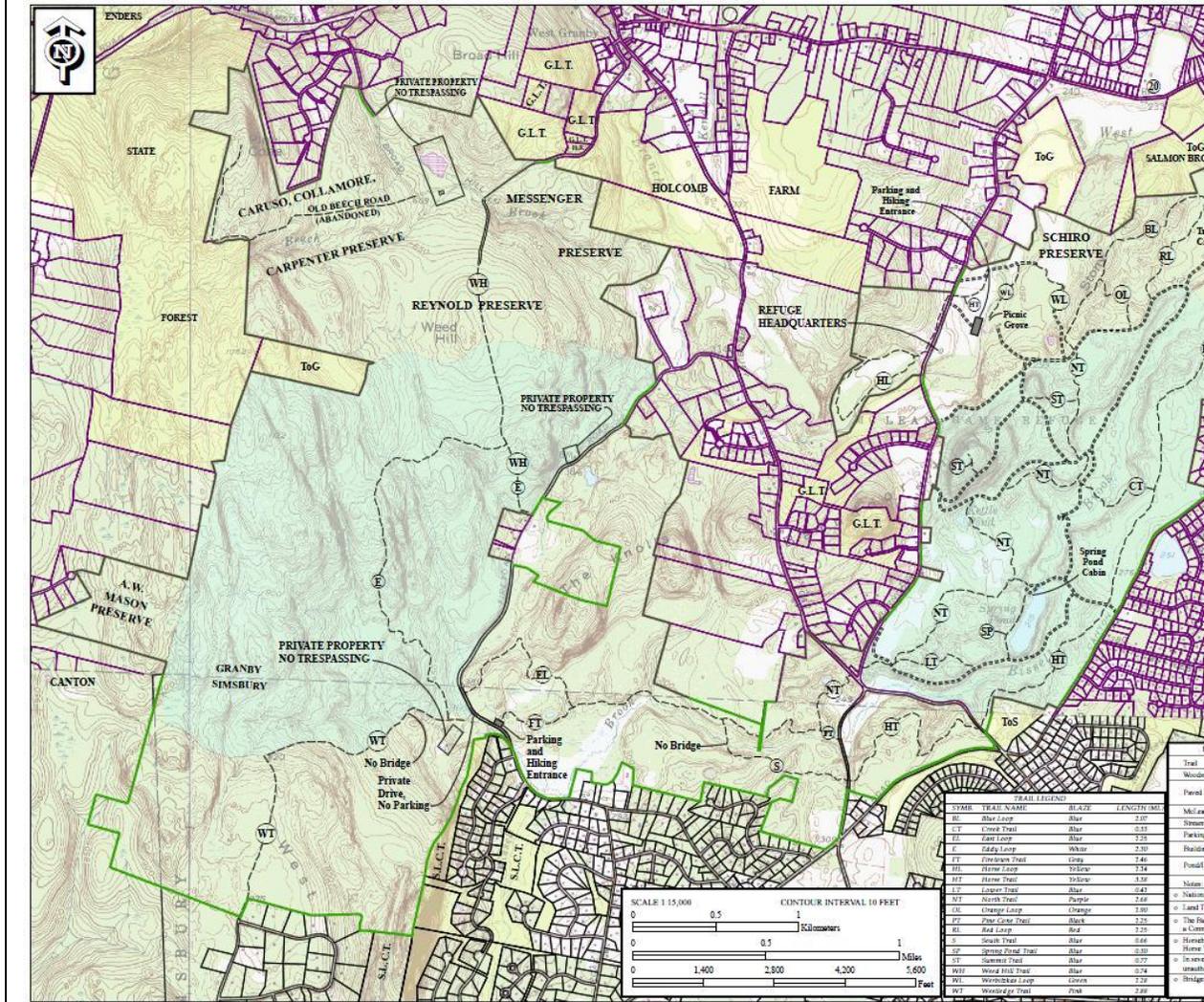
Summary Report of the
Town of Granby
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Maps



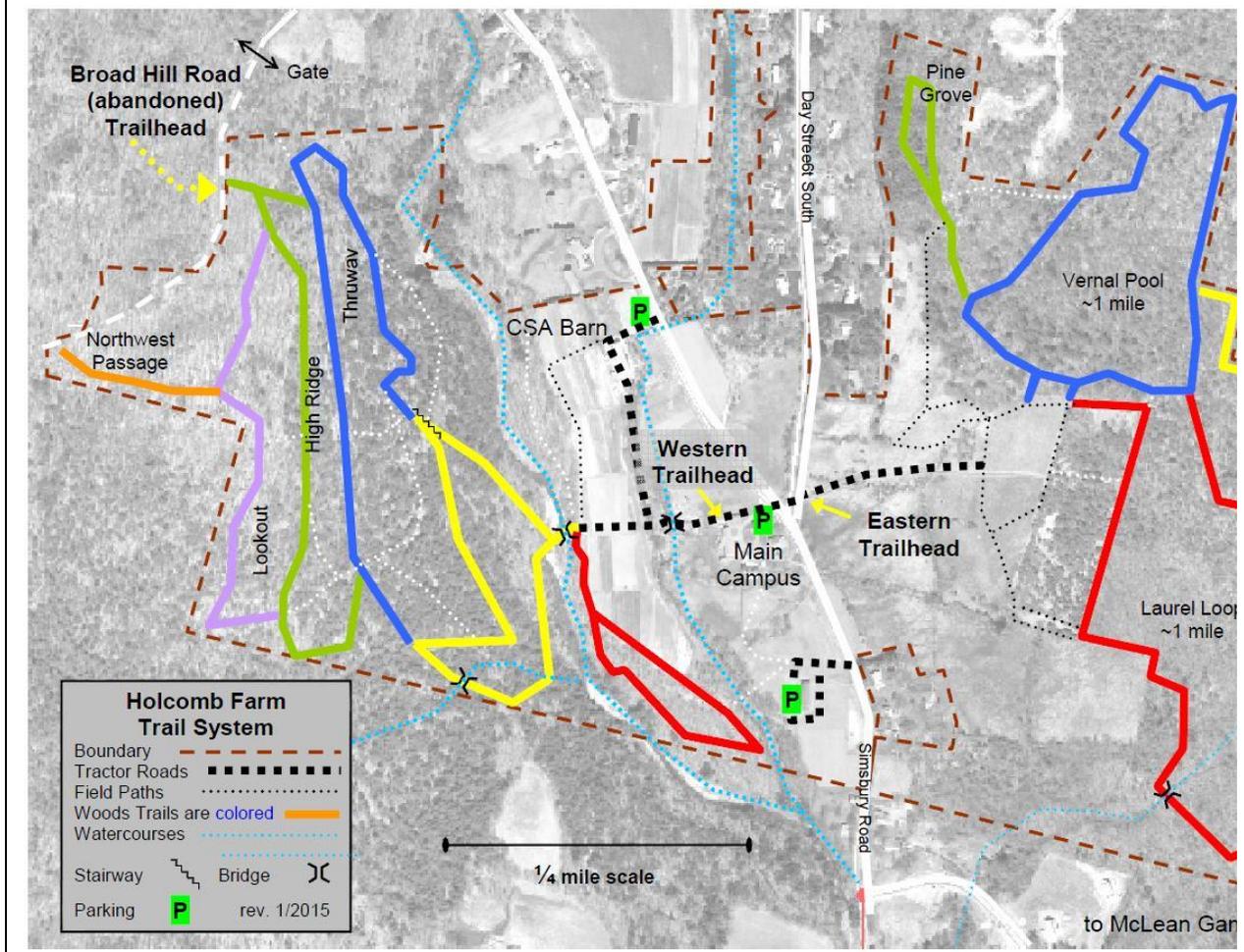
Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

MCLEAN GAME REFUGE MAP



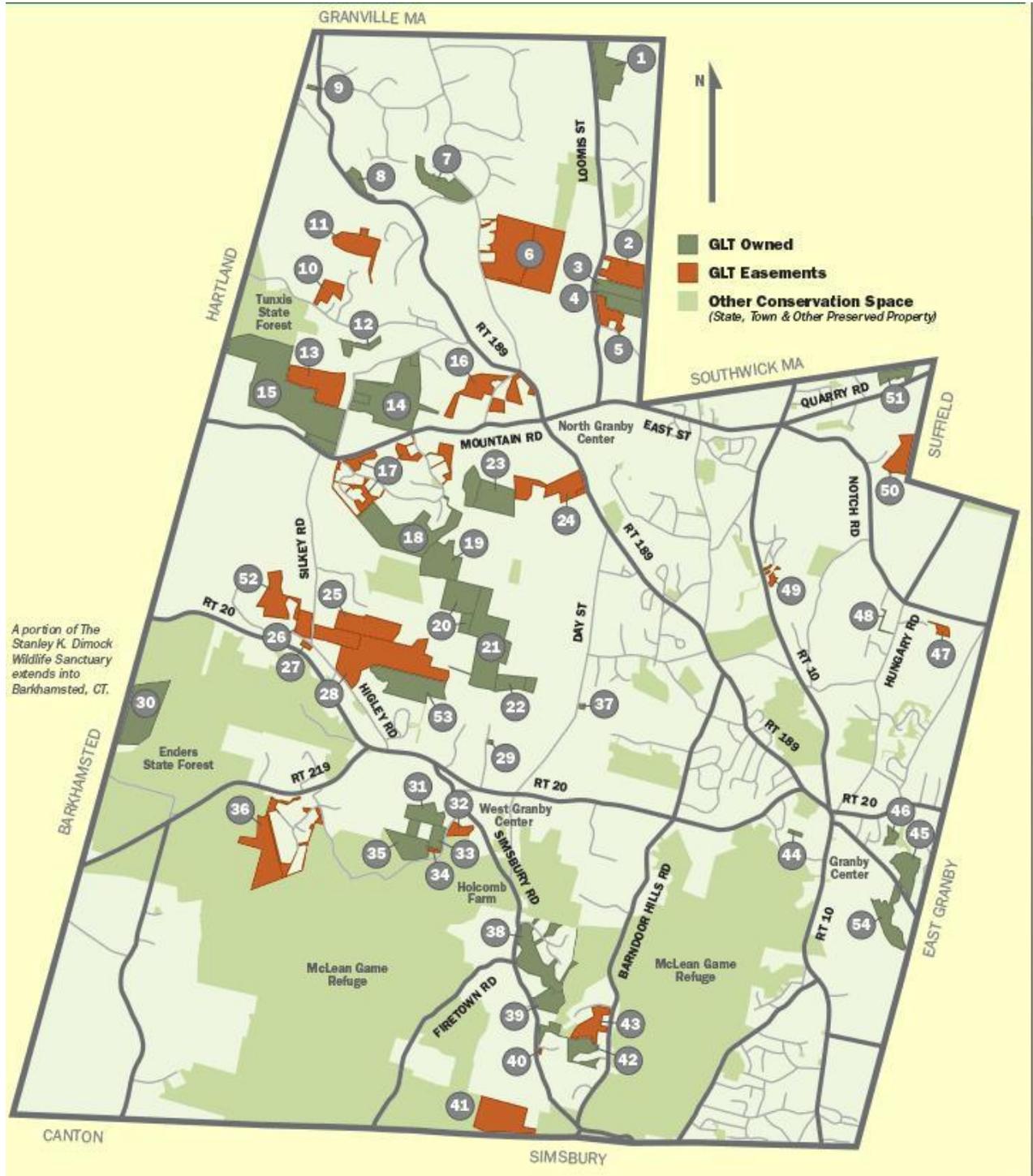
Summary Report of the
 Town of Granby
 Town-Owned Land Study Committee
 (TOLSC)

HOLCOMB FARM HIKING TRAILS



Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

Granby Land Trust Map and List of Properties

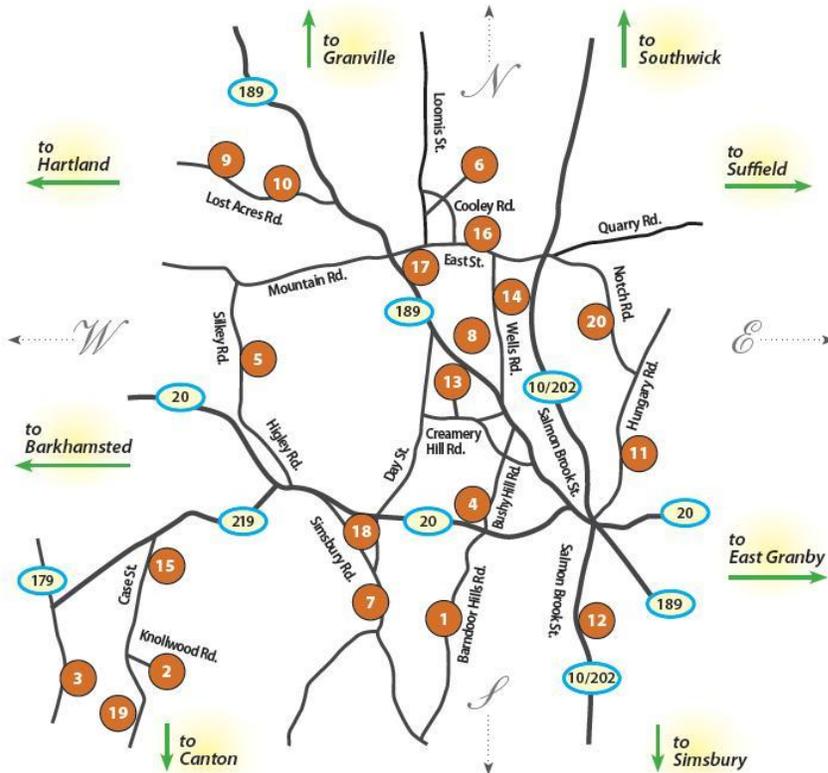


Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

1. **The Creamer Preserve**
248 Loomis Street, North Granby, 47.65 acres
2. **Dewey Farm Easement**
116 Loomis Street, North Granby, 38.49 acres
3. **The Mooney Preserve**
94 Loomis Street, North Granby, 24.1 acres
4. **The Grace Kellogg Preserve**
92 Loomis Street, North Granby, 22.05 acres
5. **Emery/Gamble Easement**
66 Loomis Street, North Granby, 11.33 acres
6. **120 Silver Street Easement**
120 Silver Street, North Granby, 3.7 acres
6. **Holcombe Easement**
82R, 90 & 100 Silver Street, North Granby, 171.5 acres
7. **The Doherty Road Preserve**
157 Silver Street (Doherty Rd. corner lot), North Granby, 32.1 acres
7. **The Doherty Road Preserve**
25 Tinker Trail, North Granby, 1 acre
8. **238 Granville Road Preserve**
238 Granville Road, North Granby, 11.84 acres
9. **The Gosselin Preserve**
355 Granville Road, North Granby, 2.05 acres
10. **Wutka / Lost Acres Orchard Easement**
130 Lost Acres Road, North Granby, 15.85 acres
11. **86 Lost Acres Road Easement**
86 Lost Acres Road (formerly 100 Lost Acres Road), North Granby, 36.09 acres
12. **The Kendall Steven Preserve**
76R Donahue Road, North Granby, 8.48 acres
13. **Russell Easement**
84 Donahue Road, North Granby, 51.09 acres
14. **The Godard Preserve**
35 Donahue Road, North Granby, 108.22 acres
14. **The Godard Preserve**
109 Donahue Road, North Granby, 5.07 acres
14. **The Godard Preserve**
31 Donahue Road, North Granby, 5 acres
14. **The Godard Preserve**
85R Donahue Road, North Granby, 0.99 acres
15. **The Mary Edwards Mountain Property**
178 Mountain Road, North Granby, 12 acres
15. **The Mary Edwards Mountain Property**
200 Mountain Road, North Granby, 188 acres
16. **Werner Easement**
20 Godard Road, North Granby, 39 acres
17. **Cider Mill Heights Easement A & B**
2 (14.8) and 15 (17.12) Cider Mill Heights, North Granby, 31.92 acres
17. **Cider Mill Heights Easement C & D**
69R Cider Mill (12.25 acres) and 76 Cider Mill Heights (9.79 acres), North Granby, 22.04 acres
18. **The Cider Mill Heights Preserve**
101R Mountain Road, North Granby, 91.1 acres
19. **The Johnson Preserve**
166 Old Messenger Road, North Granby, 42.6 acres
20. **The Garmany Preserve**
138R Old Messenger Road, West Granby, 38.32 acres
20. **The Garmany Preserve**
136R Old Messenger Road, West Granby, 7.38 acres
21. **The Schlicht Preserve**
130 Old Messenger Road, West Granby, 93.57 acres
22. **Dickson/Chase**
73R and 75R Day Street, Granby, 20.56 acres
23. **240 & 241 Old Messenger Road Preserve**
240 Old Messenger Road, North Granby, 55.47 acres
24. **Wilhelm Farm Easement**
329 North Granby Road, North Granby, 45.39 acres
25. **Rugland Easement**
102R Day Street, North Granby, 20.25 acres
26. **Conland Easement**
11 Silkey Road, North Granby, 16.73 acres
27. **Paul Easement**
109 Higley Road, West Granby, 2.54 acres
28. **Schupp Easement**
64 Higley Road, West Granby, 118 acres
29. **The Sproglis Preserve**
40 Strong Road, West Granby, 1.15 acres
30. **The Stanley K. Dimock Wildlife Sanctuary**
156 LeGeyt Road, Barkhamsted, 104.92 acres
30. **The Stanley K. Dimock Wildlife Sanctuary**
167 LeGeyt Road, Barkhamsted, 42.967 acres
30. **The Stanley K. Dimock Wildlife Sanctuary**
193 Fox Road, West Granby, 77.70 acres
31. **The Beman Family Preserve**
5 & 31R Broad Hill Road, West Granby, 32.88 acres
32. **Brown/26 Broad Hill Road Easement**
26 Broad Hill Road, West Granby, 10.3 acres
33. **Mary Edwards Diamond Ledges Preserve**
27 Broad Hill Road, West Granby, 11.58 acres
34. **Brown/45 Broad Hill Road Easement**
45 Broad Hill Road, West Granby, 2 acres
35. **The Frances B. Petersen Preserve**
65 Broad Hill Road, West Granby, 30.49 acres
36. **Cone Mountain Easement**
8 Cone Mountain Road, West Granby, 23.57 acres
36. **McLean Game Refuge Easement**
McLean Game Refuge, West Granby, 52.29 acres
37. **The Granby Dewey Oak**
82 Day Street, Granby, 1.5 acres
38. **The Holcomb Hill Preserve**
40 Holcomb Ridge Road & 44 Holcomb Hill Road, West Granby, 59.1 acres
39. **The Nuckols Preserve**
214 Simsbury Road, West Granby, 19.43 acres
40. **260 Simsbury Road Easement**
260 Simsbury Road, West Granby, 1.33 acres
41. **Johnson Easement**
289R Simsbury Road, West Granby, 70.25 acres
42. **The Western Barndoor Hill Preserve**
256 Simsbury Road, West Granby, 32.67 acres
43. **Cunningham Easement**
175 Barn Door Hills Road, Granby, 29.28 acres
44. **Mary Edwards/239R Salmon Brook Street Preserve**
239R Salmon Brook St., Granby, 2.39 acres
45. **Mary Edwards/84 Hartford Avenue Preserve**
84 Hartford Avenue, Granby, 27 acres
46. **Mary Edwards/22R Oakridge Drive Preserve**
22R Oakridge Drive, Granby, 6.8 acres
47. **Schoolhouse Road Easement**
Schoolhouse Road Area, Granby, 6.05 acres
48. **The Dunning Preserve**
151 Hungary Road, Granby, 1.82 acres
48. **The Dunning Preserve**
20 Intervale Road, Granby, 0.21 acres
49. **Laudati/Manitook Lake Easement**
456 and 462 Salmon Brook Street, Granby, 5 acres
50. **15R Candlewood Lane Easement**
15R Candlewood Lane, Granby, 28.66 acres
51. **The Wright/Kralza Preserve**
104 Quarry Road, Granby, 18.27 acres
52. **Wilke Conservation Easement**
124 Higley Road, West Granby, 39.17 acres
53. **Pease Family Preserve**
54 Higley Road, West Granby, 58.35 acres
54. **Beaudry Preserve**
69 Hartford Avenue, Granby, 32.8 acres

Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

Granby, CT Farm Map



1 - Farm locations

- Dairy
- Flowers
- Horse facilities
- Vineyard
- Pick your own
- Eggs
- Fruits
- Meat
- Farm store
- CSA
- Farm products
- Honey, apairy
- Vegetables
- Call for appt

- 1. Alba Flower Apiaries** 🐝📞
53 Barn Door Hills Rd.; GilmanE@msn.com; Raw honey, honey combs, bees & queens, pollination
- 2. Angel Horses** 🐎📞
12 Knollwood Ln.; 860.764.9004; www.angelhorses.org; Retirement, rescue for therapeutic riding horses
- 3. Briarwoods Farm** 🍏🍏📞
53 Briarwood Dr.; 860.325-2011 Barkhamsted; briarwoodsfarm@gmail.com; Family farm producing naturally-grown fruits & vegetables
- 4. Clark Farm at Bushy Hill** 🍏🍏📞
33 Bushy Hill Rd.; 860.653.4022; www.bushyhill.com; Apples, peaches, goat cheese & homemade goods
- 5. Fiddlehead Farm** 🍏🍏📞
74R Silkey Rd.; 860.653.5279; Kids programs, pony parties, antique shop, flowers & herbs
- 6. Hemlock Knoll Farm** 🐄📞
18 Loomis St.; 860.653.6447; www.hemlockknoll.com
Family farm raising beef, pork & veal
- 7. Holcomb Farm** 🍏📞
111 Simsbury Rd.; 860.844-8616; www.holcombfarm.org; Non-profit farm, chemical free vegetables, Fresh Access, farm store and CSA
- 8. Horse Central Stables** 🐎📞
31 Wells Rd.; 860.653.5504; www.horsecentralstable.com; Instruction & training in western fundamentals, boarding
- 9. Lost Acres Orchard** 🍏🍏📞
130 Lost Acres Rd.; 860.653.6600; www.lostacres.com; Apple & peach orchard, cider mill, bakery, lunch served daily
- 10. Lost Acres Vineyard** 🍷📞
80 Lost Acres Rd.; lostacresvineyard@gmail.com; www.lostacresvineyard.com; Wine tastings, wines by glass or bottle. Pasture raised pork & lamb

Summary Report of the
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Land Trust Properties

4023	GRANBY LAND TRUST	241 OLD MESSENGER RD	Map It
218	GRANBY LAND TRUST	31R BROAD HILL RD	Map It
219	GRANBY LAND TRUST	5 BROAD HILL RD	Map It
1434	GRANBY LAND TRUST INC	136R OLD MESSENGER RD	Map It
100914	GRANBY LAND TRUST INC	101R MOUNTAIN RD	Map It
4346	GRANBY LAND TRUST INC	104 QUARRY RD	Map It
100004	GRANBY LAND TRUST INC	109 DONAHUE RD	Map It
4047	GRANBY LAND TRUST INC	130 SOUTH OLD MESSENGER RD	Map It
3915	GRANBY LAND TRUST INC	138R OLD MESSENGER RD	Map It
4274	GRANBY LAND TRUST INC	151 HUNGARY RD	Map It
101215	GRANBY LAND TRUST INC	157 SILVER ST	Map It
3586	GRANBY LAND TRUST INC	166 OLD MESSENGER RD	Map It
1041	GRANBY LAND TRUST INC	178 MOUNTAIN RD	Map It
4220	GRANBY LAND TRUST INC	193 FOX RD	Map It
940	GRANBY LAND TRUST INC	200 MOUNTAIN RD	Map It
4329	GRANBY LAND TRUST INC	22R OAKRIDGE DR	Map It
602	GRANBY LAND TRUST INC	238 GRANVILLE RD	Map It
4373	GRANBY LAND TRUST INC	239R SALMON BROOK ST	Map It
3588	GRANBY LAND TRUST INC	248 LOOMIS ST	Map It
2647	GRANBY LAND TRUST INC	256 SIMSBURY RD	Map It
4159	GRANBY LAND TRUST INC	27 BROAD HILL RD	Map It
1042	GRANBY LAND TRUST INC	31 DONAHUE RD	Map It
100003	GRANBY LAND TRUST INC	35 DONAHUE RD	Map It
4227	GRANBY LAND TRUST INC	355 GRANVILLE RD	Map It
101326	GRANBY LAND TRUST INC	40 HOLCOMB RIDGE	Map It
4455	GRANBY LAND TRUST INC	40 STRONG RD	Map It
101318	GRANBY LAND TRUST INC	44 HOLCOMB HILL RD	Map It
4010	GRANBY LAND TRUST INC	65 BROAD HILL RD	Map It
101640	GRANBY LAND TRUST INC	67 SOUTH OLD MESSENGER RD	Map It
724	GRANBY LAND TRUST INC	69 HARTFORD AVE	Map It
103071	GRANBY LAND TRUST INC	73R DAY ST	Map It
103070	GRANBY LAND TRUST INC	75R DAY ST	Map It
4182	GRANBY LAND TRUST INC	76R DONAHUE RD	Map It
3833	GRANBY LAND TRUST INC	82 DAY ST	Map It
4256	GRANBY LAND TRUST INC	84 HARTFORD AVE	Map It
3985	GRANBY LAND TRUST INC	85R DONAHUE RD	Map It
4283	GRANBY LAND TRUST INC	92 LOOMIS ST	Map It
3587	GRANBY LAND TRUST INC	94 LOOMIS ST	Map It
2467	GRANBY LAND TRUST INC THE	214 SIMSBURY RD	Map It

Summary Report of the
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McLean Game Refuge Properties

4133	MCLEAN GAME REFUGE INC	100 BARN DOOR HILLS RD	Map It
101077	MCLEAN GAME REFUGE INC	113R FIRETOWN RD	Map It
3618	MCLEAN GAME REFUGE INC	130 BROAD HILL RD	Map It
4130	MCLEAN GAME REFUGE INC	134 FIRETOWN RD	Map It
4213	MCLEAN GAME REFUGE INC	17R FIELDING WOODS RD	Map It
4446	MCLEAN GAME REFUGE INC	271 SIMSBURY RD	Map It
4447	MCLEAN GAME REFUGE INC	295 SIMSBURY RD	Map It
4448	MCLEAN GAME REFUGE INC	304 SIMSBURY RD	Map It
4137	MCLEAN GAME REFUGE INC	33 WEED HILL RD	Map It
4127	MCLEAN GAME REFUGE INC	330 BARN DOOR HILLS RD	Map It
4214	MCLEAN GAME REFUGE INC	37 FIRETOWN RD	Map It
100582	MCLEAN GAME REFUGE INC	37 FIRETOWN RD	Map It
101043	MCLEAN GAME REFUGE INC	49R CONE MOUNTAIN RD	Map It
4161	MCLEAN GAME REFUGE INC	60 BROAD HILL RD	Map It
71	MCLEAN GAME REFUGE INC	64 BROAD HILL RD	Map It
4216	MCLEAN GAME REFUGE INC	70 FIRETOWN RD	Map It
73	MCLEAN GAME REFUGE INC	75 BROAD HILL RD	Map It
3434	MCLEAN GAME REFUGE INC	88 BARN DOOR HILLS RD	Map It
4156	MCLEAN GAME REFUGE INC	98 BROAD HILL RD	Map It
4125	MCLEAN GAME REFUGE INC	99 BARN DOOR HILLS RD	Map It
4218	MCLEAN GAME REFUGE INC.	133 FIRETOWN RD	Map It
3617	MCLEAN GAME REFUGE LLC	9 FIELDING WOODS RD	Map It

Summary Report of the
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State of CT Properties

3267	CONNECTICUT STATE OF	107 FOX RD	Map It
4147	CONNECTICUT STATE OF	116 BARKHAMSTED RD	Map It
3510	CONNECTICUT STATE OF	134 FOX RD	Map It
3511	CONNECTICUT STATE OF	137 FOX RD	Map It
4287	CONNECTICUT STATE OF	145 LOST ACRES RD	Map It
4208	CONNECTICUT STATE OF	15 ENDERS RD	Map It
4209	CONNECTICUT STATE OF	16 ENDERS RD	Map It
4123	CONNECTICUT STATE OF	183 BARKHAMSTED RD	Map It
4288	CONNECTICUT STATE OF	185 LOST ACRES RD	Map It
3584	CONNECTICUT STATE OF	186 LOST ACRES RD	Map It
1822	CONNECTICUT STATE OF	227R HARTLAND RD	Map It
101119	CONNECTICUT STATE OF	243 HARTLAND RD	Map It
3262	CONNECTICUT STATE OF	25R FOX RD	Map It
4260	CONNECTICUT STATE OF	275 HARTLAND RD	Map It
3263	CONNECTICUT STATE OF	45 FOX RD	Map It
3265	CONNECTICUT STATE OF	49 FOX RD	Map It
3623	CONNECTICUT STATE OF	5 WEST GRANBY RD	Map It
3268	CONNECTICUT STATE OF	60 FOX RD	Map It
4330	CONNECTICUT STATE OF	65 OLD BEACH RD	Map It
4353	CONNECTICUT STATE OF	65 SALMON BROOK ST	Map It
3269	CONNECTICUT STATE OF	7 FOX RD	Map It
101118	CONNECTICUT STATE OF	70 FOX RD	Map It
3266	CONNECTICUT STATE OF	81 FOX RD	Map It
4122	CONNECTICUT STATE OF	95 BARKHAMSTED RD	Map It

Summary Report of the
Town of Granby
Town-Owned Land Study Committee
(TOLSC)

Demographics Data

Municipality	Average Household Size			Average Family Size		
	2000	2010	% Change	2000	2010	% Change
Granby	2.71	2.66	-1.8%	3.06	3.04	-0.7%
Hartford County	2.48	2.47	-0.4%	3.05	3.06	0.3%
Connecticut	2.53	2.52	-0.4%	3.08	3.08	0.0%

Source: U.S. Census, Compiled by R.P. McDermott Associates Inc.

GRANBY POPULATION BY AGE			
Ages	2010	2013	% Change 2010-2013
0 to 4 years	529	542	2.5%
5 to 9 years	809	820	1.4%
10 to 14 years	953	859	-9.9%
15 to 19 years	804	622	-22.6%
20 to 24 years	361	376	4.2%
25 to 34 years	692	860	24.3%
35 to 44 years	1,573	1,423	-9.5%
45 to 54 years	2,337	2,420	3.6%
55 to 59 years	939	807	-14.1%
60 to 64 years	746	848	13.7%
65 to 74 years	835	834	-0.1%
75 to 84 years	516	620	20.2%
85 years and over	188	253	34.6%
<i>Totals</i>	<i>11,282</i>	<i>11,284</i>	<i>0.0%</i>

Source: 2010 Census & 2009-2013 American Community Survey 5-Year Estimates; Compiled by R.P. McDermott Associates Inc.

GRANBY POPULATION PROJECTION TRENDS BY AGE GROUP					
Age Group	2015	2020	% Change	2025	% Change
0-19	2,920	2,471	-15.4%	2,115	-14.4%
20-34	1,063	1,473	38.6%	1,983	34.6%
35-59	4,731	4,280	-9.5%	3,579	-16.4%
60-79	2,319	2,895	24.8%	3,493	20.7%
79+	501	576	15.0%	656	13.9%
Totals	11,534	11,695	1.4%	11,826	1.1%

Source: UCONN CT State Data Center; Compiled by R.P. McDermott Associates Inc.

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GRANBY POPULATION PROJECTIONS BY AGE					
Ages	2015	2020	2015-2020 % Change	2025	2020-2025 % Change
0 to 4 years	324	297	-8.3%	374	25.9%
5 to 9 years	608	402	-33.9%	376	-6.5%
10 to 14 years	937	737	-21.3%	532	-27.8%
15 to 19 years	1,051	1,035	-1.5%	833	-19.5%
20 to 24 years	654	899	37.5%	884	-1.7%
25 to 29 years	153	457	198.7%	689	50.8%
30 to 34 years	256	117	-54.3%	410	250.4%
35 to 39 years	501	370	-26.1%	231	-37.6%
40 to 44 years	790	654	-17.2%	522	-20.2%
45 to 49 years	1,041	898	-13.7%	763	-15.0%
50 to 54 years	1,257	1,099	-12.6%	959	-12.7%
55 to 59 years	1,142	1,259	10.2%	1,104	-12.3%
60 to 64 years	899	1,096	21.9%	1,210	10.4%
65 to 69 years	672	818	21.7%	1,007	23.1%
70 to 74 years	419	601	43.4%	736	22.5%
75 to 79 years	329	380	15.5%	540	42.1%
80 to 84 years	245	282	15.1%	322	14.2%
85 to 89 years	168	177	5.4%	203	14.7%
90 years and over	88	117	33.0%	131	12.0%
Totals	11,534	11,695	1.4%	11,826	1.1%
% Change	NA	1.4%		1.1%	

Source: UCONN CT State Data Center; Compiled by R.P. McDermott Associates Inc.
Bold- High/low percentage changes *Italics – High/Low total age group populations*

POPULATION DENSITY			
Area	Square Miles	2010 Population	Population Per Sq. Mile
Barkhamsted	36.21	3,799	105
Canton	24.56	10,292	419
East Granby	17.47	5,148	295
Granby	40.68	11,282	277
Hartland	33.02	2,114	64
Simsbury	33.88	23,511	694
Suffield	42.21	15,735	373
<i>Totals</i>	<i>228.03</i>	<i>71,881</i>	<i>315</i>
<i>Hartford County</i>	<i>735.32</i>	<i>894,014</i>	<i>1,216</i>
<i>State of CT</i>	<i>4,844.00</i>	<i>3,574,097</i>	<i>738</i>

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ENROLLMENT HISTORY AND PROJECTIONS

District enrollment peaked in FY10 and will steadily decline over the next five to ten years. The student population in FY13 was 24 students below the projected and budgeted enrollment. K-12 enrollment in FY14 is projected to decline by 61 students below the FY13 actual enrollment. The biggest decline in enrollment is at the intermediate schools and the high school.

	YEAR	PRE-K	K-2	3-6	7-8	9-12	PK-12 TOTAL
Actual	2008-2009		465	680	379	736	2,260
	2009-2010		466	702	354	753	2,275
	2010-2011		417	678	355	789	2,239
	2011-2012		389	659	356	754	2,158
	2012-2013	16	366	630	330	761	2,103
Projected	2013-2014	25	373	588	327	738	2,051
	2014-2015	25	362	553	322	704	1,966
	2015-2016	25	331	527	309	714	1,906
	2016-2017	25	300	510	295	688	1,818

CLASS SIZE GUIDELINES

Established Board of Education class size guidelines are used to help determine the number of classes at each grade level. Projected class sizes are compared to state and District Reference Group (DRG) averages. Class size projections are based on the proposed FY14 budget.

	Granby BOE Guidelines	State* Averages	DRG* Averages	Projected Granby Averages
Kindergarten	18 students	18.4	17.5	17
Grade 2	21-22 students	19.9	19.8	21.5
Grade 5	23-25 students	21.2	22.1	21.9
Grade 7	23-25 students	20.6	21.3	20.1
High School	18-25 students	19.3	20.2	21.3

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MEDIAN HOUSEHOLD INCOME			
Area	2000	2012	% Change 2000-2012
Barkhamsted	\$65,972	\$84,861	28.6%
Canton	\$65,013	\$86,136	32.5%
East Granby	\$68,696	\$73,074	6.4%
Granby	\$81,151	\$97,851	20.6%
Hartland	\$64,674	\$91,875	42.1%
Simsbury	\$82,996	\$117,577	41.7%
Suffield	\$66,698	\$92,019	38.0%
Area Averages	\$70,743	\$91,913	29.9%
Hartford County	\$50,756	\$64,752	27.6%
State of CT	\$53,935	\$69,519	28.9%
Source: Census; Compiled by R.P. McDermott Associates, Inc.			

HOUSEHOLDS BY INCOME						
Income	Granby		Hartford County		State of CT	
	Number of Households	% of Households	Number of Households	% of Households	Number of Households	% of Households
Less than \$10,000	40	0.9%	22,321	6.4%	76,257	5.6%
\$10,000 to \$14,999	72	1.7%	15,015	4.3%	54,030	4.0%
\$15,000 to \$24,999	212	4.9%	31,896	9.2%	113,614	8.4%
\$25,000 to \$34,999	164	3.8%	28,431	8.2%	106,176	7.8%
\$35,000 to \$49,999	324	7.4%	38,966	11.2%	148,806	11.0%
\$50,000 to \$74,999	629	14.4%	58,960	16.9%	223,674	16.5%
\$75,000 to \$99,999	800	18.4%	46,985	13.5%	178,175	13.1%
\$100,000 to \$149,999	793	18.2%	55,545	16.0%	227,122	16.8%
\$150,000 to \$199,999	585	13.4%	25,144	7.2%	105,201	7.8%
\$200,000 or more	740	17.0%	24,611	7.1%	97,650	9.1%
Totals	4,359	100%	347,874	100%	1,355,849	100%
Median HH income	\$97,894	NA	\$64,967	NA	\$69,461	NA
Mean household income	\$141,636	NA	\$87,148	NA	\$97,650	NA
Source: 2009-2013 American Community Survey 5-Year Estimates; Compiled by R.P. McDermott Associates, Inc.						

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AVERAGE ANNUAL UNEMPLOYMENT RATES BY PLACE OF RESIDENCE												
Area	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Barkhamsted	4.7	5.4	4.3	4.1	4.0	4.8	7.9	9.1	8.4	8.2	6.6	6.0
Canton	4.1	3.7	3.7	3.0	3.1	4.0	6.1	7.3	6.5	5.6	5.7	4.9
East Granby	4.1	3.3	4.0	3.4	3.6	4.3	6.4	6.8	6.6	6.1	6.0	5.1
Granby	3.7	3.1	3.9	3.1	3.4	4.0	5.9	6.7	6.5	6.2	5.9	5.1
Hartland	3.8	3.6	3.5	3.4	3.3	3.9	5.4	6.6	6.5	6.4	5.6	4.8
Simsbury	2.9	2.7	3.7	3.1	3.1	4.0	5.4	6.3	6.3	5.9	5.6	4.8
Suffield	4.1	3.6	4.3	3.6	4.1	4.8	6.4	7.8	7.7	6.6	6.6	5.4
Hartford LMA	5.4	5.1	5.3	4.5	4.7	5.9	8.1	9.1	8.9	8.4	7.9	6.7
State of CT	5.0	4.7	5.1	4.3	4.5	5.8	8.0	9.0	8.8	8.3	7.9	6.7

Source: CT Economic Digest; Compiled by R.P. McDermott Associates, Inc.

LABOR FORCE ESTIMATES BY TOWN				
Area	Labor Force	Employed	Unemployed	%
Barkhamsted	2,268	2,149	119	5.2
Canton	5,919	5,671	248	4.2
East Granby	3,000	2,861	139	4.6
Granby	6,393	6,116	277	4.3
Hartland	1,240	1,179	61	4.9
Simsbury	12,068	11,573	495	4.1
Suffield	7,921	7,545	376	4.7
State of CT	1,890,800	1,783,000	107,800	5.7
United States	155,521,000	147,190,000	8,331,000	5.4

Source: CT Economic Digest 2015; Compiled by R.P. McDermott Associates, Inc.

ANNUAL HOUSING UNITS AUTHORIZED and TOWN AVERAGES														
Area	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Totals	Avg.
Barkhamsted	16	17	8	8	9	10	3	4	3	1	4	NA	83	7
Canton	89	147	100	32	23	11	9	10	10	8	11	10	460	38
East Granby	24	20	21	33	21	25	17	2	7	12	7	2	191	16
Granby	60	43	64	46	17	3	4	6	4	4	10	11	272	23
Hartland	6	4	8	7	4	3	4	6	0	0	1	NA	43	4
Simsbury	26	85	60	71	19	10	3	10	19	14	18	176	511	43
Suffield	68	70	88	65	31	28	24	28	31	21	24	29	507	42
Totals	289	386	349	262	124	90	64	66	74	60	75	228	2,067	172
State of CT	10,435	11,837	11,885	9,236	7,746	5,220	3,786	3,932	3,173	4,669	5,424	NA	77,343	7,031

Source: CT Department of Economic and Community Development ; Compiled by R.P. McDermott Associates, Inc.

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Websites of Interest

CT DOT Granby Traffic Data - [Traffic Monitoring Volume Information Traffic Count Data](#)

McLean Game Refuge - <http://www.mcleangamerefuge.org/>

Granby Land Trust - <http://www.granbylandtrust.org>

Map showing Town, GLT around Old Messenger Road and Cider Mill development
http://www.granbylandtrust.org/crane_assets/crane_prop_old_messenger_map.jpg

GLT as to Crane/Old messenger Road (Garmany preserve)
http://www.granbylandtrust.org/crane_property.htm

State of Connecticut statements of agricultural policy, preservation of agricultural land, and local food supplies - <http://www.ct.gov/doag/cwp/view.asp?a=3595&q=423842>

See also Wikipedia summary http://en.wikipedia.org/wiki/Agriculture_in_Connecticut

Need to retain and restore producing farmland, and increase local food production- (stated premise of State Farmland Preservation programs for private lands)
<http://www.ct.gov/doag/cwp/view.asp?a=3260&q=399016#programoverview> .

Similar State policy underlying Public Act 490 associated with tax policy to encourage retention of private agricultural land (see brochure page 1)
http://www.ct.gov/doag/lib/doag/marketing_files/complete_490guide_cfba.pdf

Statements in program guide for municipalities concerning the important role a Town may play in farmland preservation and promotion of agricultural land use
http://www.ct.gov/doag/lib/doag/marketing_files/2015/doag_municipalities_guide.pdf

Granby Plan of Conservation and Development (PoCD)
http://www.granby-ct.gov/Public_Documents/GranbyCT_CommDev/Plan%20of%20Conservation%20and%20Development.pdf

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Correspondence

8/27/15 – letter from Teagan Lapuk and Lynn Guelzow (Lynn spoke at the 8/27/15 meeting)

7/29/15 – letter from Rick Orluk, Granby Land Trust

6/11/15 – email from Paula and Whitey Johnson

3/26/15 – printed page from Debby Reelitz, provided at the Public Meeting after she spoke at the first open town meeting

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Survey Results

Public Survey Results

A survey was prepared by the Town-Owned Land Study Committee and reviewed by Mr. William J. Smith, Town Manager, before distribution. The survey was printed and copies were available at Town Hall, the libraries and other Town Offices. Paper copies were also distributed via the Granby Drummer in the May 2015 edition. A digital version of the survey was also posted on-line through the town website. This web survey was active from April to June 2015. The paper copies were available during May 2015

During this time, the committee received 69 paper copies and 322 web surveys for a total of 391 respondents.. The results have been tabulated below.

Question#1 – Are you a resident of Granby?

Of the 391 respondents, 98% were residents of the town. The non-residents took the web survey.

Question #2-How many people are in your household?

1- 24 responses 6%	2 121 responses 31%	3-4 168 responses 43%	4-5 61 responses 16%
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Question #3- What are the ages of those in your household?

Answers to this question can include multiple responses. In general, there were two responses where children's ages were noted and then the adults. Therefore, the total will exceed the number of respondents.

Children-

Ages 0-2 25 responses	Ages 3-5 19 responses	Ages 6-10 49 responses
Ages 11-14 79 responses	Ages 15-18 68 responses	

Adults-

Ages 19-27 63 responses	Ages 28-40 64 response	Ages41-65 216 responses
Ages 65+ 64 responses		

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The results for this question were:

7a. The location is convenient for me to get to or use.

7% of the respondents indicated that the location was not convenient with the remainder indicating that 93% of respondents felt the project was convenient to get to or were neutral

7b. I regularly use town facilities.

55% + of the respondents indicated they do use town facilities regularly which is less than the more general question in Question #4. 72 or 18% of the responses indicated that they did not use town facilities regularly, which is consistent with the responses for Question 4. 80 (or 20%) of the responses indicated "neutral" which may reflect the amount the respondents use the facilities rather than a contradiction to the responses in Question 4. If the neutral category was added in-to the positive responses, the results (75%) would be consistent with Question 4.

7c. I am active in a variety of sports, clubs and organizations.

Over 35% of the respondents indicated they were active in sports, clubs or organizations with 31% indicating they were not and 25% answered in the neutral category. 9% of respondents did not answer the question.

7d. My children are active in a variety of sports, clubs and organizations.

30% of the total respondents indicated they did not participate and 39% of the total respondents indicated that did participate.

7e. I could see the property being more actively used.

29% of the respondents disagreed with the statement and 49% of the respondents agreed with the statement. 20% of the respondents indicated a neutral response.

7f. The property should generate revenue for the town

This comment generated the most "neutral" response to date with nearly 30% responding as neutral. 42% of the respondents agreed with the statement with 29% disagreeing.

7g. The town should sell the property.

70% of the respondents indicated that the town should not sell the property. 13% of the respondents indicated that the town should sell the property with 16% of respondents neutral.

7h. Continue Agriculture Use

On this comment, respondents were mixed. 49% of respondents agreed that the agriculture use should remain with 31% indicating a neutral response. Only 17% of the respondents disagreed.

7i. and 7j. We need more athletic fields in town./We have all the athletic fields we need

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61 % of the respondents indicated that there were enough athletic fields in town. Only 7% agreed completely and 17% agreed in total.

Question #8- What activities would you use if they were at 107 East Street?

The resulting uses are in order of interest. Based on the results, once the interest level falls below 40%, there is just as likely to be a similar or larger number of respondents opposed to these uses. Due to the use of three different forms, not all forms had a question regarding the current agricultural use as part of this question.

% favorably Interested		% Not interested
Walking Trails	66%	
Farmstand	62%	
Agriculture use	55%	19%
Bike Trail	47%	32%
Community Gardens	42%	30%
Pool	31%	45%
Outdoor Concerts ⁵	30%	42%
Arboretum	29%	36%
Horse Trails	27%	42%
Solar Farm	27%	34%
Event/Reunion Pavilion	22%	55%
Skate Park/ Ice/Roller Skate rink	21%	73%
New Athletic Fields	20%	49%
New School complex with fields-	8%	76%
Small Commercial Buildings	8%	82%

Respondents were then asked to list what other uses would they like to see at the property. The most listed use of interest from the web survey is golf course. Other agricultural uses – such as vineyard, active nature/farm/museum like Northwest Park in Windsor, as well as the ones above are the second most noted use. Other recreation uses – cross-country skiing, splash pool, mini golf are also identified by a small number of individuals.

As noted in other questions, there is 5-10% of the respondents who noted that the property should be sold and are open to small commercial buildings, airport and other private commercial uses. However, over nearly 50% of the respondents were opposed to new athletic fields. Over 75% and over 80% were opposed to a new school complex and small commercial buildings, respectively.

The most listed use that respondents are not interested in is - additional homes.

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Question #9 –Do you feel the property should be town/resident use only or should the property be sold or leased for use by others/private use where revenue can be generated?

Resident use Only –19%
Variety of Town/resident use and private Use –37%
Private Use Only – 3%
Depends on Use –38%
Agriculture Use – 0.7%
Sell property- 0.5%No response- 1.8%

Question #10 –What kind of revenue generating uses would be acceptable here?

Respondents could vote for multiple items listed below. There were a total of 798 responses.

Private Agriculture	27%
Expand CSA use	17%
Solar Farm	17%
Indoor Range	9%
Indoor Reception Hall	7%
None of the Above	7%
Senior Housing	5%
Small commercial buildings	5%
Houses	3%
Medical Office	2%
Any of the above/Sell it/Other/No Houses	1%

Survey Conclusions:

The respondents clearly favored agriculture use of the property as its primary use. Other uses were possible and may be acceptable but those are mostly small scale and should not impinge on the agricultural use or should actively diversify it (such as a CSA use). There remains a small percentage (between 5-10%) of the respondents who advocate for selling the property or for more intense development. However, there is an equally intense larger proportion of respondents (40-70%) who are opposed to such increase in use.

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Other Documents

Evonsion Farm Reference Sheet

ITEM		NOTES
107 East Street (Evonsion Farm)		
Price/cost to town	\$2,500,000	
Assessed value	\$479,200	
Appraised value	\$335,440	
Taxes @ last assessment	\$2,368	Land only
Zoning	R-30	Residential - up to 30,000 sq. ft.
Acreage	125 acres	
Purchase date	9/14/2012	
History of property		Originally a dairy farm, for the last approx. 20 years was used for a variety of agricultural uses including pick-ur-own fruits/vegetables and leased for growing corn
Current Lease Data		The Evonsion land is important to the Hayes and Woodger undertakings. The lease is for 80 acres. Hayes thought some of that - probably some wetter sections- was in hay.
Lease amount 80 acres	\$8,000/year	The crux of the message is that the Evonsion property is a key part of local and regional dairy operations. Area dairies are part of regional dairy cooperatives, and the leases of Town land regional competition for agricultural land. As more and more land is taken out of ag production, the availability and competition becomes more intense. That said, S. Hayes noted that the Evonsion farm might be able to accommodate simultaneously certain Town uses and ag uses.
Lease length	3 years	expires end of 2016
Lessee	Stanley Hayes	Hayes Dairy / Sweet Pea Farm

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<p>Granby Plan of Conservation and Development</p>		<p>Statement of Granby’s Fundamental Values</p> <p><u>Agricultural:</u> Our Town’s rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. While the land areas dedicated to agriculture remain relatively abundant overall, agricultural activity has changed over time. Commercial farms that provide the primary livelihood of a farm family are now few in number. However, through inclusive zoning and supportive government, a great number of our local homeowners keep livestock, own substantial acreage and maintain large fields and vegetable plots. Together these commercial and family farmlands carry on the Town’s agrarian tradition. The visibility of these areas reminds us of our roots and distinguishes our Town from the encroaching suburbia of nearby municipalities. The Town’s farmlands and open spaces offer an inviting atmosphere and a local source of fruits and vegetables. Viewing the livestock, smelling manure, experiencing the changing scenery of the fields from the first seeding to the maturation of the crops and the harvesting and the re-growth of winter rye is a treasure that will be missed if it is allowed to disappear.</p>
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Solar Presentation by Jack Lareau

Shared Community Solar Electricity Facility Summary

Jack Lareau
March 5, 2015
Presented to Granby Town Land Use Study Committee

Acknowledgements

- Connecticut Academy of Sciences and Engineering Study Panel
 - All data and figures come from that study
 - Joel Gordes, Environmental Energy Solutions
 - Also, former State Representative for Granby

Background

- CT has legislation requiring utilities to have 27% renewable electric energy sources by 2020
 - $\geq 20\%$ supplied by Class 1 sources (primarily solar or wind for this study)
 - Utilities must purchase Renewable Energy Credits (RECs) to satisfy this requirement
 - 1 REC = 1 MWhr production (1 kW equates to approximately 1.1 REC)
 - $>80\%$ goes out of state due to lack of local availability
- CT has a residential solar power program
 - Established and defined by legislative act
 - Only 25% of residences are suitable ($<1\%$ actually installed)
- CT has recently introduced legislation for Shared Clean Energy Facilities
 - CT Academy of Sciences and Engineering was asked to provide the legislature with an advisory panel
 - Legislation is expected to be passed this year

Individual Residential Solar Installations

- ~7,000 currently installed in CT ($<1\%$ of customers)
 - All energy is put onto the electric grid and distributed by utilities
 - ~100 MW total (out of 7,000 MW state wide)
 - Expected to grow to 350 MW by 2023
- Average power size is ~5 kW (kilowatts)
 - Typical CT installation generates 5,500 kW-hrs of energy per year
 - Typically solar provides 60% of individual solar customer use
 - Net metering approach is used
 - Total energy used minus solar energy generation (kilowatt-hrs)
 - Effectively, residential solar is compensated for generation and transmission/distribution (T&D) costs (plus other incidental charges)

Individual Residential Solar Installations

- Typical cost now is between \$3-4/watt
 - 5 kW--\$15,000-\$20,000 installation

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- 30% federal Investment Tax Credit (ITC)
 - The residential ITC expires at the end of 2015
 - Commercial installation ITC drops to 10% in 2016
- Some states have extra tax incentives
 - MA has Solar REC reimbursement at \$250 vs \$50 typical value
 - CT residential program allows transfer of REC to CT Green Bank for installation cost credit
- Solar customers must comply with utility conducted energy audit
- Solar customers must have a credit check
- Typically overproduce in summer and carry credit into winter
 - Any unused energy is credited at wholesale rate (~\$0.05/ kW-hr)

PRIMARY INCENTIVE IS THE NET METERING AT FULL RETAIL RATE

Examples of Daily and Monthly Relative Power Output for Solar Panels (CASE Report)

Relative Monthly Power Production

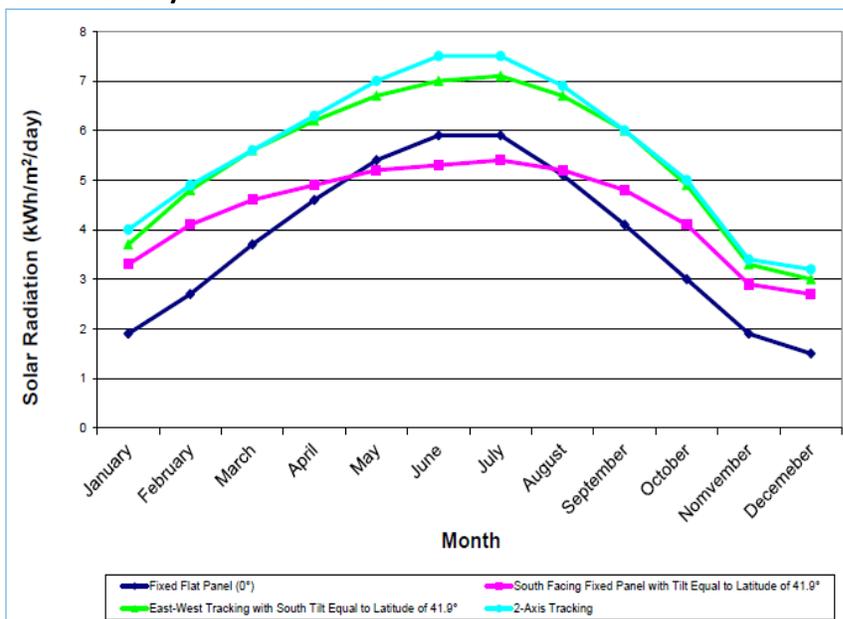


Figure B-2. Average Hartford, CT Monthly Solar Radiation for Fixed and Tracking Panels
(Source: http://redc.nrel.gov/solar/old_data/nsrdb/1961-1990/redbook/sum2/14740.txt)

Relative Daily Power Production

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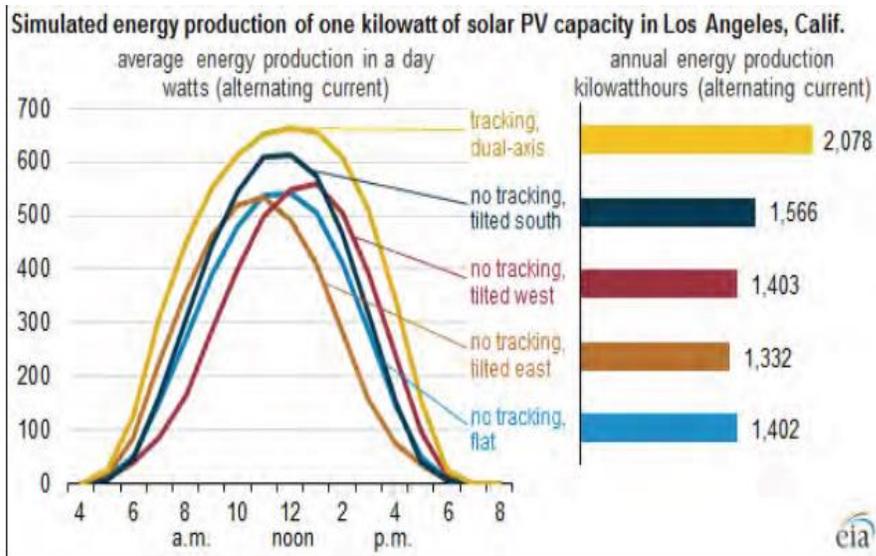


Figure B-3. Simulated Energy Production of 1 kW of Solar PV Capacity in Los Angeles, CA
(Source: <http://www.eia.gov/todayinenergy/detail.cfm?id=18871>)

Summary Report of the
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Six Acre Solar Panel Farm

- Repurposed urban brown field
- Approximately 1 MW installation
 - Each panel is 275 W capacity
- Bridgeport has a 2.2 MW installation on closed town landfill
- MA has several such facilities, including some in Southwick



A six-acre solar farm occupies a former brownfield adjacent to the Cuyahoga Metropolitan Housing Authority headquarters on Kinsman Road in Cleveland

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Easthampton, MA 2 MW Facility

Example: Credit Allocation

- 2 MW project located on landfill in Easthampton, MA
- Very little on-site load
- Developer allocates net metering credits to Town of Easthampton's municipal electric account(s)
- Town of Easthampton enters into sale of net metering credits agreement with project owner/developer
- Easthampton receives \$ credits, but only pays a fraction of a dollar for the credit
- Developer compensated at a rate higher than the wholesale clearing price for electricity, but slightly less than the retail rate



Easthampton Landfill 2 MW Array (photo by Borrego Solar Systems, Inc.)

Creating A Greener Energy Future For the Commonwealth



Electric Bill Breakdown (CL&P/Eversource)

- Residential electric bills have several individual components
 - Fixed service charge (\$19.25)
 - Generation cost (\$0.126 per kilowatt-hr)
 - Recent ~20% rate increase in 2015
 - T&D cost (\$0.0531 per kilowatt-hr)
 - Public benefit (\$0.010 per kilowatt-hr)
 - About half of this is used to fund conservation and renewable energy investments
 - Conservation through energy efficiency is keeping total consumption to a near 0% growth
 - Optional clean energy "donation"--\$2.5M collected, almost all goes out of state
- Total retail price ~\$0.19 per kilowatt-hr
 - Second highest rate in the contiguous US
 - Wholesale cost to T&D utilities from generators is ~\$0.05 per kilowatt-hr

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Shared Clean Energy Facility

- Currently proposed legislation is to extend the residential net metering until the rate setting agency reassesses impact when total solar power starts to impact T&D costs
 - On average, electric bill reduces by \$90/month
 - Electricity usage savings average \$55/month
 - At last year rates, residential solar customers avoided about \$30/month in T&D costs and \$5 in conservation/clean energy fund costs
 - On average, non solar customers were paying \$0.15/month to offset these avoided T&D costs
 - Solar customers had already self installed all the conservation and clean energy initiatives

Installation Cost for Solar

- ITC was meant to help increased volume reduce price
- More than a 50% reduction achieved

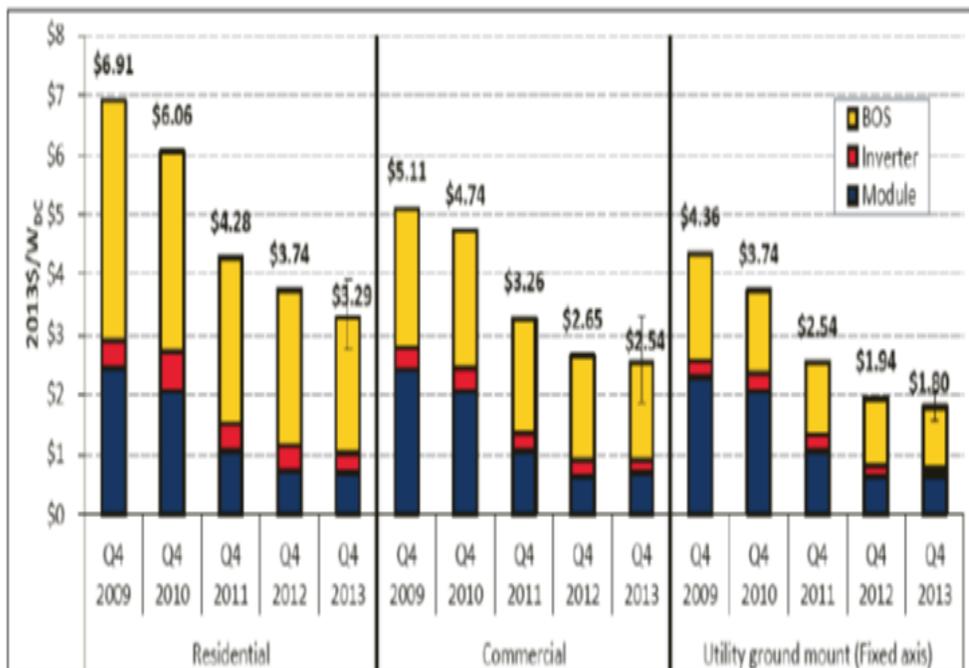


Figure B-5. Bottom-Up Modeled System Price of Solar PV Systems by Sector from 2009 - 2013

(Source: <http://www.nrel.gov/docs/fy14osti/62558.pdf>)

Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

Additional Considerations

- Installations ≥ 1 MW require CT Siting Council approval
 - Extra cost
- Existing meter on site reduces interconnection costs
- Installations ≥ 5 MW need ISO-New England interconnection permit
 - This is the current level where power interruptions are considered disruptive to the grid
- Local permitting varies
- Proposed legislation implements the same residential solar net metering arrangement plus allows ownership of REC
 - Regulator will assess value of solar that will change (probably reduce) this reimbursement, but existing facilities are grandfathered for life of facility

Business Models

- Lease the land to a third party
 - Several companies provide turnkey facilities that they own and operate
 - Subscribers enter into an agreement with operator
 - Third party has tax credit and REC ownership
- Align with a utility to build/operate with a power purchase agreement
- Municipal owned
- Improvement District Owned
 - Non profit
 - Several tax advantages

Business Evaluation

- Assume a 1 MW facility (200 subscribers)
 - Annual net metering benefit: \$210,000
 - Annual REC value: \$55,000 (publicly traded commodity that varies somewhat)
 - Installation cost: ~\$3,000,000
 - Hardware life span >25 years

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Solar Power Farm

Financial Considerations for 1Mw Example

- ❖ Construction cost for a 1 MW solar farm would be ~\$3M
- ❖ Assumes no land purchase cost
- ❖ Life of facility is >25 years
- ❖ Maintenance cost about \$100,000 (replace components)
- ❖ 1 MW would be the equivalent ~200 “roof top” solar customers or a few Town of Granby buildings (schools)
- ❖ Insurance for damage is a good practice (hail storm could destroy \$1M of panels)
- ❖ Revenue stream estimate
- ❖ ~\$210,000/year in electricity generation avoided costs
- ❖ ~\$55,000/year in Renewable Energy Credits (REC), which utility is required to purchase
- ❖ Not including cost of borrowing, this is 12 year payback
- ❖ Anticipated rate increases mostly offset borrowing costs
- ❖ Utilities re required to handle the metering and billing

Business Models

- ❖ Lease the land to a third party
- ❖ Several companies provide turnkey facilities that they own and operate
- ❖ Subscribers enter into an agreement with operator
- ❖ Third party has tax credit and REC ownership
- ❖ Currently the investment tax credit is 30% (\$900,000), but drops to 10% (\$100,000) next year
- ❖ Align with a utility to build/operate with a power purchase agreement
- ❖ Bridgeport, CT chose this option
- ❖ Municipal owned
- ❖ Improvement District Owned
- ❖ Non profit
- ❖ Several tax advantages

Third Party Arrangement

- ❖ Several companies are in this market

Summary Report of the Town of Granby Town-Owned Land Study Committee (TOLSC)

(Solar City and Renewable Energy Collective are examples)

- Third party builds/owns facility (no up front capital cost)
- Third party enters into Power Purchase Agreement (PPA) with utility, including the value of the REC
- Third party get investment tax credit
- Subscribers commit to buying power at a current retail rate
 - Be careful of built-in escalation charges for power with third party
 - Solar City currently has a potential for a 2.99% escalator, which can add up over 25 years
 - Utility retail rate increase in 2015 was ~25%

Town-Owned or Non-Profit Municipal district

- ❖ Upfront capital and borrowing cost are borne by this entity
 - Capital cost is reduced to about \$2.75M
 - Avoids sales tax and Town imposed review costs
 - Assumes no land rental/purchase cost
- ❖ Total value of net-metered electricity and REC are owned
 - (estimated at \$265,000/year with current rates)
 - Anticipated rate increases mostly offset the borrowing costs
- ❖ Utility is required to do metering and billing
- ❖ Basically the electricity cost stays the same for 12 years, then there is ~\$100/month saving per residential customer (or \$20,000/month for Town buildings) for the life of the system

*As an example, the Salmon Brook District in Granby is a non-profit municipal improvement district for water (and previously also for electric street lights)

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Granby Recreation & Leisure Services

Youth Sports Playing Field Concerns – Tom Tyburski

Fall Soccer -Rec

2011	282
2012	243
2013	272
2014	267

Rovers - between 200-225 per year - biggest issue - need for another small field/junior size in fall/pavilion/shelter

SPRING

Lacrosse -enrollment has ranged from 140-165

biggest issue need is additional boys junior/senior field & Field Conditions - over use of main field at SBP overuse at Ahrens Park Pavilion Field Area

-no irrigation on Main Field at SBP or at Ahrens Park Pavilion Field

-lack of proper of equipment and manpower to maintain fields

Little League Fields - Parking issues

- 2014 - 466 players
- 2013 - 441 players
- 2012 - 474 players
- 2011 - 481 players
- 2010 - 584 players

All are fields are irrigated at this time (not currently working on SBP Field 3). Challenges are typically scheduling. Scheduling could be alleviated by adding lights to SBP fields #1 (softball) & #2 (baseball) allowing the fields for 2 games a night or for a practice and then a game.

Granby Youth Football- Fall at Ahrens Park - 2 Fields

Challenge is lighted practice space (currently lighting practice area at their own expense/neighbor issues). Also poor field conditions due to lack or irrigation at Ahrens Park Pavilion practice area.

It is my view that we have outdoor facilities needed at this time. What is needed is in an investment in them. Irrigation at SBP Main Field and Ahrens Pavilion Field, money for annual over-seeding, proper equipment for taking care of these fields, additional PW personnel. Lights at SBP, and second field lights at HS Turf field, and no charges for in town youth groups to use these fields.

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The biggest need in town.

Indoor gym/practice space seems to be an issue all the time in the community and in many of the surrounding towns also.

Programs looking for indoor space are:

Winter

- Rec basketball
- Travel basketball
- Field Hockey clinics
- Indoor soccer
- Lacrosse
- Softball and baseball team

Adult/Senior programs that require gym space are at a disadvantage