

Town of Granby
Granby Center Advisory Committee
Agenda
Town Hall Meeting Room
February 26, 2025
7:00 PM

Also Available Via Zoom
<https://us02web.zoom.us/j/82113338560?pwd=PVEqb8yJcvswyWB1Hg2l4PfSXAIfU.1>
Meeting ID: 821 1333 8560
Passcode: 023385
Call-in: 1-646-931-3860

1. Call to order
2. Action on the minutes January 29, 2025
3. BFJ Update
 - a. Status of Work/Timeline
 - b. Update on Property Owner Outreach
 - c. Discussion of Zoning Ideas
 - d. Preliminary Design Work
 - e. Next Steps
4. Background and Overview of 2009 adoption of Granby Center Zones
5. Action Items for Next Meeting
6. Public Session
7. Adjourn

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
JANUARY 29, 2025**

PRESENT: Eric Myers, John Oates, Martin Schwager

OTHERS PRESENT: Frank Fish, Thomas Madden, Jonathan Martin (Zoom), Suzanne Goldberg (Zoom), Abby Kenyon

ABSENT: Mark Fiorentino, Meg Jabaily

1. Call to order

M. Schwager called the meeting to order at 7:01 p.m.

2. Action on the minutes of November 25, 2024

ON A MOTION by E. Myers, seconded by J. Oates, the committee voted (3-0-0) to approve the minutes of November 25, 2024 as presented

3. BFJ Update

- a. **Status of Work/Timeline:** F. Fish provided a copy of the project timeline to the committee. It was noted a key upcoming date is April 3rd, which is the public meeting at the Senior Center.
- b. **Property Owner Meeting Summary:** The team updated the committee on the meeting with Granby Center property owners, which was held earlier in January. It was noted traffic and parking issues were discussed, along with zoning and mixed uses. Overall, the owners expressed support for consistent landscaping and lighting throughout the area and they liked the historic character. F. Fish noted that special districts and tax increment financing districts were discussed briefly at the property owner meeting, but overall there did not seem to be much interest. The committee asked who was present for this meeting and encouraged BFJ to contact additional property owners. A. Kenyon will provide contact information.

S. Goldberg provided an overview of how public input is being tied back into the plan recommendations and work to date.

The Frontier building and ways to activate the Town Green were briefly discussed.

- c. **Market Study Findings:** T. Madden distributed the draft market study and presented slides highlighting key points from the study. It was noted that there have been some changes to building occupants in Windsor and some other industries beyond insurance have a presence in Hartford that should be mentioned.
- d. **Zoning Ideas:** F. Fish provided a high level overview of possible zoning considerations, including lower minimum parking standards and shared parking; access management and easements; reduction in lot sizes and front yard setbacks; and implementation of design guidelines. These will be discussed in more detail at a future meeting.

e. **Zoning Implementation:** It was suggested that creation of a Village District may be one possibility for Granby Center that could fit the area well. This would include some design guidelines for the area.

f. **Next Meeting: Planning Concepts and Zoning Options:** The Village District idea and zoning considerations will be discussed further in February and some conceptual plans/renderings will be presented to illustrate them.

4. Discuss April public meeting

The planned April public meeting will be discussed in more detail when it gets closer.

5. Discuss how the information and input received from workshops and public outreach is tracked/responded to, and incorporated into the plan

This was address earlier in the meeting by S. Goldberg.

6. Action Items for next meeting

The committee discussed the history of the Granby Center zones as they currently exist. A. Kenyon will look into this in more detail and will report back at the next meeting.

7. Public Session

Kate Bogli, 192 and 198R Salmon Brook Street, asked BFJ if it was beneficial to attract other people to the center area or if it should serve people in town only, noting she believes outside visitors are important to support area businesses; asked about levying a tax on vacant properties to encourage occupancy; and requested clarification on the market study regarding other areas such as Simsbury and why the draw area is larger.

Peggy Lareau, 17R Reed Hill Road, commented on housing and housing diversity in the center area; noted space constraints in Granby Center; and suggested the group consider incremental changes.

8. Adjourn

ON A MOTION by E. Myers, seconded by J. Oates, the meeting was adjourned at 8:56 p.m.

Respectfully submitted,

Abby Kenyon



GRANBY CENTER COMMITTEE MEETING

Town of Granby, Connecticut

February 26, 2025






















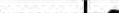






















BFJ Planning

Agenda

- **Project Timeline**
- **Update on Property Owner Outreach**
- **Discussion of Zoning Ideas**
- **Preliminary Design Work**
- **Next Steps**



Project Timeline

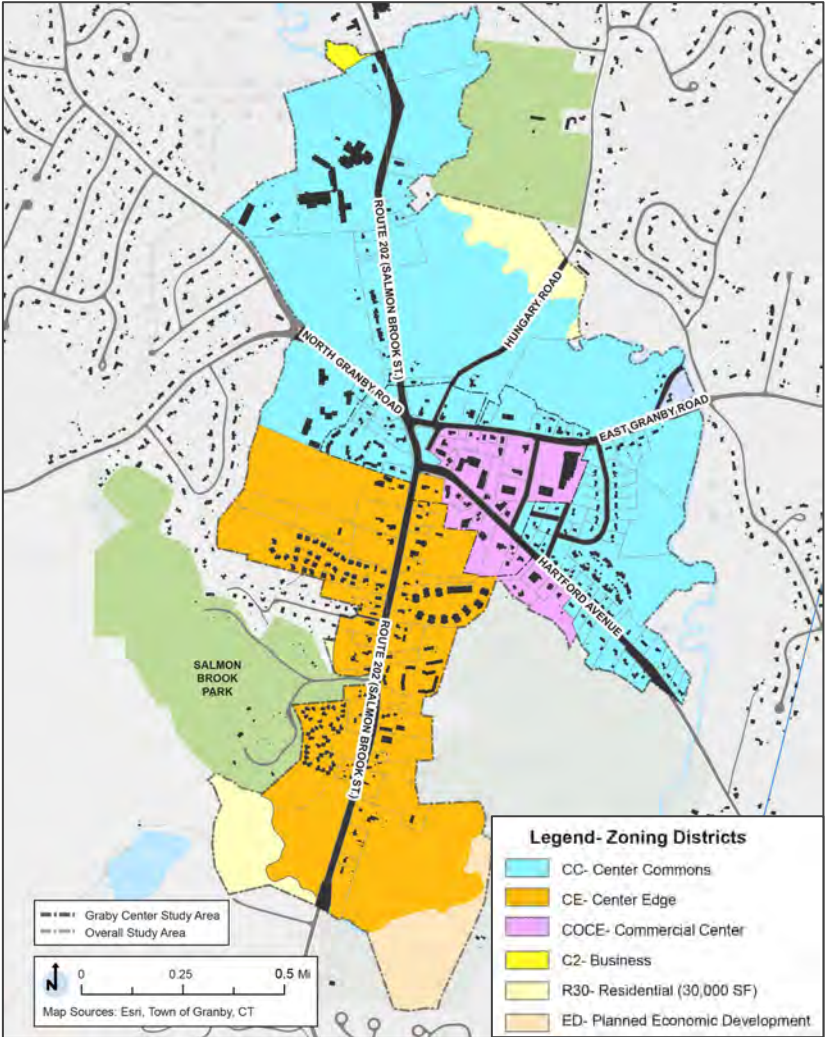
TASKS	DESCRIPTION	MONTH									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
		1	2	3	4	5	6	7	8	9	
1	Kick-off Meeting with P&Z and Town Staff										
2	Review/Evaluate Existing Documentation & Plans (including zoning, design guidelines, POCD, etc.)										
	Interim Deliverable I (Existing Policy/Documentation Memo)										
3	Study Area Analysis & Fieldwork										
	Fieldwork & Data Collection and Analysis										
	(a) Demographics										
	(b) Market Analysis and Regional Development Trends										
	(c) Existing Land Use and Development Patterns										
	(d) Review and Evaluate Current Zoning Regulations										
	(e) Infrastructure Assessment										
	(f) Identify Opportunities and Constraints										
	Interim Deliverable II (Existing Conditions Memo + Presentation)										
4	Develop Preliminary Concepts/Recommendations										
	(1) Recommendations Regarding Land Use and Built Environment Standards										
	(2) Town Center Design Standards and Recommendations										
	(3) Transportation and Connectivity Plans										
	(4) Town Green Function and Design Plan										
	Interim Deliverable III (Presentation of Preliminary Concepts)										
5	Refinement of Concepts and Development of Final Recommendations										
	Interim Deliverable IV (Draft Master Plan)										
	Completion of Final Report (Final Deliverable)										
	Final Deliverable (Final Master Plan Completed)										
MEETINGS	Staff/Project Team Meetings (5-7 meetings)										
	Public Presentations/Hearings (2)										
	Project Deliverables										

Update on Property Owner/Stakeholder Outreach

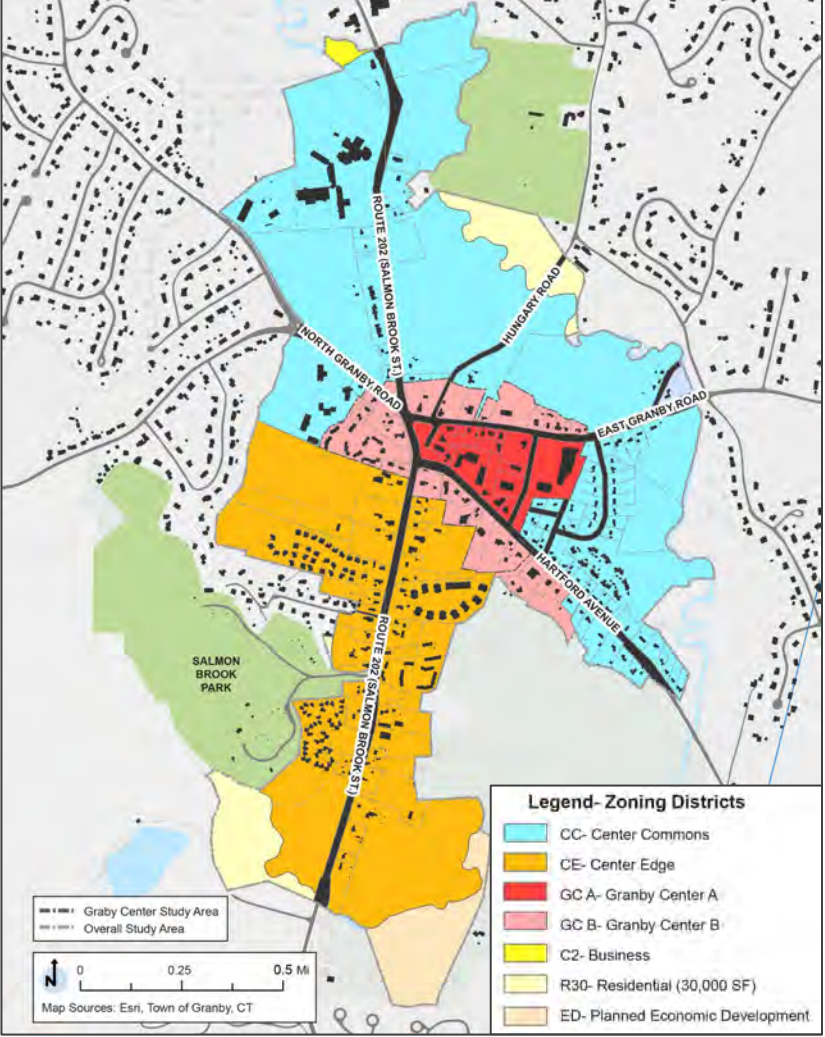


Zoning Ideas: Granby Center

Existing Zoning

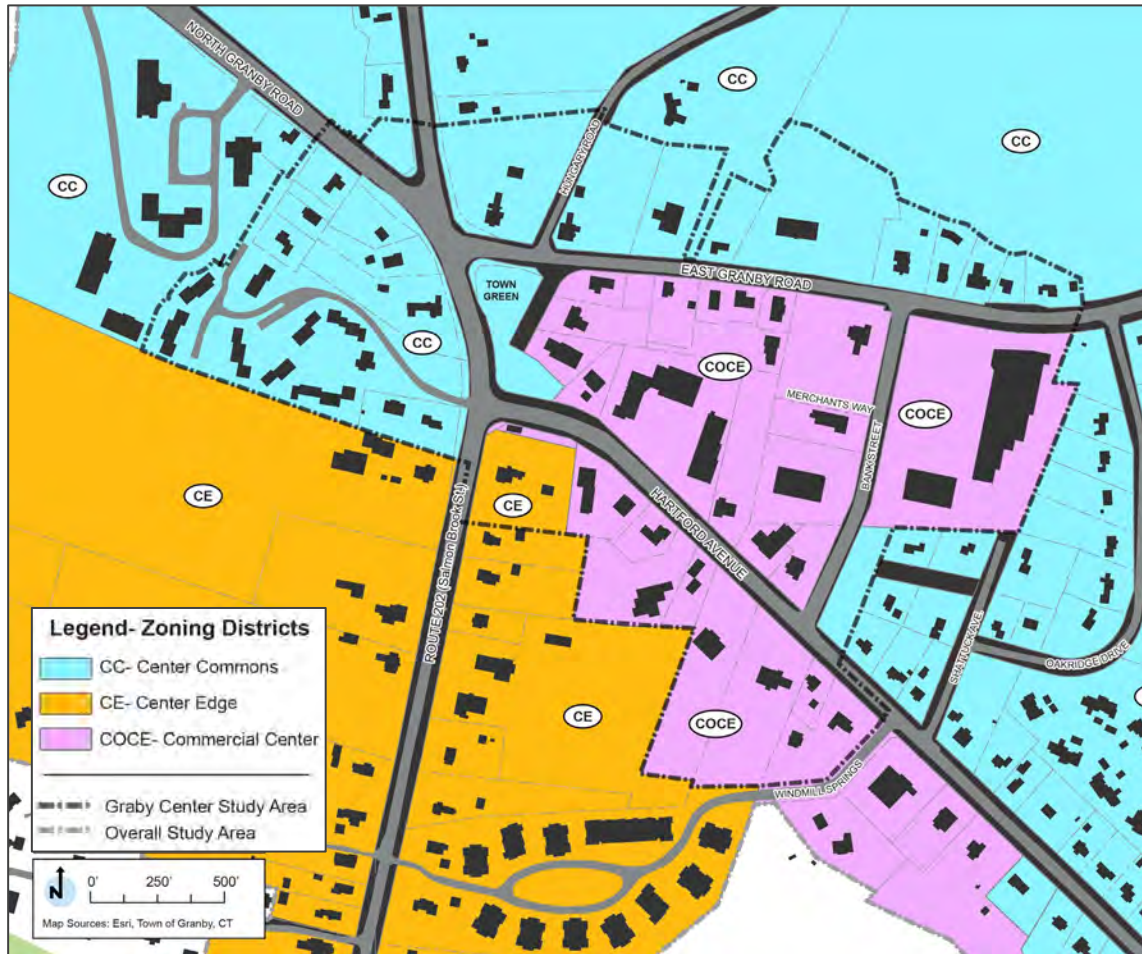


Proposed Zoning Idea

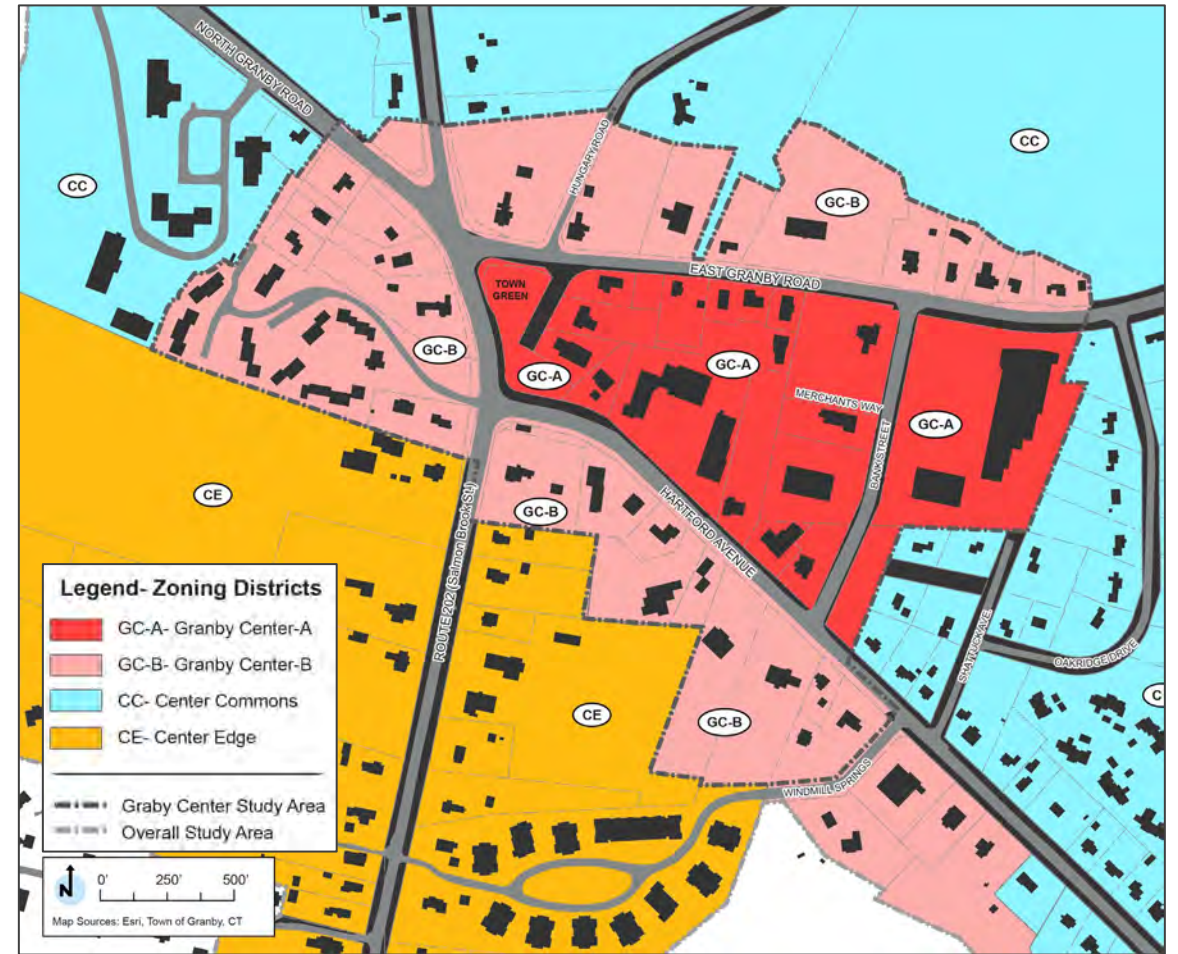


Zoning Ideas: Granby Center

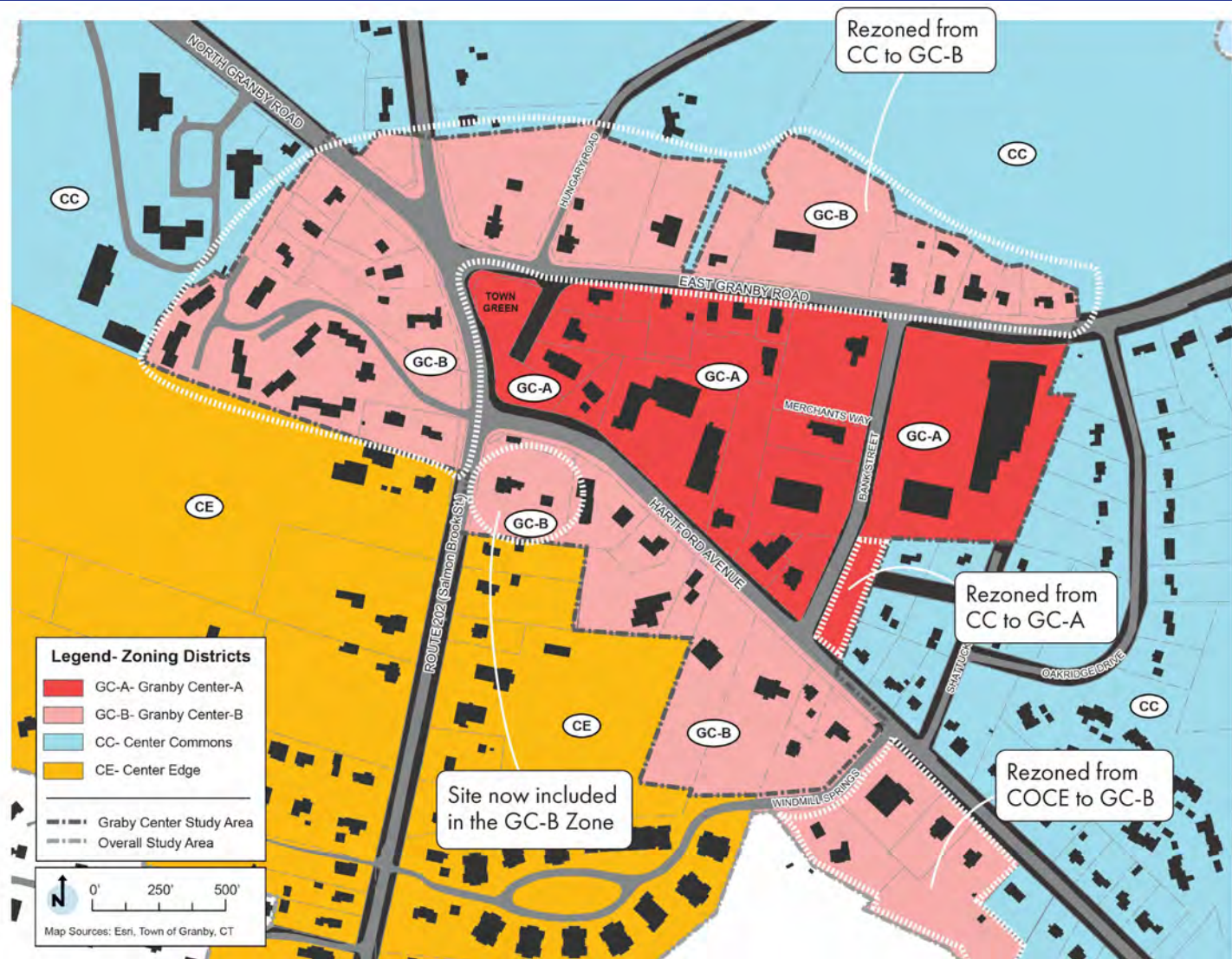
Existing Zoning



Proposed Zoning Idea



Overview of Proposed Zoning Map Changes



Overview of Proposed Area & Bulk Changes in the GC-A/B Districts

Front Yard Setback

- Decreasing Min. Front Yard Setback in the GC-A District to 15 ft on local roads.
- Creating a Max. Front Yard Setback in the GC-A District of 20 ft on local roads and 30 ft on state roads.

Side Yard Setback

- No change to Min. Side Yard Setbacks in the GC-A/B Districts but allowing no side yard setbacks for townhomes.

Max. Building Height

- No change to Max. Building Height of 3 stories / 45 feet in the GC-A/B Districts for residential buildings.
- Allowing for 3.5 stories / 48 feet for mixed-use buildings in the GC-A District.
- For mixed-use buildings in the GC-A District, requiring 35% of the ground floor to be commercial, retail, service, office, or restaurant uses to achieve the increased height.

Granby Center Zone: Existing vs. Proposed Schedule of Area and Bulk

	Zoning District			
	Commercial Center (COCE)	Granby Center Zone-A (GC-A)	Center Commons (CC)	Granby Center Zone-B (GC-B)
Min. Front Yard (Feet)	25 ft	15 ft 25 ft on state roads	50 ft ¹	—
Max. Front Yard (Feet)	—	20 ft 30 ft on state roads	—	—
Min. Side Yard	10 ft	10 ft No side yard setback for townhomes	20 ft	20 ft No side yard setback for townhomes
Min. Rear Yard	20 ft	—	30 ft	—
Min. Parking	Outlined in Section 7	See parking schedule	Outlined in Section 7	See parking schedule
Max. Building Height (Stories/Feet)	3/45 ft	3/45 ft (residential) 3.5/48 ft (mixed-use) ²	3/45 ft	—
Max. Building Footprint	8,000 SF for a single commercial building	—	8,000 SF for a single commercial building	—
Max. Lot Coverage	30%	40%	30% ³	—
Min. Lot Area (SF)	20,000 SF	15,000 SF	30,000 SF ⁴	—
Min. Lot Area for Multi-Family Uses	—	15,000 SF	5 acres	1.5 acres
Min. Lot Frontage (Feet)	100 ft	75 ft	150 ft	—

¹ "The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building." (Center Commons Zone Special Criteria 3.12.2, p. 46).

² For mixed-use buildings in GC-A, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses.

³ See Center Commons Zone Special Criteria 3.12.2.

⁴ "Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes." (Center Commons Zone Special Criteria 3.12.2, p. 46).

Overview of Proposed Area & Bulk Changes (cont.)

Max. Lot Coverage

- Increasing Max. Lot Coverage in the GC-A District to 40%.

Min. Lot Area

- Decreasing Min. Lot Area. In the GC-A District to 15,000 SF.

Min. Lot Area for Multi-Family Uses

- Decreasing Min. Lot Area for Multi-Family Uses to 15,000 SF in the GC-A District and 1.5 acres in the GC-B District.

Min. Lot Frontage

- Decreasing Min. Lot Frontage in the GC-A District to 75 ft to accommodate the smaller lot sizes.

Granby Center Zone: Existing vs. Proposed Schedule of Area and Bulk

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Overview of Proposed Use Changes in the GC-A District

Changing the following from Special Permit Uses to Permitted Uses in the GC-A District:

- Retail sale, rental and/or repair
- Mixed use buildings containing both residential and nonresidential uses
- Multifamily use
- Banks/financial institutions
- Personal services, including barbershops, beauty shops, cleaning establishments
- Retail sales of alcoholic beverages

Changing the following from Not Allowed to Permitted Uses in the GC-A District:

- Antique sales

Changing the following from Not Allowed to Special Permit Uses in the GC-A District:

- Bed and breakfast establishments
- Churches, religious buildings, places of worship and cemeteries or other nonprofit organizations

Overview of Proposed Parking Requirement Changes

Multi-Family Use in GC-A/B (minimum requirement)

- Studio: 1 per unit
- 1 bedroom: 1.25 per unit
- 2 bedrooms: 1.5 per unit
- 3 bedrooms: 1.75 per unit
- 4 bedrooms or more: 2 per unit (no change)

Other Uses in GC-A/B (ratio per 1,000 SF gross floor area)

- Commercial Office: 3 spaces
- Medical Office: 4 spaces
- Retail Stores: 3.5 spaces
- Shopping Centers: 3 spaces
- Auto Showrooms: 8 spaces

Shared Parking for Large Lots in the GC-A/B districts:

When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments.

Granby Center Zone: Existing vs. Proposed Parking Requirements

Use	Parking Space Ratios			
	Existing Minimum Requirement	Proposed Minimum Requirement (GC-A/B) ¹	Existing Ratio per 1,000 SF Gross Floor Area	Proposed Ratio per 1,000 SF Gross Floor Area (GC-A/B)
Single Family	2 per unit	—		
Multi-Family Studio		1 per unit		
Multi-Family 1 bedroom	1.5 per unit	1.25 per unit		
Multi-Family 2 bedrooms	2 per unit	1.5 per unit		
Multi-Family 3 bedrooms	2 per unit	1.75 per unit		
Multi-Family 4 bedrooms or more	2 per unit	2 per unit		
Elderly Multi-Family	1 per unit	—		
Hospital/Sanitarium			4	—
Nursing Home	1 per 3 beds	—		
Office Headquarters ²			4	—
Commercial Office			5	3
Commercial Recreation			1.5	—
Medical Office			6	4
Retail Stores ³			6	3.5
Shopping Centers ⁴			5.5	3
Day Care Facilities			3	—
Restaurants			8	—
Places of Amusement			6	—
Public Assembly			6	—
Funeral Homes			20	—
Industrial			2	—
Wholesale Trade			0.5	—
Warehousing			0.5	—
Storage, Retail			5	—
Auto Showrooms			10	8
Auto Body Shops			4	—
Boarding House	1 per guest room	—	1	—

¹ Shared Parking for Large Lots: When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments.

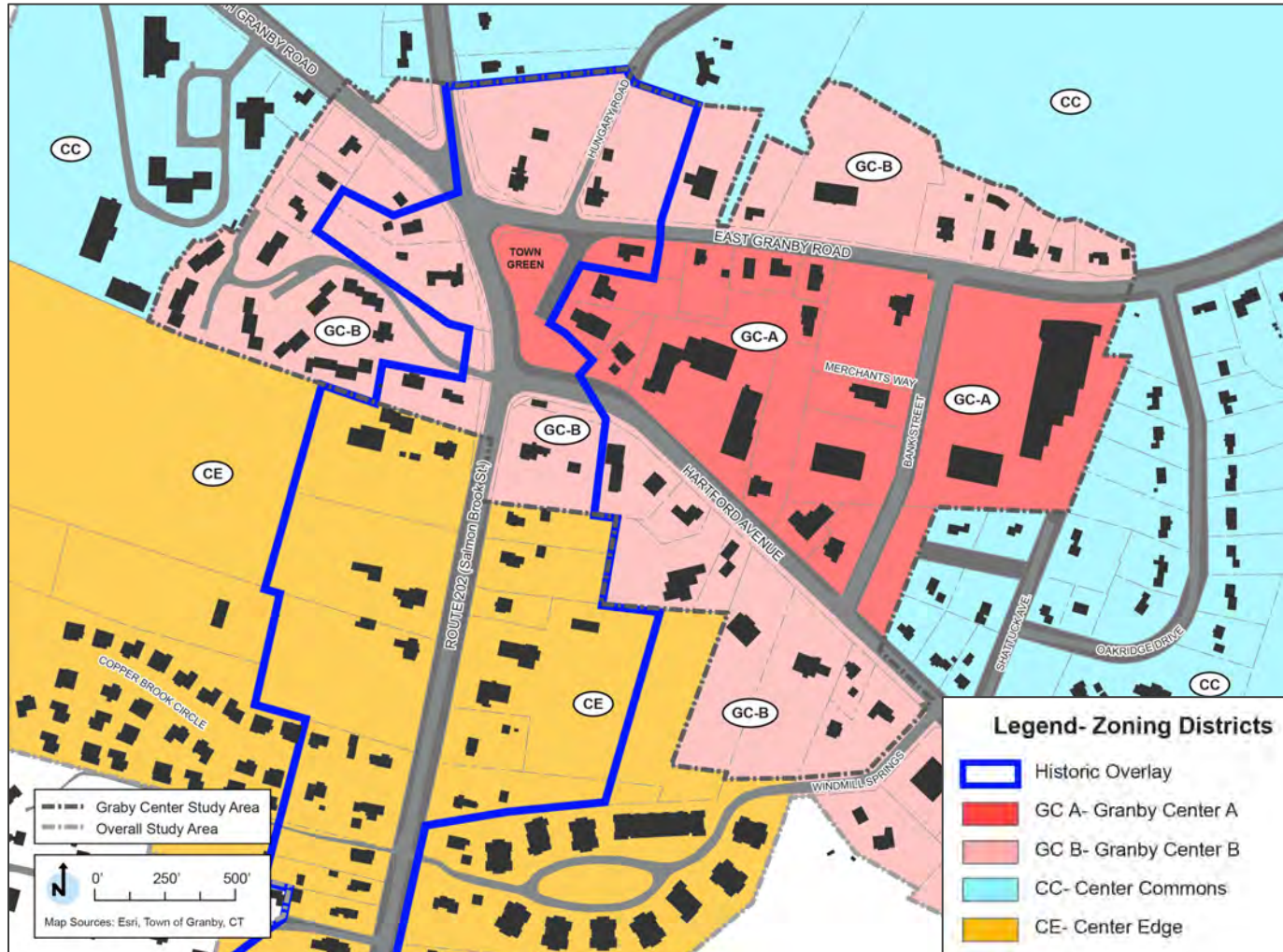
² Over 40,000 gross square feet.

³ Up to 10,000 square feet.

⁴ Retail stores totaling over 10,000 gross feet on a common site plan.

Zoning Ideas: Historic Overlay

Historic Overlay



Zoning Idea:

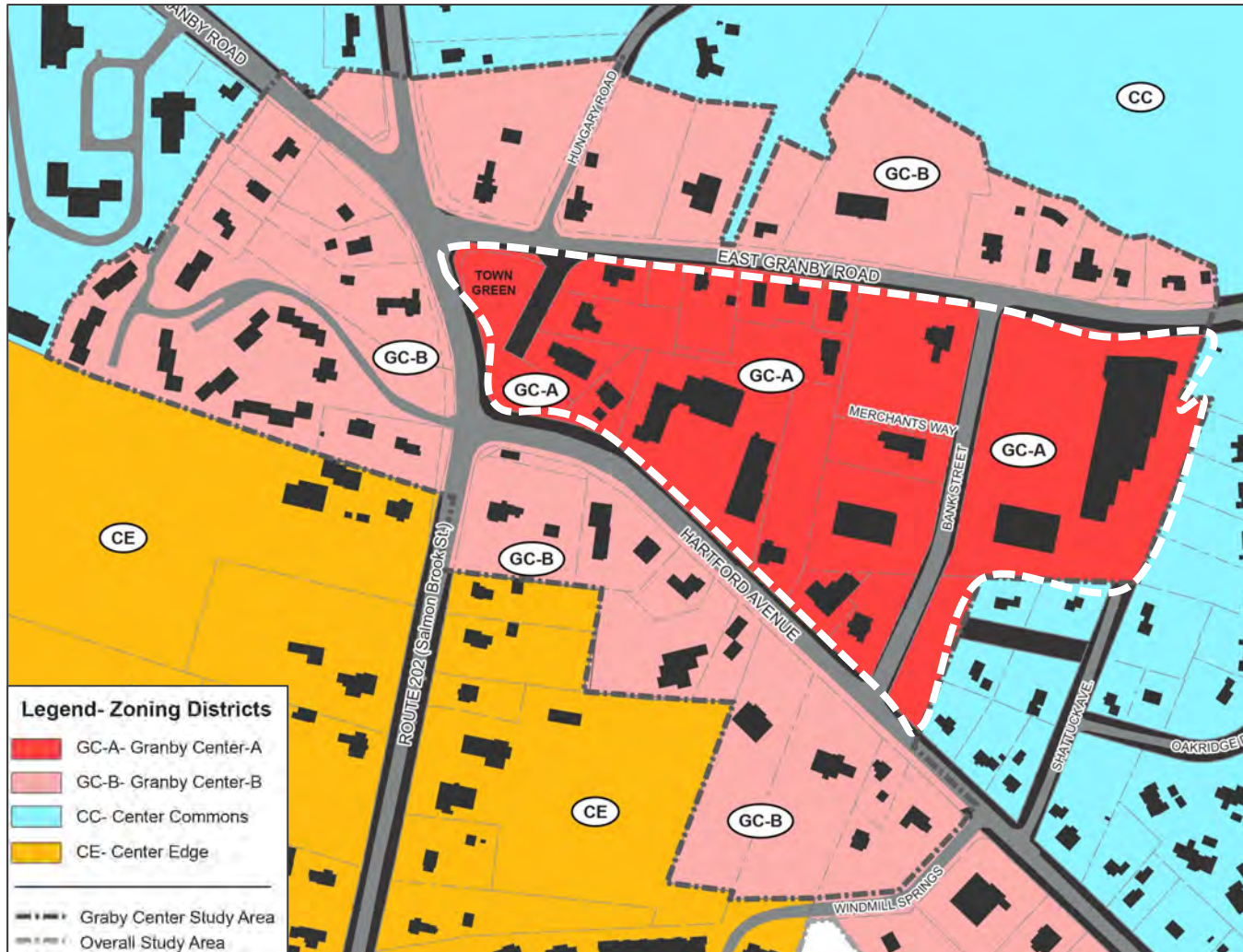
Any property within the Granby Center A or B Zone and is:

- A) within the Historic Overlay Zone
- B) a significant structure in the Federal Granby Center Historic District

may utilize the allowed uses in the Granby Center A or B Zone provided that the structure is preserved.

Zoning Ideas: Density Bonus

Granby Center-A Zone



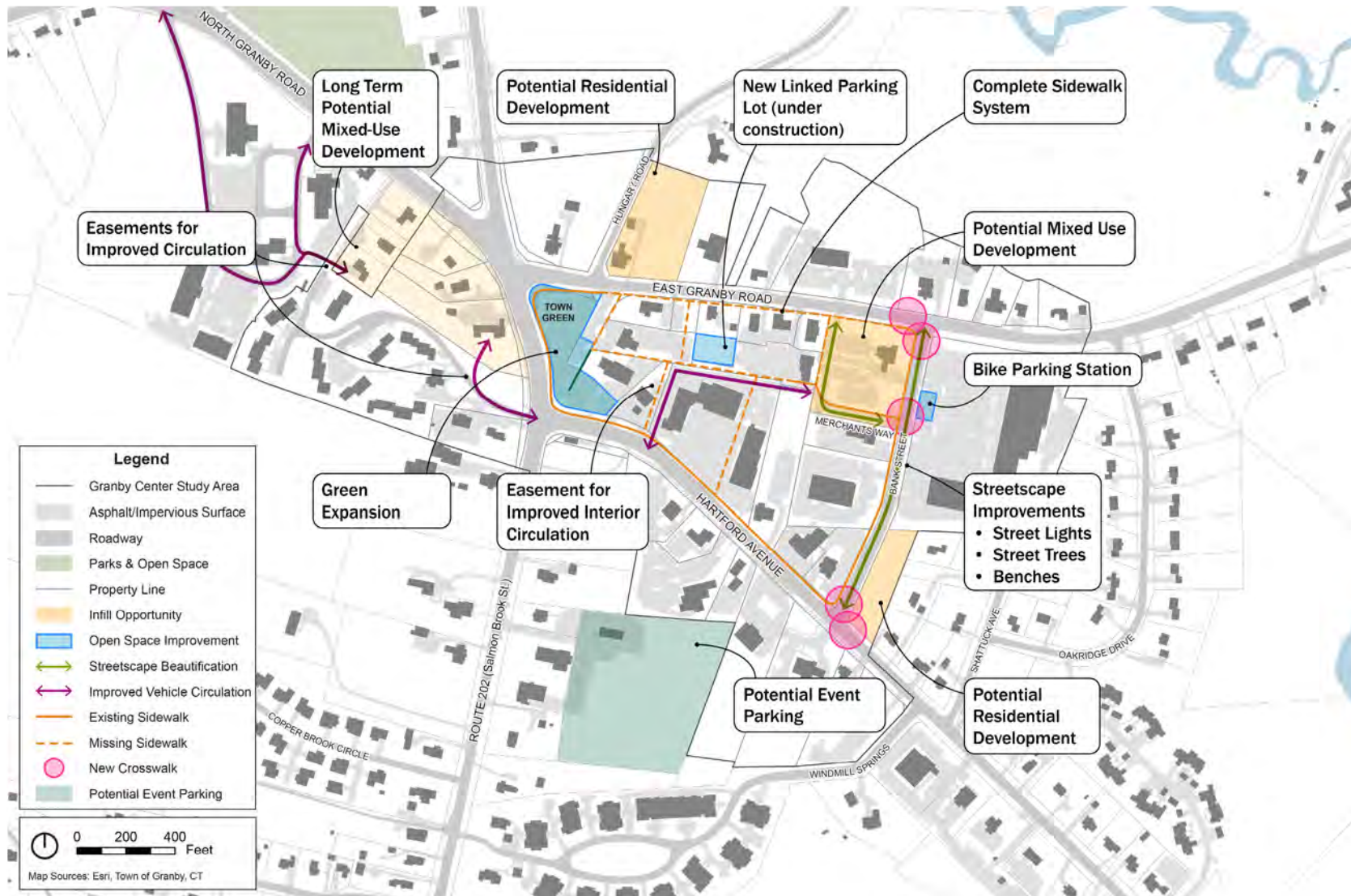
Zoning Idea:

Any property within the Granby Center-A Zone can receive a density bonus not to exceed 20%* for implementing:

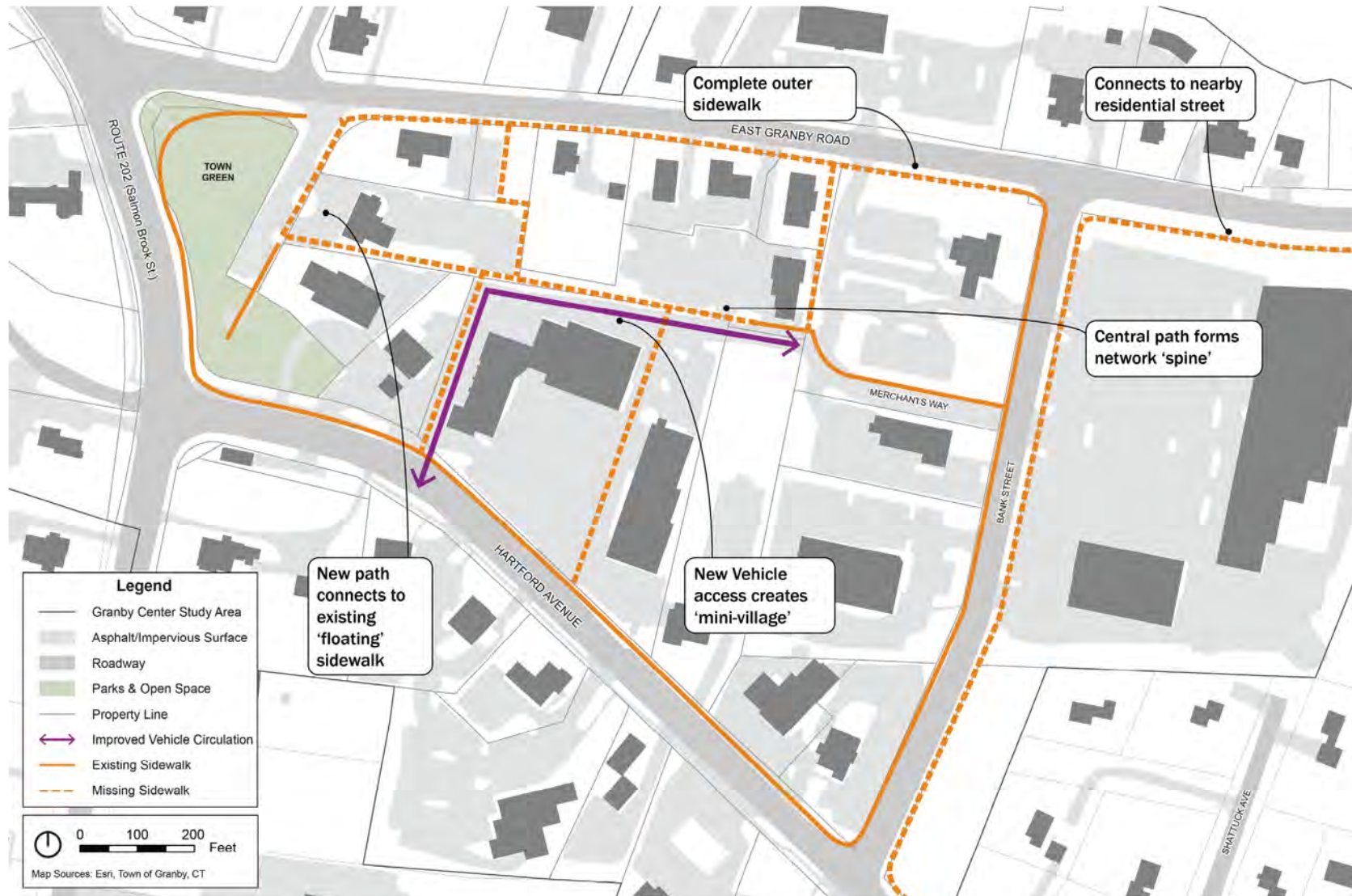
- A) Public improvements; or
- B) Easements for connectivity; or
- C) Shared parking

**A maximum number of 15 units per acre is currently permitted in the Granby Center Zone (Section 3.12.5).*

Opportunities Map



Circulation Map



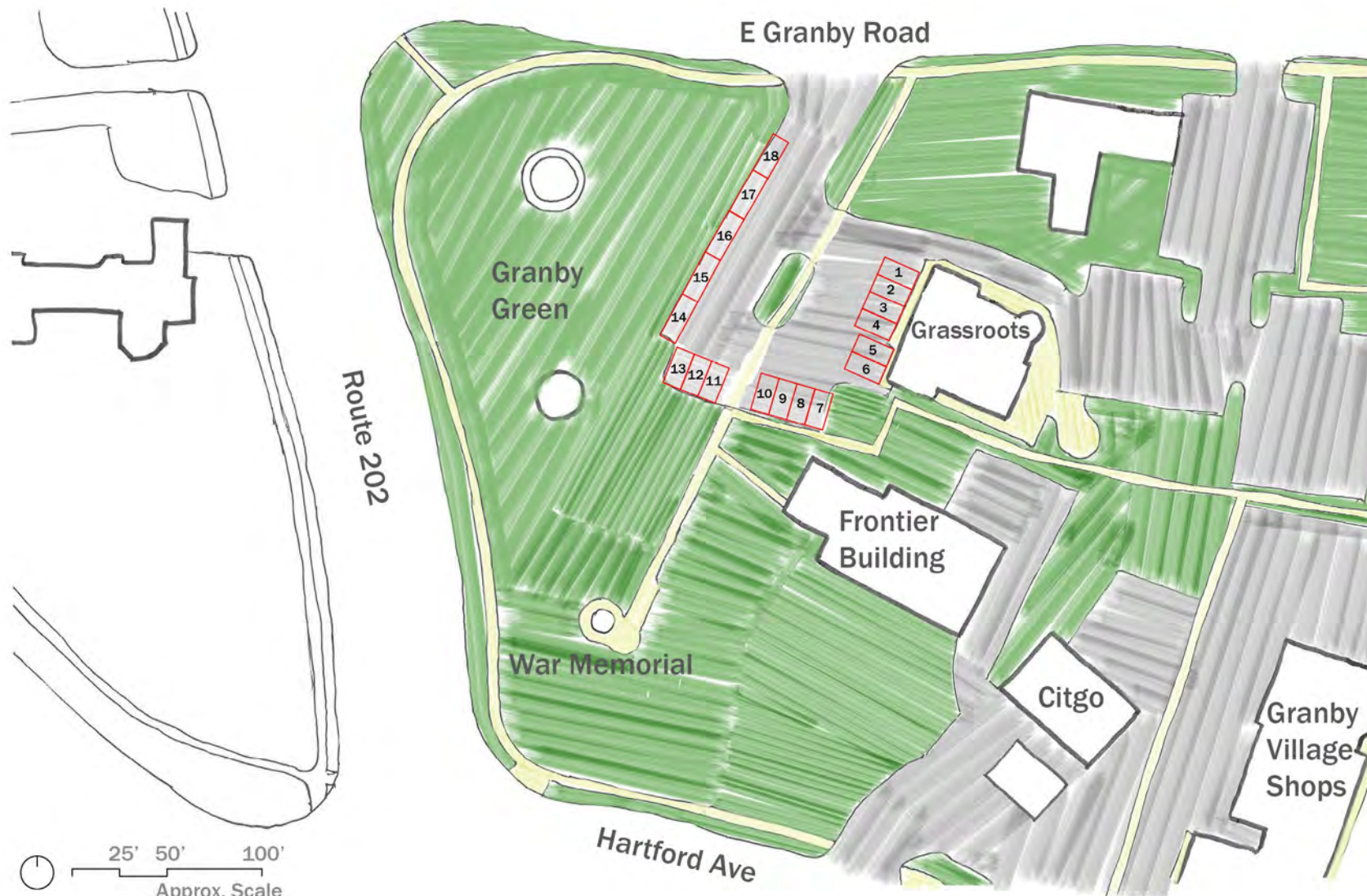
Granby Green - Existing



Important Considerations

- 1) Parking on the old state road is scarce during summer months
- 2) Town green is underutilized
- 3) War Memorial is disconnected from main green space

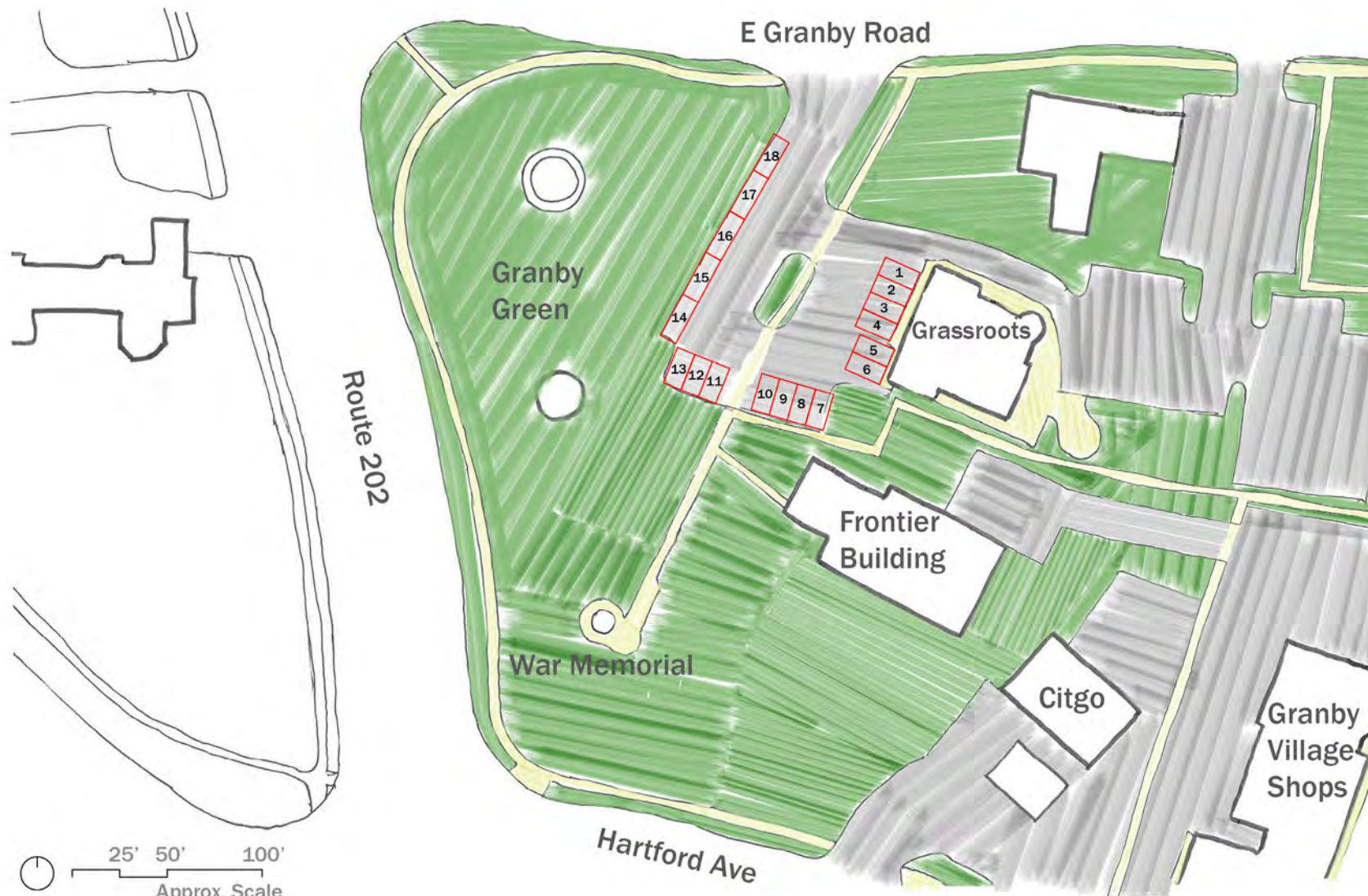
Granby Green – Proposal #1



Action 1)
Amplify
connection
to Southern
portion of park
by depaving a
portion of the
old state road

Action 2)
Reclaim the
driveway
easement on
Town property
and increase
green space

Granby Green – Proposal #2



Action 1)
Depave part of
old State Road.

Action 2)
Completely
reclaim space
directly South
the Frontier
building.

Action 3)
Create a new
easement for
new access
to Frontier
building.

Bank Street – Concept Plan



Potential Mixed-Use Development (Retail-Commercial / Residential)

25 East Granby Road (1.89 acres)

Green Ribbon (Linear Gathering Space)

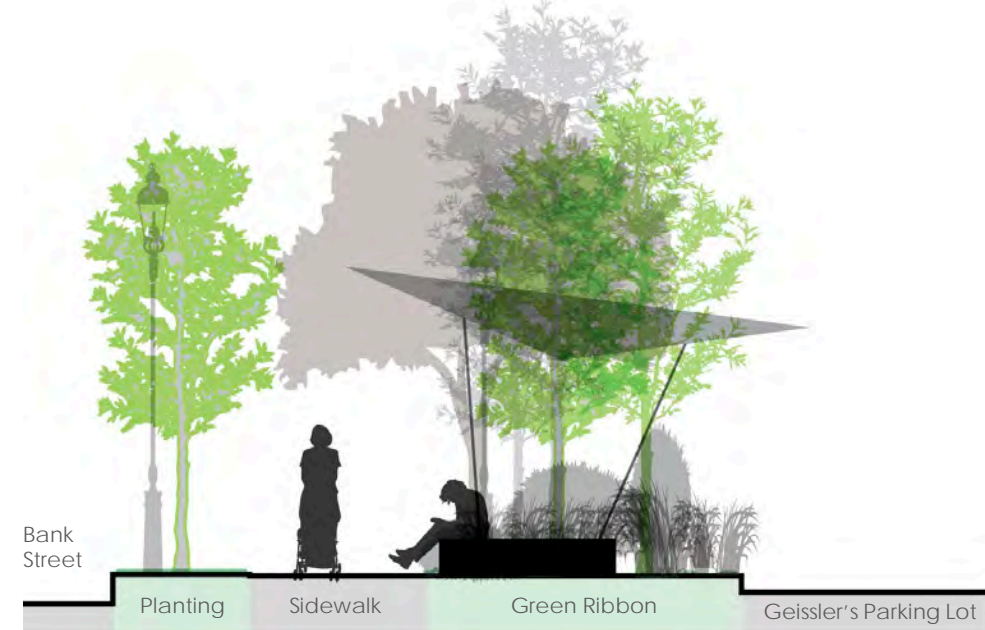
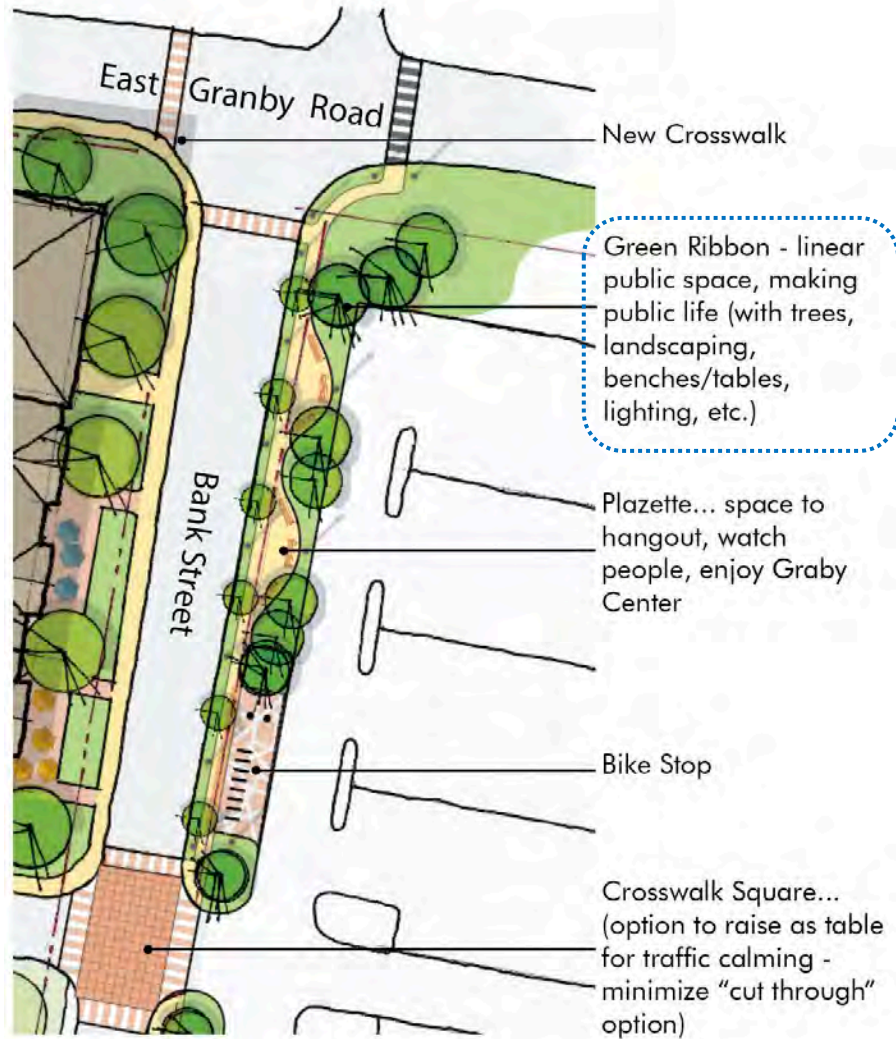
Potential Townhouse Development (Residential - Live/Work)

26 Hartford Avenue (0.7 acres)

Green Ribbon (Linear Public Space)



Green Ribbon (Linear Public Space)



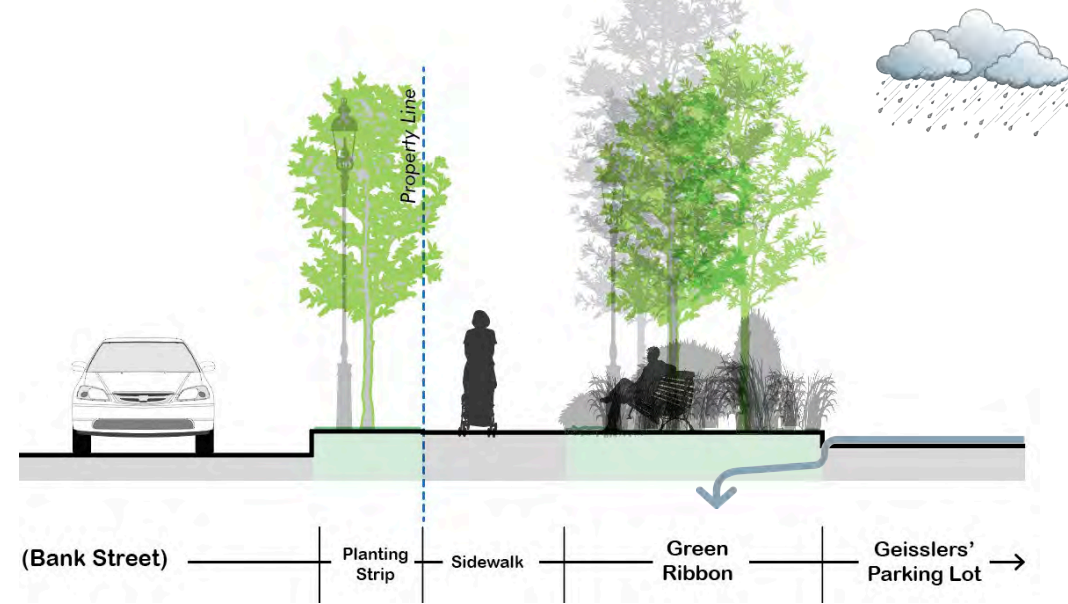
Green Ribbon (Linear Public Space) – Sustainability Opportunity (LID)



Westport, CT



Storrs, CT

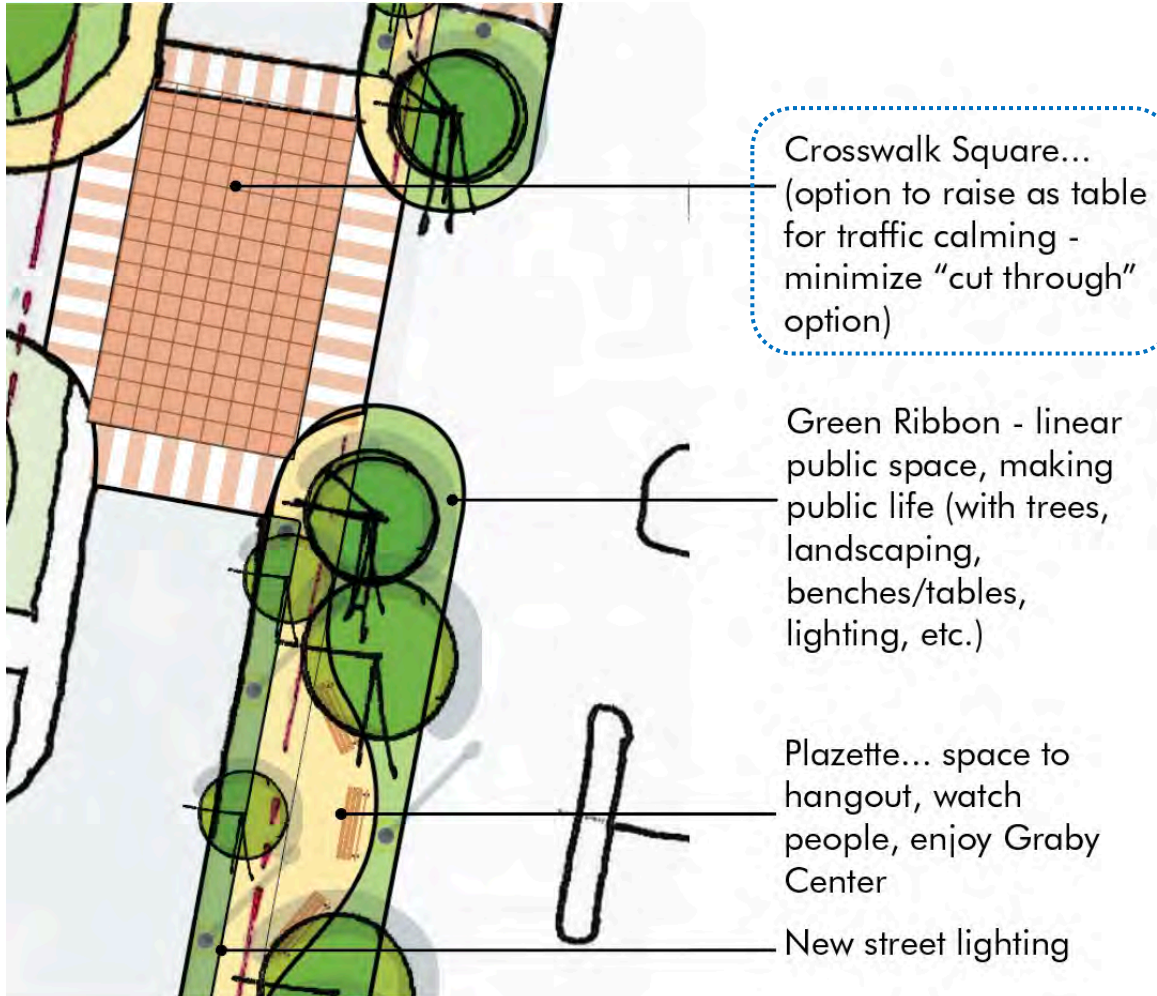


Illustrative Cross-Section

Green Ribbon (Linear Public Space) – Bike Stop



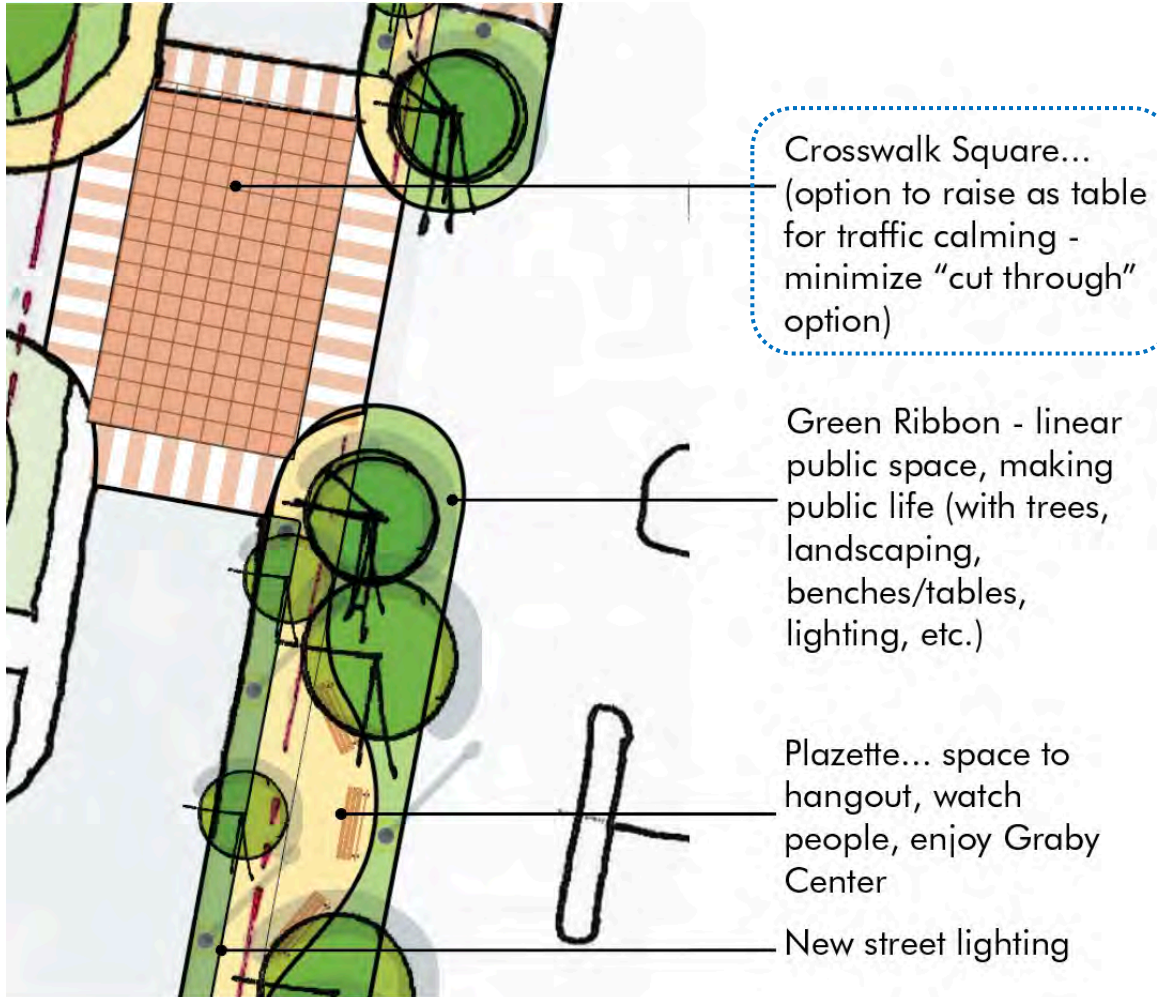
Green Ribbon (Linear Public Space) – Crosswalk Square



Option 1 – Change surface material

- Aesthetic and placemaking benefits
- Moderate initial and maintenance costs

Green Ribbon (Linear Public Space) – Crosswalk Square



Option 2 – Raise surface (road table)

- Aesthetics + Traffic calming benefit
- Higher initial and maintenance costs

Potential Townhouse Development Opportunity – Residential/Live-Work



Potential Townhouse Development Opportunity – Residential/Live-Work



26 Hartford Avenue

- **Site:** 0.7 acres
- **Units:** Eight townhomes ($\pm 1,800$ -2,200 sf)
- **Parking:** private garage parking to the rear
- **Building Height:** 3-story/45'
- **Res. Density:** ± 11 du/acre
- **Notes:**
 - Reduced setbacks/yard, Improved streetscape along Bank Street
 - Live-work option

Potential Townhouse Development Opportunity – Residential/Live-Work



Potential Townhouse Development Opportunity – Residential/Live-Work



Illustrative Perspective (looking northeast)



Illustrative Perspective (Bank Street)



Illustrative Perspective (sidewalk view)

Potential Townhouse Development Opportunity – Residential/Live-Work



Precedents

Potential Townhouse Development Opportunity – Residential/Live-Work



Walk-up Frontage

Potential Townhouse Development Opportunity – Residential/Live-Work



Stoop Frontage – Strong Pedestrian Environment

Potential Townhouse Development Opportunity – Residential/Live-Work



Terrace Frontage – Strong Pedestrian Environment

Potential Townhouse Development Opportunity – Residential/Live-Work

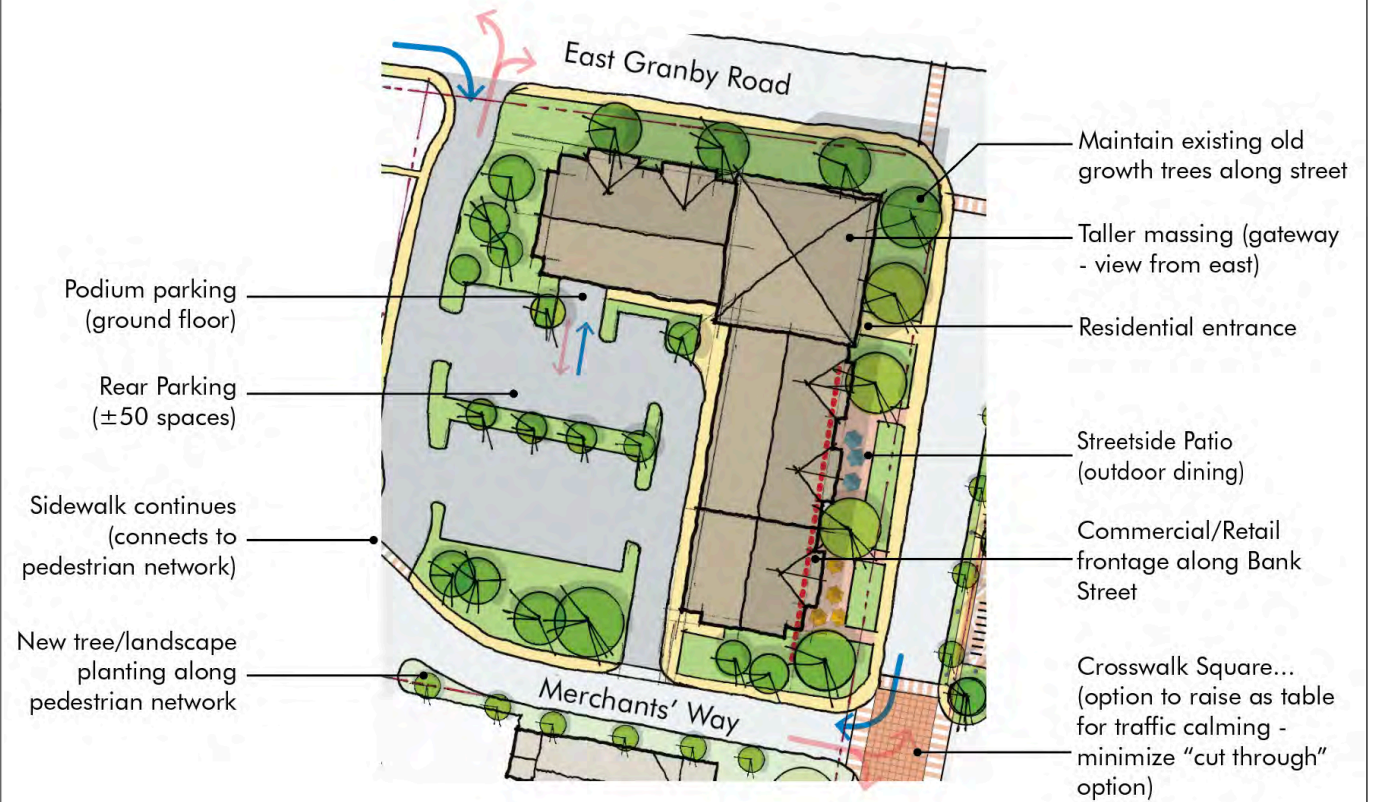


Rear Parking

Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence



25 East Granby Road (1.89 acres)



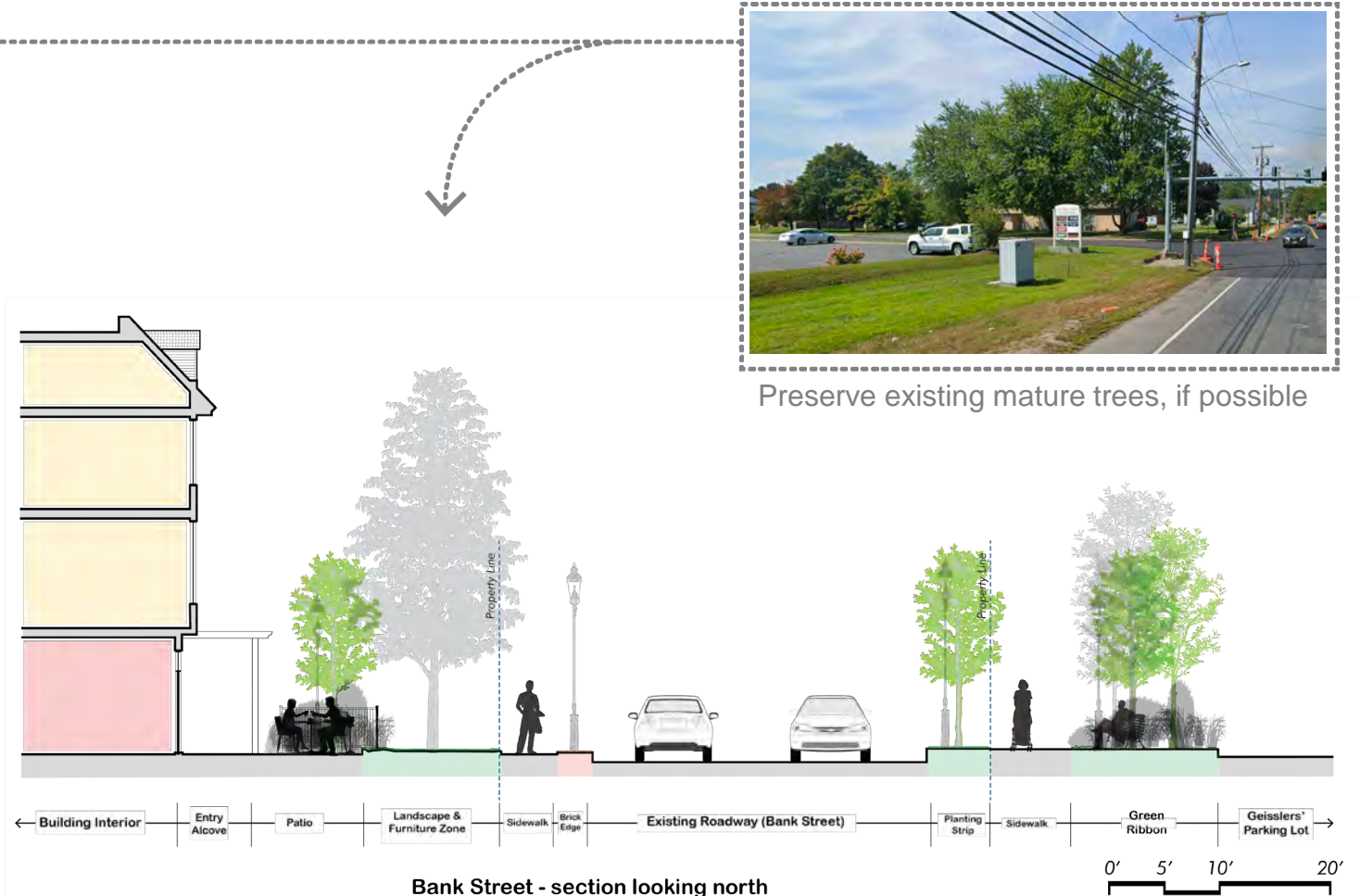
Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence

25 East Granby Road

- **Site:** 1.89 acres
- **Units:** ± 30 apartments ($\pm 1,300$ sf/unit gross)
- **Comm./Retail:** $\pm 8,000$ sf
- **Parking:** shared surface/podium parking to the rear (± 50 spaces)
- **Building Height:** 3.5-story/48'
- **Res. Density:** ± 16 du/acre
- **Notes:**
 - Active streetscape along Bank Street
 - Connection to pedestrian circulation network



Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence



Potential Mixed-Use Development – A Building with a Public Presence



Wilton, CT

Potential Mixed-Use Development – A Building with a Public Presence



Wilton, CT

Potential Mixed-Use Development – A Building with a Public Presence



Potential Mixed-Use Development – A Building with a Public Presence



Potential Mixed-Use Development – A Building with a Public Presence



Potential Mixed-Use Development – A Building with a Public Presence



La Figata Restaurant, Granby, CT

Public Realm Improvements | Starbucks – Parking Frontage

Existing Condition



Public Realm Improvements | Starbucks – Patio Frontage

Concept



Public Realm Improvements | Maintain the New England Rural Frontage



Salmon Brook Road (202) (South of Granby Center)

Public Realm Improvements | Maintain the New England Rural Frontage



Hartford Avenue (East of Granby Center)

Public Realm Improvements | Maintain the New England Rural Frontage



East Granby Road (at Granby Center) - Existing

Public Realm Improvements | Maintain the New England Rural Frontage



East Granby Road (at Granby Center) - Proposed

Streetscape Beautification

Street Lighting

Current State



Street lamps should respond to context ie

- Taller lamps (25-32.5 ft) street lamps on wider roads, and shorter in pedestrian focused connectors (15-20 ft)
- Shorter luminaire cycles on pedestrian paths (every ~30 ft)

Potential Elements



Streetscape Beautification

Signage

Current State



Potential Elements



Street signs
feature Granby
White Oak and
town colors

Commercial
signs could also
embrace town
identity



Streetscape Beautification

Trash Cans

Current State



Granby Green



Granby Village

Potential Elements



Picnic Furniture



Glasdon



Glasdon



Uline



Trashcans Unlimited



Glasdon

Decorative trash cans recall the town's New England identity.

Trash cans with Granby's name and seal shows local stewardship and helps humanize the public space.

Streetscape Beautification

Benches

Current State



Benches consistently placed around the Town Center give people, especially older adults, opportunities to sit and rest.

More benches around the Town Green diversifies its uses (teens eating ice cream, parents watching kids play, etc.)

Potential Elements



Kay Park



Anova



TreeTop Products

Benches, similarly to trash cans, should be decorative. Benches and trash cans that fall under the same design family can help make the Town Center feel like a more defined space.

Streetscape Beautification

Street Trees

Tree Line on Hartford Ave



Prioritize native trees that are hardy and well suited as street trees.

Trees and tree lines provide

- Beauty
- Shade
- Identity
- Sustainability

Hole in Tree Line on Bank St



White Oaks also reinforce Granby's local identity

Red Maple



Acer rubrum

Sugar Maple



Acer saccharum

Hackberry



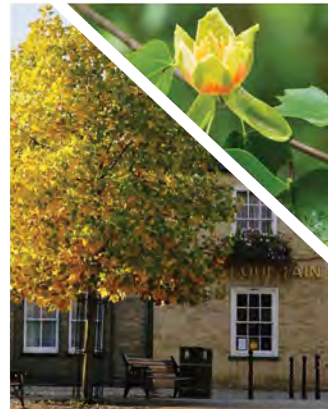
Celtis occidentalis

Sweetgum



Liquidambar styraciflua

Tulip Tree



Liriodendron tulipifera

White Oak



Quercus alba

Chestnut Oak



Quercus prinus

Northern Red Oak



Quercus prinus

Granby Center Zone: Existing vs. Proposed Schedule of Area and Bulk

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Min. Rear Yard	20 ft	—	30 ft	—
Min. Parking	Outlined in Section 7	See parking schedule	Outlined in Section 7	See parking schedule
Max. Building Height (Stories/Feet)	3/45 ft	3/45 ft (residential) 3.5/48 ft (mixed-use) ²	3/45 ft	—
Max. Building Footprint	8,000 SF for a single commercial building	—	8,000 SF for a single commercial building	—
Max. Lot Coverage	30%	40%	30% ³	—
Min. Lot Area (SF)	20,000 SF	15,000 SF	30,000 SF ⁴	—
Min. Lot Area for Multi-Family Uses	—	15,000 SF	5 acres	1.5 acres
Min. Lot Frontage (Feet)	100 ft	75 ft	150 ft	—

- 1 "The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building." (Center Commons Zone Special Criteria 3.12.2, p. 46).
- 2 For mixed-use buildings in GC A, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses.
- 3 See Center Commons Zone Special Criteria 3.12.2.
- 4 "Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes." (Center Commons Zone Special Criteria 3.12.2, p. 46).

Granby Center Zone: Existing vs. Proposed Parking Requirements

Use	Parking Space Ratios			
	Existing Minimum Requirement	Proposed Minimum Requirement (GC-A/B) ¹	Existing Ratio per 1,000 SF Gross Floor Area	Proposed Ratio per 1,000 SF Gross Floor Area (GC-A/B)
Single Family	2 per unit	–		
Multi-Family Studio		1 per unit		
Multi-Family 1 bedroom	1.5 per unit	1.25 per unit		
Multi-Family 2 bedrooms	2 per unit	1.5 per unit		
Multi-Family 3 bedrooms	2 per unit	1.75 per unit		
Multi-Family 4 bedrooms or more	2 per unit	2 per unit		
Elderly Multi-Family	1 per unit	–		
Hospital/Sanitarium			4	–
Nursing Home	1 per 3 beds	–		
Office Headquarters ²			4	–
Commercial Office			5	3
Commercial Recreation			1.5	–
Medical Office			6	4
Retail Stores ³			6	3.5
Shopping Centers ⁴			5.5	3
Day Care Facilities			3	–
Restaurants			8	–
Places of Amusement			6	–
Public Assembly			6	–
Funeral Homes			20	–
Industrial			2	–
Wholesale Trade			0.5	–
Warehousing			0.5	–
Storage, Retail			5	2
Auto Showrooms			10	8
Auto Body Shops			4	–
Boarding House	1 per guest room	–	1	–

¹ Shared Parking for Large Lots: When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments.

² Over 40,000 gross square feet.

³ Up to 10,000 square feet.

⁴ Retail stores totaling over 10,000 gross feet on a common site plan.

Granby Center Zone:
Existing vs. Proposed Schedule of Uses

Permitted Use

Special Permit Use

Allowed Use Changed from Existing Zoning

Use	Zoning District			
	Commercial Center (COCE)	Proposed GC-A Zone	Center Commons (CC)	Proposed GC-B Zone
Business or professional offices	<div></div>	<div></div>	<div></div>	<div></div>
Restaurant, limited seating	<div></div>	<div></div>	<div></div>	<div></div>
Restaurants subject to Section 8.16	<div></div>	<div></div>	<div></div>	<div></div>
Retail sale, rental and/or repair	<div></div>	<div></div>	<div></div>	<div></div>
Single-family dwellings			<div></div>	<div></div>
Mixed use buildings containing both residential and nonresidential uses	<div></div>	<div></div>	<div></div>	<div></div>
Multifamily use	<div></div>	<div></div>	<div>¹</div>	<div>²</div>
Attached accessory apartment			<div></div>	<div></div>
Detached Accessory Apartment			<div></div>	<div></div>
Banks/financial institutions	<div></div>	<div></div>	<div></div>	<div></div>
Personal services, including barbershops, beauty shops, cleaning establishments	<div></div>	<div></div>	<div></div>	<div></div>
Day Care centers, preschool and similar uses	<div></div>	<div></div>	<div></div>	<div></div>
Museums/galleries/performing arts	<div></div>	<div></div>	<div></div>	<div></div>
Movie theaters with a maximum of 80 seats	<div></div>	<div></div>		
Commercial educational, instructional or recreational services	<div></div>	<div></div>	<div></div>	<div></div>
Fueling stations for motor vehicles, without Vehicle Repairers	<div></div>	<div></div>		
Non-profit organizations	<div></div>	<div></div>	<div></div>	<div></div>
Utility Use	<div></div>	<div></div>	<div></div>	<div></div>
Retail sales or alcoholic beverages	<div></div>	<div></div>	<div></div>	<div></div>
Open air markets	<div></div>	<div></div>	<div></div>	<div></div>
Home occupations			<div></div>	<div></div>
Agriculture			<div></div>	<div></div>
Governmental buildings and facilities including fire houses		<div></div>	<div></div>	<div></div>
Accessory uses customarily incidental to permitted uses		<div></div>	<div></div>	<div></div>
Family Child Care Home or Group Child Care Home, located in a residence and icensed by the Office of Early Childhood			<div></div>	<div></div>
Printing, photography and similar service	<div></div>	<div></div>	<div></div>	<div></div>
Bed and breakfast establishments		<div></div>	<div></div>	<div></div>
Churches, religious buildings, Places of worship and cemeteries and other nonprofit organizations		<div></div>	<div></div>	<div></div>
Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments			<div></div>	<div></div>
Antique sales		<div></div>		

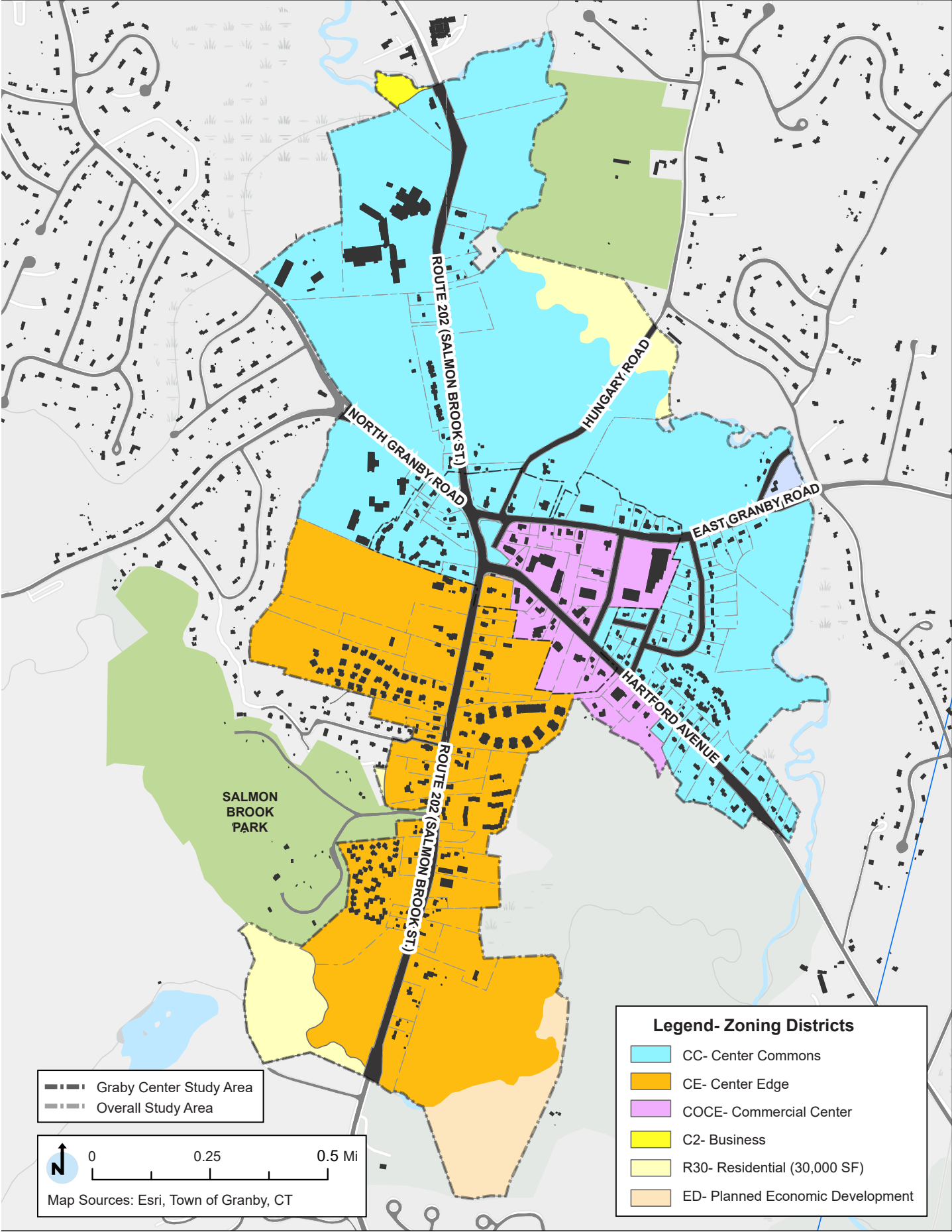
1

Multifamily use subject to section 3.7 on a property containing 5 or more acres

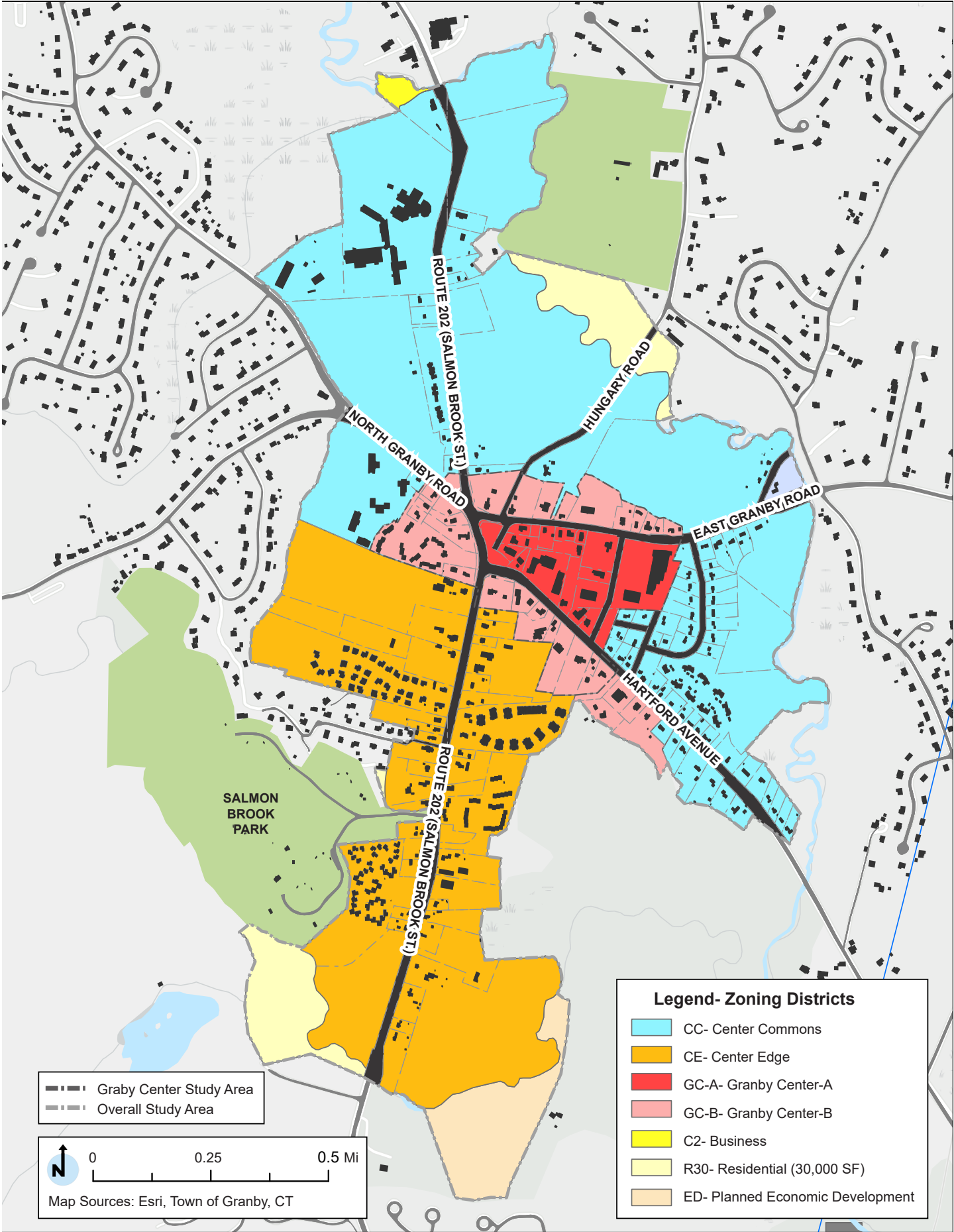
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Multifamily use subject to section 3.7 on a property containing 1.5 or more acres

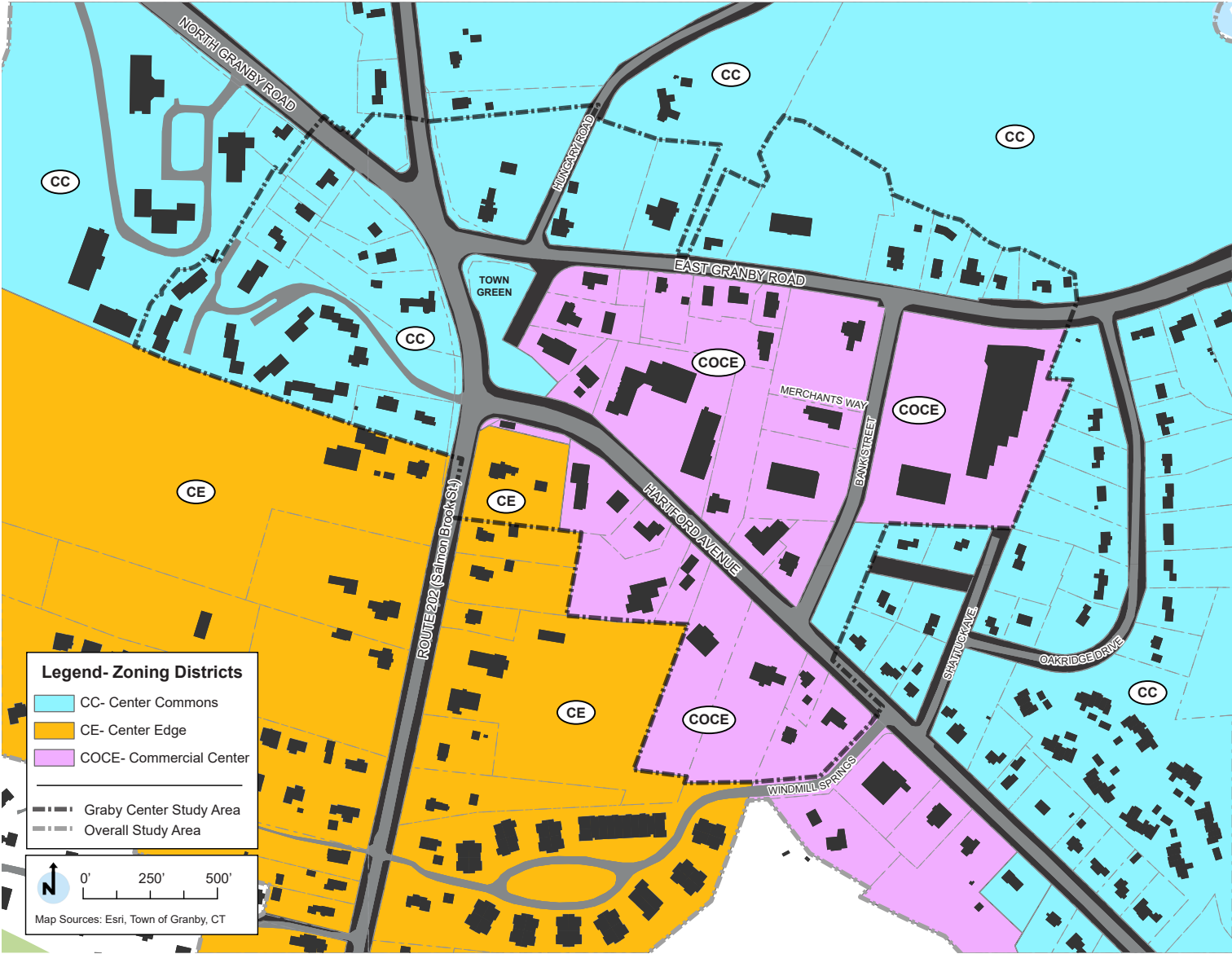
Existing Zoning



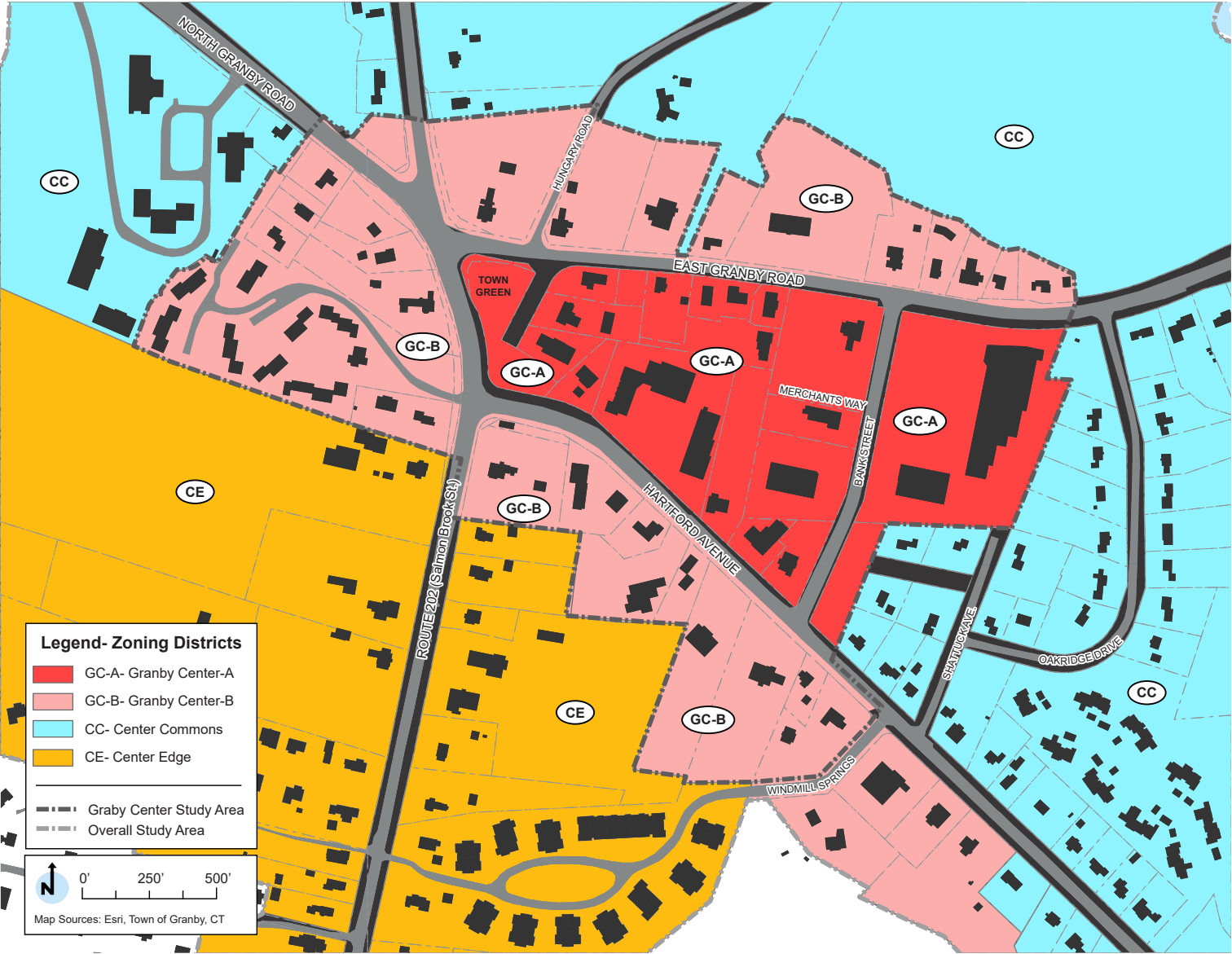
Proposed Zoning Idea



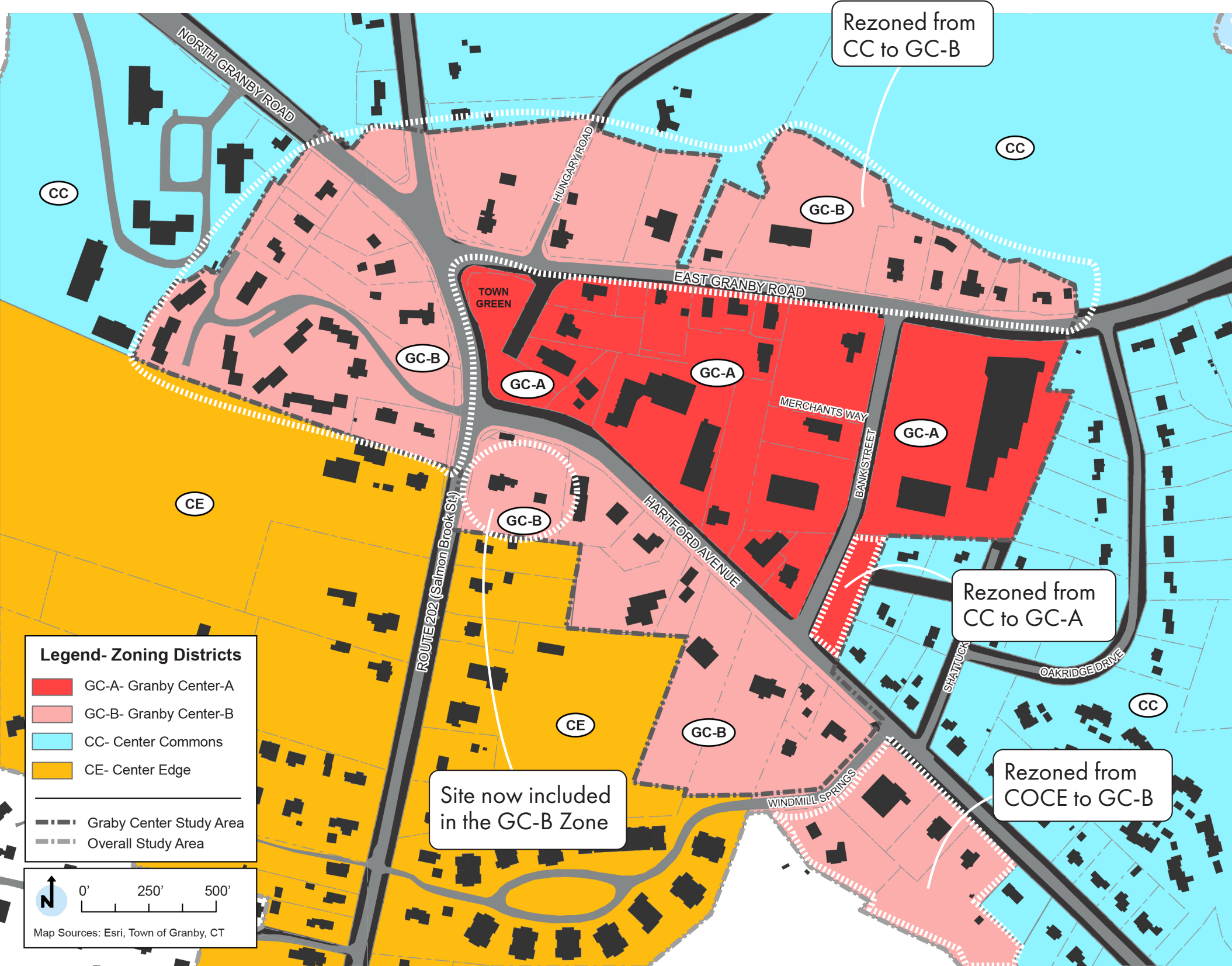
Existing Zoning



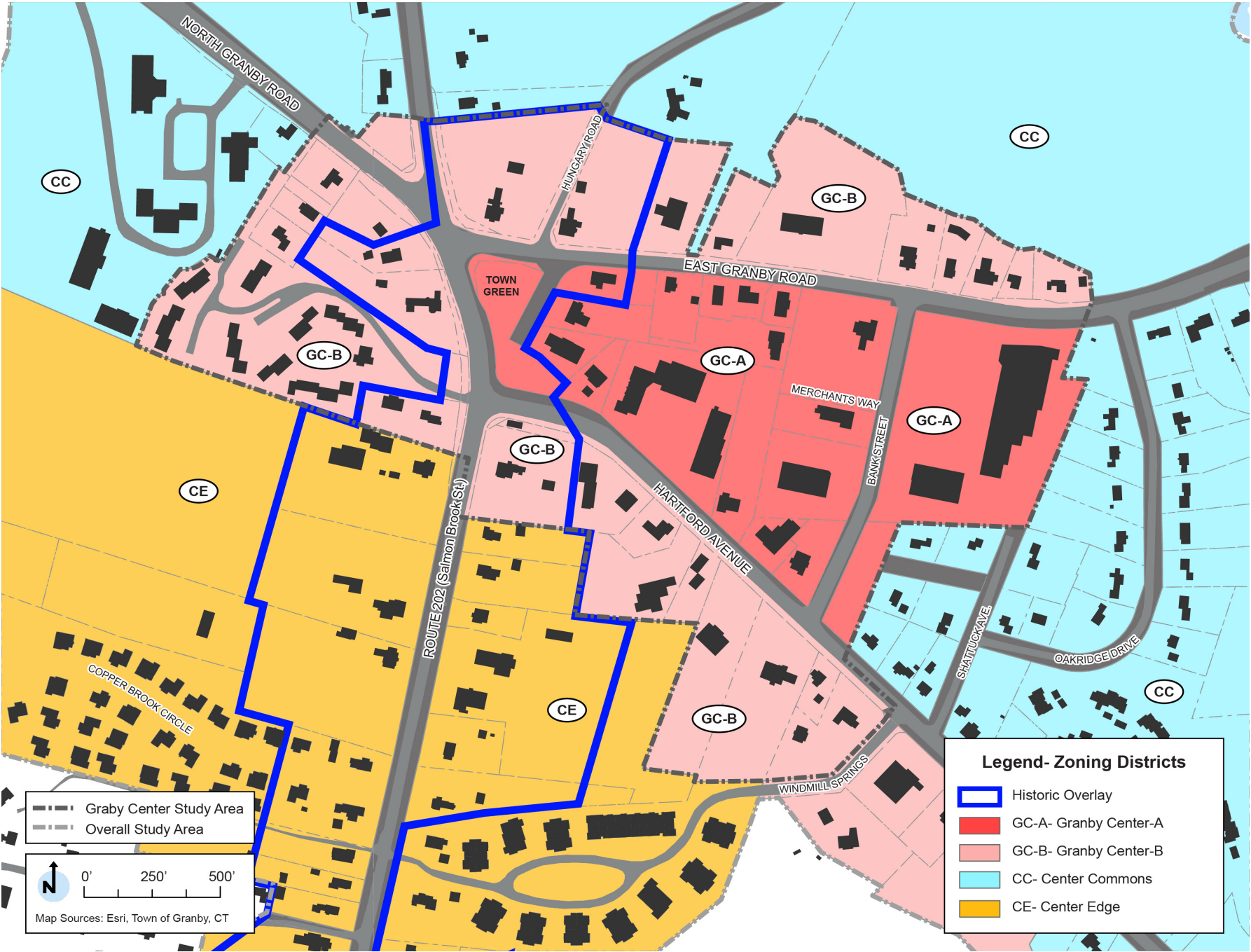
Proposed Zoning Idea



Proposed Zoning Idea



Historic Overlay



Zoning Idea

Any property within the Granby Center A or B Zone and is:

- A. within the Historic Overlay Zone
- B. a significant structure in the Federal Granby Center Historic District

may utilize the allowed uses in the Granby Center A or B Zone provided that the structure is preserved.

Granby Center Zone History

2005:

The Plan of Conservation and Development recommended the adoption of a mixed-use zone in the Town Center.

2007/2008:

The Development Commission began working on regulations and held two public workshops regarding the proposed Granby Center Zone. The areas that came to make up the Granby Center Zones were a mix of the C1, PDM, OP and R30 Zones.

2009:

The Planning and Zoning Commission (PZC) adopted the Granby Center Zone regulations that were developed and presented by the Development Commission, with some changes after public input was received. (Refer to meeting minutes and adopted regulations attached.)

2012:

PZC amended the regulations to allow accessory apartments in the CE and CC Zones. (See amended regulations attached.)

2014/2015:

An application was made to amend the comprehensive criteria pertaining to the Granby Center Historic Overlay Zone. The regulation in effect prohibited retail uses, restaurants, and commercial services for properties located within the Granby Center Historic Overlay District. The applicant proposed to remove that provision to allow such uses on properties within the Historic Overlay District that also fell within the CE and COCE Zones. PZ denied this application. (See proposed regulations attached.)

2015:

Following PZC's denial, a subcommittee was established to review the Granby Center and Historic Overlay Zones. The regulations were amended to allow commercial and other uses in the Historic Overlay area that also fell within the CC and COCE Zones, maintaining that residential uses were most appropriate in the CE portion of the Historic Overlay Zone. (See subcommittee report and meeting minutes/amended regulations attached.)

2019:

PZ approved an amendment to the regulations to allow mixed-use buildings by Special Permit in the COCE Zone.

2009 Meeting Minutes Regulation Adoption

TOWN OF GRANBY PLANNING AND ZONING COMMISSION MINUTES APRIL 14, 2009

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, James Sansone and Linda Spevacek. Staff present: Francis Armentano, Director of Community Development.

The meeting opened at 7:05 p.m.

Public session: There was no public comment.

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted to approve the minutes of March 24, 2009.

The public hearing on an application proposing Zoning Regulation changes and Zoning Map changes for an area described as the Granby Center, File Z-2-09, opened at 7:06 p.m. Fran reviewed the process that led up to this proposal. He indicated that the proposal is in part a product of Town's residents and business people who participated in the many discussions that were held on the future of the Town Center. He noted that this whole course of action originated in the Town's Plan of Conservation and Development. Several members of the Town's Development Commission spoke on the various aspects of the proposal. Bud Murtha discussed the 2005 Plan of Conservation and Development, which recommends the adoption of a mixed used zone in the Town's Center. He commented that the Commission worked on this for over a year and that the Development Commission held 2 public workshops, and received additional public comments at their meetings. Substantial changes were made to the proposal based on the comments received from the public. Marty Schwager discussed the boundary of the Center as proposed by the regulation. He noted that the Center currently is not recognized within the Zoning Regulations, yet the Center is one of the Town's most distinctive areas. Currently the zoning regulations simply apply the existing standard zones that are used throughout the town, the C1, PDM, OP and R30 zones. By zoning the Center area as a district we help to define the area and guide its future development as a cohesive and unique entity. Marty further commented on the Statement of Intent that is the beginning of the proposed regulations and how this aids in clarifying the goals of the proposed zone. Ken Kuhl discussed the Center's Historic importance. The Granby Center Historic District was placed on the National Register of Historic Places in 1985. While the area is not recognized as a State or local historic district, the proposed zoning regulations define it as the Granby Center Historic Overlay District, thereby providing the area with a local distinction. The Granby Center Historic Overlay District is a specific area outlined within the Granby Zoning Map and located within the comprehensive Granby Center Zone. The zoning overlay district generally follows the boundaries of the Granby Center Historic District. Within this area residential use is the primary and most appropriate use and commercial use is restricted. As stated in the proposal, due to the historic nature of

the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic

Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street. Mr. Kuhl felt that while the Center Zone does many positive things for the Center, perhaps one of the most important is the recognition of the Town Historic Area. Emily Leveille, a Planning Student and Granby resident stated that she supported the new regulations and hoped that the new proposal would help to bring needed changes to the Center while aiding in diversifying the area businesses. The owner of 5 Allan Place noted various concerns about the center and the specific area near his home. The public hearing closed at 7:45 p.m.

Chairwoman Johnson thanked the Development Commission and everyone involved in the process for their contributions to a job well done.

Old Business:

The Commission held a brief discussion of Pre-Application Review Procedures. Peg Chapple offered a change regarding the noting of the person or persons making the presentation.

ON A MOTION by Linda Spevacek, seconded by Margaret Chapple, the Commission voted to adopt the Pre-Application Review Procedures. All approved. The procedures are attached and made a part of these minutes.

New Business:

There was no new business.

Receive Applications:

The Commission received the following documents:

- An application for Earth Excavation for property located at 125 North Granby Road, File Z-2-09. The public hearing will be held May 12, 2009.
- Application for a renewal of an existing Earth Excavation permit for property located at 536 Salmon Brook Street, Granby Road, Tilcon Connecticut Inc., File Z-3-09.

Staff Reports:

Approved 4-12-09
Effective 5-1-09

Section 3.12

GRANBY CENTER ZONE

Statement of Intent

The Granby Center Zone is a unique zoning district promulgated to allow and regulate a variety of related land uses within an interconnected area. This Center Zone is enacted to further the goals and objectives of the Plan of Conservation and Development by expanding the Town Center through the incorporation of compatible commercial, residential, governmental, educational and other uses often found within a traditional town center. The further goal of the zone is to encourage the continued rehabilitation of the commercial center, encourage a greater variety of mixed uses and unite the uses through common design features, pedestrian and vehicular access, common signage, lighting and through the inclusion of street furniture and common open areas. Overall the goal is to integrate commercial and noncommercial uses through the creation of a mixed-use district that has the look and feel of a traditional New England village. The Granby Center Zone is designed to maintain and promote an area where residential development can exist within reasonable proximity to commercial type development. Development in the District will be guided by an overall desire to create a thriving Village with a wide variety of businesses and housing where residents can walk to work, work from home and walk from business to business. While the District is certainly designed to permit a variety of commercial developments, encourage new and innovative housing development, and preserve the Granby Historic District, overall it is designed to establish a sense of place that is different from the low density housing and preserved open space that characterize most of the Town of Granby.

The Granby Center Zone is designed to: promote the efficient use of a limited land area; respect and reinforce historic development patterns; provide flexibility to meet changing needs, technologies, economics and consumer preferences; promote efficient development patterns and a land use mix which encourages walking and bicycling and encouraging compatible architectural styles, building forms and building relationships within a New England Village.

The Granby Center Zone consists of four components:

Commercial Center;
Center Commons;
Center Edge, and
Granby Center Historic Overlay District
all as outlined within the Granby Zoning Map.

Each of these zones has a separate set of permitted and special permit uses and design criteria. The Comprehensive Granby Center Zone Criteria shall be applied to all 4 components of the Center Zone.

Section 3.12.1

Commercial Center Zone

The Commercial Center is the primary commercial area within the Town of Granby. It contains a variety of retail, service and office uses, numerous restaurants, gas stations, banks, the Post Office and more. The Commercial Center contains the Town Green and serves as the primary gathering place for Town residents. The Commercial Center contains very few residential units and its current design pattern discourages residential use. Future residential use is not anticipated within the area.

Commercial Center Zone Permitted Uses. In the Commercial Center Zone, the following uses are permitted subject to the Commercial Center Zone Special Criteria, Section 4 and other applicable requirements.

- Business or professional offices;
- Restaurant, limited seating.

Commercial Center Zone Special Permit uses. In the Commercial Center Zone, the following uses may be permitted by Special Permit, subject to the Commercial Center Zone Special Criteria, Section 8.2 and other applicable requirements.

- Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;
- Printing, photography and similar service;
- Banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums/galleries/performing arts;
- Movie theatres with a maximum of 80 seats;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Fueling stations for motor vehicles, without Vehicle Repairers;
- Non-profit organizations;
- Utility Use, Subject to Section 8.24;
- Retail sales or alcoholic beverages, subject to Section 8.3;
- Open air markets;
- Multifamily use
- Accessory uses customarily incidental to the above uses.

Commercial Center Zone Special Criteria

The maximum area of the footprint of a single commercial building is 8,000 square feet. The Commission may permit an expansion of an existing building (existing on the date of approval of this regulation) that would increase the footprint above 8,000 square feet, where such expansion conforms to the general principles of the zone. Where an existing building is removed/demolished in whole or in part, the Commission may permit the reconstruction or new construction of a building that exceeds a footprint of 8,000 square feet, provided the construction is in basic conformity with the scale of the existing site and conforms to the general principles of the zone. As a general rule the Commission shall encourage the construction of multi-story buildings, with reduced footprints.

Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the number and location of parking spaces to achieve the goals of the zone as stated herein. Individual developments are encouraged to share parking and access. Shared parking can be used to comply with the parking requirements.

The Commission may waive the minimum landscape area of Section 4.2.5 to achieve the goals of this zone as stated herein.

Adjacent property owners are encouraged to share curb cuts leading to the adjacent roadways. No new curb cuts will be permitted within this zone, except that any existing lot legally established prior to the date of adoption of this regulation shall have the right to access the adjacent roadway. Existing curb cuts may be relocated.

Pedestrian access to the proposed building, from the nearest street, shall be incorporated within the site design. Pedestrian and vehicular access from adjacent sites shall be incorporated where feasible.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the C2 Zone in Section 5, except that the minimum front yard shall be 25 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

Section 3.12.2

Center Commons

The Center Commons Zone is a diverse area of office buildings, public service use, retail use and housing. It contains the Granby Town Hall, Police Department, Senior/Youth Center, Board of Education Building, Library and the Granby Cemetery. The area contains significant commercial uses particularly along Route 189 and Route 20. The zone also contains the Town's 2 elderly housing developments, the Granby Memorial High School and Middle School. The Center Commons contains a small number of

historic homes that are a part of the Granby Historic District. The Center Commons area is closely integrated with the Commercial Center. The area is appropriate for additional commercial development and homebased business is encouraged within the zone. Mixed residential and commercial use can be expanded throughout the area. Residents and commercial users of the area should be afforded easy pedestrian access throughout the entire center area. New multifamily housing can be accommodated within the area.

Center Commons Zone Permitted Uses. In the Center Commons Zone, the following uses are permitted subject to the Center Commons Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Multifamily use subject to section 3.7 on a property containing 5 or more acres.
- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses;
- Accessory uses customarily incidental to permitted uses, subject to Section 8.1.
- Utility Use, subject to Section 8.24

Center Commons Zone Special Permit uses. In the Center Commons Zone, the following uses may be permitted by Special Permit, subject to the Center Commons Zone Special Criteria, Section 8.2 and other applicable requirements.

Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

- Printing, photography and similar service;
- Business or professional offices, including banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums, art studios, galleries and performing arts facilities;
- Bed and breakfast establishments;
- Restaurants, limited seating;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Non-profit organizations;
- Retail sales or alcoholic beverages, subject to Section 8.3;
- Open air markets;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.
- Mixed use buildings containing both residential and nonresidential uses.
- Accessory uses customarily incidental to the above uses.

Center Commons Zone Special Criteria

Within the Center Commons Zone the design, scale, size and use of individual developments shall be designed in a manner that is reasonably consistent and compatible with existing uses.

The site design for any proposed new development and for the re-use of any existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a single commercial building is 8,000 square feet.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building.

Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except as follows; the minimum front yard may be 30 feet as outlined above; the maximum height is 45 feet; the maximum stories is 3; and the maximum coverage is 30%.

Section 3.12.3

Center Edge

The Center Edge is the least developed area of the Granby Center District. It serves primarily residential, public service, recreational and open space uses. It contains multifamily developments, the Historic Society, the Granby Center Fire House, the Visiting Nurses Association and the South Congregation Church. This area contains most of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

Center Edge Zone Permitted Uses. In the Center Edge Zone, the following uses are permitted subject to the Center Edge Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses; and
- Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

Center Edge Zone Special Permit uses. In the Center Edge Zone, the following uses may be permitted by Special Permit, subject to the Center Edge Zone Special Criteria, Section 8.2 and other applicable requirements.

- Professional offices; business offices; medical offices
- Financial services; business services;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Day Care centers, preschool and similar uses;
- Antique sales subject to Section 8.9
- Bed-and-breakfast facilities or inns subject to Section 8.10;
- Multifamily use subject to section 3.7 on a lot of at least 8 acres;
- Mixed use buildings containing both residential and nonresidential uses.
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.

Center Edge Zone Special Criteria

All new construction within this zone shall be designed in a residential style, designed to blend and enhance the historic nature of the area, if the construction is within the Granby Center Historic Overlay District or adjacent to any structure listed on the National Register of Historic Places. Use of carefully chosen architectural details, such as cornices, brackets, shutters, columns and awnings is encouraged within such areas. The exterior colors of building materials shall mirror or be compatible with the colors of nearby buildings listed on the National Register of Historic Places. Building color schemes shall be a specific part of any approval.

The site design for any proposed new development or for the re-use of an existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a building that is used for non residential purposes is 4,000 square feet.

The building frontage (front yard) shall be guided by the average frontage of existing buildings located within the immediate vicinity of any proposed new building or addition.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 600 feet of the proposed new building.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except that the minimum front yard shall be 30 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

Section 3.12.4

Granby Center Historic Overlay District

The Granby Center Historic Overlay District is a specific area outlined within the Granby Zoning Map and located within the comprehensive Granby Center Zone. The overlay district generally follows the boundaries of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

The Granby Center Historic Overlay District is not a separate zone, but an area which overlays upon the other Center Zones. Within the Granby Center Historic Overlay District additional requirements and regulations will be applied as specifically outlined with the Center Zones.

Section 3.12.5

Comprehensive Granby Center Zone Criteria:

The following requirements and guidelines shall apply to all Center Zones.

1. Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the intent of this regulation.
2. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District is residential use. The Director of Community Development is encouraged to seek guidance from the Salmon Brook Historical Society on applications that fall within this area and may include the suggestions of the Society in any report submitted to the Commission on such applications.
3. Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street.
4. The conversion of low density housing to multifamily housing is generally encouraged, except within the Granby Center Historic Overlay District.
5. Design criteria for multifamily developments shall generally follow the criteria of the PDM Zone, Section 3.7.4, except that a maximum number of 15 units per acre may be permitted. Structures that are visible from Salmon Brook Street shall be designed to blend with the historic designs typically found within the Granby Center Historic Overlay District. Multi-story structures are preferred over single story structures.
6. When considering Special Permit applications, the Commission shall encourage the establishment of commercial uses that do not currently exist within the Town Center area. The zone's permitted uses will be preferable to the establishment of uses that are allowed only by Special Permit where such special permit uses replicate existing center businesses. The Commission, the public and new applicants should recognize the limited area of the Town Center and the need to diversify the commercial uses. The success of the center as a local commercial service center is largely dependent on the availability of a wide range of commercial retail items, services and offices. An abundance of offices (permitted uses) will enhance the overall business environment as the office workers are

likely to frequent the other center businesses during the morning, lunch and dinner times.

7. Multi-storied buildings are preferred over single story buildings. Single use one story structures shall be discouraged except in unique situations where the property cannot support a multi-story structure and multiple uses.
8. Where mixed use buildings are proposed that will contain both residential and nonresidential uses, the number of residential units may not exceed 15 per acre. Living units shall typically be located above the first floor and shall be serviced by elevators and fire prevention sprinkler systems. The minimum area of a residential unit is 400 square feet. One parking space per unit shall be required. Overall the density of the site will be guided by the site development requirements outlined herein.
9. Applications for new commercial construction shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern are the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses which differ in their peak hours of traffic generation.
10. Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the zone as stated above. Vehicular access and parking shall be designed to permit passage between adjacent properties. Shared parking is strongly encouraged.
11. Curb cuts shall be closely scrutinized by the Commission. The existing traffic flow within the area is often delayed and poorly placed curb cuts and/or increased numbers of curb cuts will exacerbate the problem. Therefore the Commission shall require the sharing of curb cuts between property owners and may prohibit a proposal for non-residential use of property where the curb cut separation is found to be unsatisfactory. A minimum distance of 150 feet between curb cuts is preferred.
12. A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all proposed development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed site and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks. All site designs shall include sidewalks, which lead from the existing street to the proposed or re-used structure. The application shall include a pedestrian access plan that links the proposed site to other properties within the Center.

13. Extensive use of street trees and curbside landscaping should characterize the developments.
14. Businesses developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Outdoor plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes are encouraged.
15. No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, and display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.
16. All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.
17. Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view. Screening shall be designed with materials that mimic or compliment those used in the primary structure.
18. Roof mounted mechanical equipment shall be screened from public view.
19. Utilities shall normally be located underground.
20. Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. All exterior light poles and lighting fixture must of a type and style that mirrors the existing poles and fixtures located along Bank Street. These are often identified as traditional style and can be found in figure 2 outlined below. The height of pole, to the top of the fixture shall be between 9-14 feet.
21. Noise is a community concern and should be considered in the site design and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of plantings, buildings, earth berms or through a combination of these and other appropriate techniques.
22. All freestanding and directory signs shall be of wood (simulated wood or wood composite) construction and suspended from either one or 2 poles as outlined in figure 3 below. Signs shall be externally illuminated with the light typically

emitted onto the face of the sign from a fixture or fixtures located above the sign face. Narrow signs and uniquely shaped signs may be illuminated by ground mounted lighting fixtures, where approved by the Commission. The lighting intensity shall be the minimum necessary to illuminate the sign face.

2012 Regulations Amended, Accessory Apartments

Approved: 9-25-12

Effective: October 1, 2012

The following amendments are proposed to permit Accessory Apartments by Special Permit, within the Center Commons and Center Edge Zones. The amendments also modify the criteria for Accessory Apartments as outlined in Section 8.5.

Proposed Amendment to Section 3.12.2 Center Commons Zone and Section 3.12.3 Center Edge Zone.

In both zones add:

Accessory Apartment subject to Section 8.5, under Special Permit uses.

Amendments to Section 8.5.

Modify the wording of Section 8.5.1 to read:

The Commission may grant a special permit for the construction and occupation of one (1) accessory apartment in an existing single family dwelling provided:

Modify the wording of Section 8.5.1.1 to read:

The owner of the property subject to the permit shall reside on the premises in the residential structure subject to this permit throughout the duration of the permit. The permit shall become null and void and the apartment eliminated at such time that the owner ceases to live on the premises as required.

Modify the wording of Section 8.5.1.2 to read:

The Building Official shall make a determination as to whether or not the accessory apartment can be reasonably constructed in compliance with the building code and may require that the applicant make any necessary modifications to the primary structure to assure that the building and unit are safe for the inhabitants.

Modify the wording of Section 8.5.1.7 to read:

The entire structure shall continue to be metered by one (1) common electrical service.

Amend Section 3.12.5 of the Granby Zoning Regulation Section 3.12.5, items 1-3.

3.12.5 Comprehensive Granby Center Zone Criteria

The following requirements and guidelines shall apply to all Center Zones:

Remove item #1

Change wording of #3 to show that the primary and most appropriate use within the Granby Center Historic Overlay District portion of the Center Edge zone is residential use.

Move item #3 to # 2 position

- ~~1. Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the of intent of this regulation~~
2. Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street.
3. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District portion of the Center Edge zone is residential use. The Director of Community Development is encouraged to seek guidance from the Salmon Brook Historical Society on applications that fall within this area and may include the suggestions of the Society in any report submitted to the Commission on such applications.

Center Zone Committee Report

Report of the Center Zone Review Committee

May 1, 2015

The Center Zone Review Committee was appointed by action of the Granby Planning and Zoning Commission. The group was established to consider the impact of an amendment which was proposed by an applicant and denied by the Planning and Zoning Commission. As noted in the PZC meeting minutes, "the Commission members appeared willing to consider changes for the properties impacted by this proposal. However the Commission felt the need to undertake a more thorough investigation of the matter to fully understand and anticipate the impact that such changes might have on the center area."

The original zoning amendment was proposed by the owner of 261 Salmon Brook Street. The primary goal of the amendment was the elimination of the prohibition of Special Permits for retail uses, restaurants and commercial services, which applied to the property at 261 Salmon Brook Street and to 5 other properties. These properties are located within the Center Commons and Center Commercial zones, as shown on the attached map. The underlying zoning districts of these 6 properties do allow by **special permit**, "retail uses, restaurants and commercial services", but because these 6 properties fall within the Granby Center Historic Overlay District, a prohibition in the Comprehensive Center Zone Criteria overrides and eliminates the opportunity to have such uses. (See Section 3.12.5 #1)

The members who made up the Center Zone Study Committee were:

George Bickford
Tim Brignole
Tony Cappelli
Tracy Cavaciuti
Margret Chapple, Chairwomen
Matt Garrett
Penny Gitberg
David Guarco
Ken Kuhl
Jason Lachance
Peggy Lareau
Mark Migliaccio
John Morgan
Joe O'Brien
Nancy Ross
Marty Schwager
Jennifer Craver
Jim Caldwell

The Committee met on March 25, 2015, April 8, 2015 and April 15, 2015, where the Town Center was discussed in great detail. The majority of the members favored increasing opportunities for new business within the Town Center and favored the preservation of the historic buildings, particularly the facades of such buildings. Members felt that by expanding the potential use of the historic buildings located within the Center, they would increase the probability that such buildings would be renovated and preserved in the future. Members expressed an overall concern for the future of the Center. It was explained that the Granby Center Zoning, adopted in April of 2009, was designed to encourage rehabilitation and a greater variety of mixed uses. "Overall the goal is to integrate commercial and non-commercial uses

through the creation of a mixed use district that has the look and feel of a traditional New England Village. The Granby Center Zone is designed to maintain and promote an area where residential development can exist within reasonable proximity to commercial type development.”

It was explained and the members understood that 6 properties within the Center Commons and Center Commercial Zones were also covered by the Historic District Overlay Zone and that prohibitions within the historic overlay district prevented these 6 properties within the Center from applying for Special Permits even though the uses are allowed within the underlying zones. This is due to the wording of Section 3.12.5 #1 of the Granby Zoning Regulations, which reads:

Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the intent of this regulation.

The members discussed challenges to expanding commercial opportunities within the Granby Center. The members recognized a distinction between the properties located within the Center Edge Zone and those within the Center Commons and Center Commercial zones. They understood that properties within different zoning districts were grouped together by the Granby Center Historic Overlay District.

The members discussed the Special Permit process. They viewed Section 8.2 of the Zoning Regulations regarding the criteria applied to Special Permits and they reviewed Section 8.16, the criteria applied to applications for restaurants. The members also familiarized themselves with the Comprehensive Granby Center Zone criteria outlined in Section 3.12.5. A majority of the members were confident that the PZC could and would make proper decisions when reviewing future Special Permit applications within the Granby Center. While there was concern that inappropriate commercial type development could have a negative impact on the Center, there was enthusiasm for quality commercial developments that would have a positive impact on the Center. The majority of the members felt that the Center needed positive change and supported opportunities for new commercial development applications.

The members understood that the Center Edge zone does not permit uses that are specifically identified as “Retail uses, restaurants and commercial services”. They understood that Zoning is “Exclusionary”, meaning if something is not allowed it is prohibited. Therefore the elimination of Section 3.12.5 #1 would not, through its elimination, permit retail uses, restaurants and commercial services within the Center Edge zone. However, eliminating Section 3.12.5#1 would actually avoid confusion in the interpretation of the regulations. This is because many of the uses expressly permitted within the Center Edge Zone could be interpreted as prohibited under Section 3.12.5 #1. These include home occupations and agriculture, and under special permit, antique sales, bed and breakfast facilities, day care centers, financial institutions, business services, and a variety of offices.

At the meeting of April 15, 2015:

On a motion by Matt Garrett and seconded by Tim Brignole the Granby Center Review Committee voted to support the adoption by the Planning and Zoning Commission of the following amendment. The motion passed 11-2 with 4 absent. The Chairwoman did not vote.

Proposed Amendment to Section 3.12.5 of the Granby Zoning Regulations

Remove #1

Add and remove wording as shown in #2

For clarity, #2 should become two separate sections, numbered 1 and 2

1. ~~Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the of intent of this regulation.~~
2. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District portion of the Center Edge zone is residential use. The Director of Community Development is encouraged to seek guidance from the Salmon Brook Historical Society on applications that fall within ~~this area~~ the Historic Overlay District and may include the suggestions of the Society in any report submitted to the Commission on such applications.

Proposed Regulation to Read:

1. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District portion of the Center Edge zone is residential use.
2. The Director of Community Development is encouraged to seek guidance from the Salmon Brook Historical Society on applications that fall within ~~this area~~ the Historic Overlay District and may include the suggestions of the Society in any report submitted to the Commission on such applications.
3. Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street.

VOTE:

George Bickford	absent
Tim Brignole	yea
Tony Cappelli	yea
Tracy Cavaciuti	yea
Margret Chapple, Chairwomen	DNV
Matt Garrett	yea
Penny Gitberg	yea
David Guarco	yea
Ken Kuhl	absent
Jason Lachance	absent
Peggy Lareau	nay
Mark Migliaccio	yea
John Morgan	nay
Joe O'Brien	yea
Nancy Ross	yea
Marty Schwager	yea
Jennifer Craver	absent
Jim Caldwell	yea

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JUNE 9, 2015
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

Public session: There was no public comment.

Minutes: The minutes of May 26, 2015 were received.

ON A MOTION by Margaret Chapple, seconded by Eric Lukingbeal, the Commission voted to approve the minutes of May 26, 2015 as presented. (7-0)

Public hearing:

The public hearing for a proposed amendment to the Zoning Regulations, Section 3.12.5 Comprehensive Granby Center Zone Criteria, Items 1-3, File Z-5-15 opened at 7:02 p.m. Fran gave a Power Point presentation related to the report of the Center Zone Review Subcommittee and mapped the properties that would be impacted by this change. The primary recommendation of the Subcommittee was the removal of the Section 3.12.5 #1, regarding retail use, restaurants and commercial services. Fran reviewed the Center Zones and discussed the Historic Overlay Zone. He went over the definitions of uses to show how prohibited uses can be in conflict and cause confusion in the interpretation of the regulations. The Center Zone Review Subcommittee favored increased opportunities for new business within the Town Center; promotion of preservation, rehabilitation and a greater variety of uses within the Center. Members of the Subcommittee, town residents and neighbors spoke in favor of the proposed amendment. They encouraged more growth and new opportunities while preserving the historic integrity of the area. Local Salmon Brook residents expressed concern that the changes will result in an increase of traffic and noise and impact the historic nature of the Center. Also concern was expressed in regards to the word **input** in the sentence that reads: **The Planning and Zoning Commission would seek input from the Salmon Brook Historical Society, upon receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District.** The Commission received for the file a letter from the Salmon Brook Historical Society, a report from Peggy Lareau submitted May 12, 2015, as well as a recommendation for approval from the Development Commission. The public hearing closed at 8:11 p.m.

Receive Applications: There were no new applications.

Discussion of application seeking a proposed amendment to the Zoning Regulations, Section 3.12.5.

The Commission held a discussion concerning an application seeking a proposed amendment to the Zoning Regulations, Section 3.12.5 Comprehensive Granby Center Zone Criteria, Items 1-3, File Z-5-15. The members focused on the wording of the sentence "The Planning and Zoning Commission would seek input from the Salmon Brook Historical Society, upon receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District." and suggested changes. Concerns regarding the impact of the change were discussed and debated.

ON A MOTION by James Sansone, seconded by Linda Spevacek, the Commission voted to approve an application seeking a proposed amendment to the Zoning Regulations, Section 3.12.5 Comprehensive Granby Center Zone Criteria, Items 1-2, with changes in the proposed wording, File Z-5-15. (6-1). Eric Lukingbeal opposed. The approval was based on the report of the Center Zone Review Subcommittee and the reasons outlined therein.

The amendment as approved is attached and made a part of these minutes.

Staff Reports and Correspondence:

Fran reported that a bid has gone out for the generator for the middle school shelter. He also commented on the sidewalks and snow removal, the Town Owned Land Committee and the ribbon cutting ceremony at Holcomb Farm and the parking lot progress.

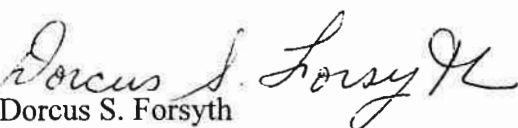
Commission discussion of items of interest or concern:

Chairwoman Johnson thanked Linda Spevacek for her years of service to the Commission.

The Planning and Zoning Commission meeting scheduled for June 23, 2015 has been canceled.

The meeting adjourned at 8:44 p.m.

Respectfully submitted,


Dorcus S. Forsyth
Recording Secretary

**Approved by action of the Planning and Zoning Commission on
June 9, 2015.**

Amendment to Section 3.12.5 of the Granby Zoning Regulations Section 3.12.5,
items 1-2.

3.12.5 Comprehensive Granby Center Zone Criteria

Remove #1

Replace #2 with the following wording.

1. ~~Retail uses, restaurants and commercial services are not appropriate and shall not be approved for any property located within the Granby Center Historic Overlay District, except that where such uses currently exist they may be modified and expanded as appropriate for the specific site and in basic conformity with the of intent of this regulation.~~
2. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District, portion of the Center Edge zone is residential use. **The Planning and Zoning Commission shall notify the Salmon Brook Historical Society, within 10 days of the receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District.**

New Wording as it will be displayed in the Zoning Regulations:

3.12.5 Comprehensive Granby Center Zone Criteria

The following requirements and guidelines shall apply to all Center Zones:

1. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District, portion of the Center Edge zone is residential use
2. The Planning and Zoning Commission shall notify the Salmon Brook Historical Society, within 10 days of the receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District.