Town of Granby Granby Center Advisory Committee Agenda Town Hall Meeting Room May 28, 2025 7:00 PM

Also Available Via Zoom

https://us02web.zoom.us/j/83352876467?pwd=37E9YQg5WfVeJR2ayuNwlM9ZvRoBBS.1

Meeting ID: 833 5287 6467 Passcode: 045095 Call-in: 1-646-931-3860

- 1. Call to order
- 2. Action on the April 30, 2025 meeting minutes
- 3. BFJ Update
 - a. Status of Work/Timeline: Final presentation June 25, 2025
 - b. Public Workshop Summary
 - c. Review Draft Master Plan: Edits by June 9, 2025
- 4. Action Items for Next Meeting
- 5. Public Session
- 6. Adjourn

TOWN OF GRANBY GRANBY CENTER ADVISORY COMMITTEE TOWN HALL MEETING ROOM MEETING MINUTES APRIL 30, 2025 (Subject to Approval)

PRESENT: Meg Jabaily, Abby Kenyon, Eric Myers, John Oates, Martin Schwager, Jonathan

Martin, BFJ (via Zoom), Frank Fish and Suzanne Goldberg, BFJ

ABSENT: Mark Fiorentino

1. CALL TO ORDER

M. Jabaily called the meeting to order at 7:00 p.m. She noted the meeting will run until 8:45 p.m., followed by Public Session.

2. ACTION ON THE MINUTES OF MARCH 26, 2025

On a Motion by J. Oates, seconded by E. Myers, the minutes of March 26, 2025 were approved unanimously.

3. BFJ UPDATE:

- a. Status of Work/Timeline F. Fish reviewed the project timeline and noted a report will not be written until after the May 15th public workshop. After the May committee meeting and comments from the committee members are received, a revised draft will be created. A public presentation will be held on June 25th.
- b. Revised Zoning After last month's meeting, the Granby Center Zone has been updated to include the municipal complex. At the Planning and Zoning Commission Meeting, some noted the center zone does not go far enough down Route 10. F. Fish does not agree with expanding the Center Zone into the Historic area. He noted the committee had stressed the POCD be used as a guide and this follows that directive.
- c. **Design Concepts** The design included ways to expand parking opportunities and sidewalks, as well as expanding the green.
- d. **Public Workshop Discussion** The workshop will begin with a presentation of a half hour or less, followed by a 45-minute roundtable discussion. Each table will have a large vision board and a representative from the committee or a BFJ team member will be at each table.
- 4. DEMOLITION DAY ORDINANCE (postponed from March meeting) A. Kenyon distributed copies of ordinances from Simsbury, Canton, and Windsor. E. Myers noted he would not support a similar regulation in Granby. M. Jabaily asked BF to provide information about other tools to help with historic preservation.

5. RESPONSE TO PREVOUS DISCUSSIONS AND COMMENTS

Sewer Stormwater Management – A. Kenyon provided an overview of a memo that
responded to questions about sewer and stormwater that were raised at the March
meeting. A. Kenyon stated she was not prepared to respond to the technical questions at
this time. She did note that some developments have not used their sewer allocation and
are currently under capacity. In addition, the Town Engineer responded to storm
management in the Center, which met DEEP requirements and was handled on site.

6. ACTION ITEMS FOR NEXT MEETING

- Historical Preservation
- Integrating Center Boundaries into Workshop
- Engagement of People at Workshop

It was noted the following businesses were left off the list: the Medical Building, Post Office and the bank.

A. Kenyon posted the flyer regarding the public workshop on the town website, sent an e-blast, the information was distributed to the Board of Selectmen via the Town Manager's Report for their upcoming meeting and another e-blast will go out when the workshop gets closer.

7. PUBLIC SESSION

Joan Russell, 12 Brookside Drive stated she is the co-owner of 20 and 22 Hartford Avenue, noting her businesses were not on the list and she has not been contacted. She is concerned about the suggested walking spaces between Bemans, the Post Office and CVS. There is a lot of traffic between the buildings and it could be dangerous for pedestrians.

John Marone, Maple Hill Drive inquired how the mixed-use idea came about and what is envisioned regarding retail. F. Fish responded studies reveal the market is weak regarding retail and the idea is to get more life into the center with apartments. Mr. Marone suggested the center be modeled after Old Wethersfield.

Bob Flannigan of Woodcliff Drive noted Granby does not have a demolition ordinance and he is interested in demo-delay ordinance. He is concerned about the effect these proposed changes will have on the historical area. He also inquired if there will be additional meetings after the public workshop.

Toni Flannigan, 20 Woodcliff, stated the Bank of America building would need to be purchased and knocked down to make use for a mixed-use building. She feels traffic will become a concern, more parking is needed and the plan should concentrate on the beautification of the Town Green.

Maureen Eberly would like to know if there is a specific criterion to identify "green space." She believes eliminating parking spaces at Grass Roots will be a disservice to the business and is concerned about parking availability for senior citizens and individuals who live in the center area. She would like to have prototypes at the public workshop instead of maps and asked the committee keep taxpayers in mind when making recommendations.

Michael Fusick, Northwoods Road agreed with looking at something like Old Wethersfield. He is concerned about the pump stations not being adequate for this development. A. Kenyon will contact the Town Engineer for follow-up. Mr. Fusick believes improvement to the infrastructure should be made before there are any recommendations for development.

8. ADJOURN

ON A MOTION By E. Myers, seconded by J. Oates, the meeting was adjourned at 9:09 p.m.

Respectfully submitted,

Kathy Kane

Recording Secretary

Public Workshop Meeting Summary

Granby Center Master Plan

Date: May 15, 2025

Location: Granby Senior Center

Introduction

The Board of Selectmen established the Granby Center Advisory Committee ("Committee") to oversee a study of Granby Center. The goal of the Granby Town Center Study is to provide a framework that supports a connected, healthy, vibrant, and resilient Center for businesses, residents, and visitors, aligning with Granby's Plan of Conservation and Development (POCD).

Public engagement is an essential part of the design and visioning process. Along with public outreach conducted for the POCD, the Town held a public workshop in in March 2024 to seek input on residents' priorities and goals for the Town Center. More recently, a roundtable with property owners was conducted in January 2025 to gather insights on property owners' experiences in Granby Center and explore strategies to advance the area's economic goals. A Public Workshop was then held on May 15th, 2025, to solicit community feedback on zoning and design proposals for the Town Center. This feedback is essential to ensure that the Town Center Master Plan and recommendations are representative of the community vision.

A copy of the can be presentation accessed on the Town website: https://granby-ct.gov/DocumentCenter/View/2096/BFJ-Workshop-Presentation-5-15-25

Workshop Summary

Approximately 45-50 people attended the workshop. The meeting consisted of a presentation from the BFJ Planning team, an interactive dot-mocracy activity with poster boards, and an open house for participants to see what other tables produced.



Eric Myers, Member of the Granby Center Advisory Committee, opened the Public Workshop with a welcome and introduction of BFJ Planning. Frank Fish of BFJ planning introduced the project team and gave an overview of the project goals, background, and timeline.

Mr. Fish provided an overview of the studies that supported the planning process, including the 2016 POCD. Suzanne Goldberg presented the new proposed zone for the center area and its associated permitted uses, area and bulk standards, and parking requirements. Nick Cerdera presented the urban design masterplan, along with plans for the Town Green and a new parking lot. Jonathan Martin presented plans for Bank Street, and visions for 26 Hartford Avenue. Finally, Frank Fish reviewed impacts and implementation strategies.

After the conclusion of the presentation, the attendees were directed to six poster board stations to participate in a dot-mocracy round table session. Frank Fish, Jonathan Martin, Suzanne Goldberg, Nick Cerdera, and Granby Committee members acted as facilitators for each of the roundtables and were available to answer any questions. Participants were given red and green dot stickers to mark items on the boards that they agree with as priorities (green) and items that they do not support (red). Sticky notes and pens were available for participants to write in their comments.

Summary of Public Comments

The following section summarizes comments that were made during the interactive exercise. Photos of each of the posters and their corresponding comments can be found in Appendix A.

Zoning Changes

Height: Some residents expressed concern in raising the maximum permissible height from 45 feet to 48 feet. It was generally agreed that new development should reflect the existing character and scale of Granby Center.

Urban Design Proposals

Study Area: Participants expressed a desire to include properties on the west side of Salmon Brook Road more directly in the design proposal.

Town Green: Residents widely approved of expanding the Town Green. Additionally, there were suggestions to include water elements, more seating, a playground, and landscape buffers between the Green and the surrounding state roads.

Signage: Community members expressed consistent support for more consistent signage throughout the Town Center that is reflective the New England aesthetic. It was also recommended that the Town implements this uniform signage in the municipal center as an example for the surrounding commercial center.

Lighting: Participants did not support changing the lighting, and instead stated that the existing lighting style is sufficient, with opportunities for greater consistency and usage across the district.

Trash Cans: Residents generally supported beautifying trash cans but noted that bears may be a concern.

Transportation Network

Pedestrian Circulation: Participants supported an expanded pedestrian network, with several recommendations to link the municipal center to the commercial center with a sidewalk. Additionally, several roundtables discussed concerns with sidewalks placed behind restaurant establishments, as they may be located next to undesirable infrastructure such as dumpsters and refrigeration trucks. There were suggestions to consolidate trash collection into one common area and provide screening from pedestrian infrastructure.

Bicycle Infrastructure: Some participants mentioned the need for more bike racks spread throughout the Town Center. Additionally, it was mentioned that East Granby Road (Route 20) was more dangerous for biking, so new bike routes should be prioritized on Hartford Avenue.

Bus Network: Residents observed that there is no public transportation in the Town Center and suggested incorporating a bus stop.

Parking: It was generally agreed upon that there is enough parking provided in the Town Center, but that it can be difficult at specific locations at certain times. There was support for more shared parking, but liability issues were mentioned as a possible obstacle for property owners.

APPENDIX A: INTERACTIVE EXERCISE POSTERS











