

Town of Granby  
Granby Center Advisory Committee  
Agenda  
Town Hall Meeting Room  
July 30, 2025  
7:00 PM

Also Available Via Zoom

<https://us02web.zoom.us/j/87866682079?pwd=W3vVZDGSd7LtYk4nr2hePYS1A8EIRI.1>

Meeting ID: 878 6668 2079

Passcode: 781388

Call-in: 1-646-931-3860

1. Call to order
2. Action on the July 10, 2025 meeting minutes
3. Review and Discuss Draft Plan
4. Action Items for Next Meeting
5. Public Session
6. Adjourn

**TOWN OF GRANBY  
GRANBY CENTER ADVISORY COMMITTEE  
TOWN HALL MEETING ROOM  
MEETING MINUTES  
JULY 10, 2025**

**PRESENT:** Mark Fiorentino, Meg Jabaily, Abby Kenyon, Eric Myers, John Oates, Martin Schwager

**1. CALL TO ORDER**

M. Fiorentino called the meeting to order at 7:00 p.m.

**2. ACTION ON THE MINUTES OF MAY 28, 2025**

On a Motion by M. Schwager, seconded by M. Jabaily, the minutes of May 28, 2025 were approved unanimously.

**3. REVIEW AND DISCUSS DRAFT PLAN**

M. Fiorentino explained he would like the committee to go through the plan for the purpose of asking BFJ to provide a little more detail on certain sections. He noted more detail is needed in some areas, some drawings did not include enough detail and the commission asked for an open space plan (green space) but it is not included in the draft. There was also a discussion on streetscapes, but no cross sections, i.e., identification of the sidewalks, benches, etc.

M. Schwager believes some of the mapping should be more concise and Planning Background (Chapter 2) needs to be looked at closer regarding its presentation, i.e. show building blocks of the study and include the cover pages of the Affordable Housing Plan, the Strategic Plan memorandum, etc. He suggested Chapter 3 regarding the market analysis and the area boundaries should be examined closer. He pointed out the utilities and schools are grouped together in the study area and the schools should be a separate section. He would like to see the Town itself played up more and include documents such as the Town's fiscal rating. M. Fiorentino noted a decision needs to be made regarding the key things that are missing.

M. Jabaily feels everything should refer to the original goal of making sure we are more connected, healthier, more vibrant, and more resilient. The town green should be geared toward all age groups and the plan should include as many pockets of greenery as possible and less parking, which is more reflective of Granby. She would also like to see if some of the maps could be done in 3-D; the design and architectural guidelines be stronger with some guidelines included, and also noted the Historic District needs a lot of work.

J. Oates noted the challenges and flaws within the market analysis and pointed out some things he does not agree with, such as the Town's population is declining, the consultant's use of Windsor as a comparison to Granby, the study notes the closeness of Massachusetts and discusses Springfield but ignores Southwick and Granville and their businesses/services which Granby residents use, etc. The report also brings up the challenges of empty business space in town but does not explain why or provide analysis and 'uniformed signage throughout' was

mentioned without any explanation or description of what that would be. Transportation and signalization noted improving walkability and protecting pedestrians even though the center was just remodified with specific modifications for the purpose of pedestrian safety. He noted a need for a parking study and does not agree with crosswalks and timing of lights. He pointed out three missing things that had been discussed in earlier conversations: the Post Office, the Frontier building and the parking area alongside Starbucks becoming a green space.

Eric Myers agreed with the previous comments. He focused on zoning and believes some of the items mentioned are outcomes. The report ignored the 'new center zone' and did not identify a center zone extending down Route 10 especially with the large piece of property behind South Church which he believes should be part of the center. Information regarding a "village district," which we do not have, the report included a demolition delay ordinance which is not needed. He believes the center area should be re-evaluated before a final plan is agreed upon. He also pointed out there are two typos on page 38.

M. Fiorentino noted Chapter 4 of the Table of Contents is the core of what the final product: should be. The recommendations to Planning and Zoning need to be design standards, pedestrian connectivity, and a transportation plan; a town green and some treatment of the historical buildings.

- M. Jabaily would like to have concepts for some of the outer areas of the center zone.
- M. Schwager would like Station 280 be shown as part of the center zone in order to show its density.
- The sidewalks should be shown.
- A. Kenyon noted BFJ's purpose is to cover the scope of work outlined in the RFP and in the contract. Some things could be a project in themselves, i.e. architectural guidelines, historic district regulations, etc.
- M. Jabaily would like concepts for the outer areas.
- The core area needs to be clear, as well as the substance of the area.
- E. Myers noted there is not a Historic District and it should be a historic overlay.
- It was decided the document covered all the areas asked for in the RFP but not necessarily the detail expected.

Section 4 Town Center Recommendations was reviewed: The following was noted.

Page 25: A map is needed

Page 26: 4.2 - J. Oates noted density incentives could be offered. M. Jabaily felt bullet points would be more helpful.

Page 27: M. Fiorentino would like a cross section of the two sidewalks.

Page 32 and 33: Revised drawings to show full overlay Station 280

Page 34 and 35: No key included.

Page 36 and 37: M. Jabaily gap focusing on interior.

Page 43: M. Fiorentino requested an expanded version of the map; "vacant lot" needs clarification and sidewalk should be shown.

Page 44: Photo (426) should be expanded.

Page 45: A cross section is needed instead of a photo.

Pages 46 and 47: Exhibit 480 needs to be expanded with a scale to show distance and a key added.

Pages 48 and 49: Needs a site plan of what boundaries would look like

#### **4. PUBLIC SESSION**

**Terri Ann Hahn** noted maps should be provided to BFJ for the purpose of visualization and consistency. She also stated an approach based on data, property evaluations, property lines, etc. helps to look at it in a different perspective. When land use patterns are broken (i.e., build-to line instead of “set back”) the visual connectivity is broken. She pointed out if the report belongs to the committee, BFJ’s name can be taken off and the committee can provide changes. Otherwise, suggestions can be made.

**Kate Bogli** would like the center zone expanded from Floydville Road up to Mechanicsville. She noted there have been a lot of good ideas and would like the committee to take action now, i.e. continue to urge businesses to keep their property clean, regulations for architectural design, etc. She feels the discussion should center on what is not wanted in town, such as four-story buildings, “big box” businesses, etc.

#### **5. ACTION ITEMS FOR NEXT MEETING**

- A. Kenyon will reach out to BFJ for the following documents: Page 26: Architectural Design Standard; Page 27: Sidewalks Pathways; Page 37: Figure 4-9; Page 34: Figure 4-11; Page 43: Figure 4-25; Page 46: Figure 4-30; Page 47: Figure 4-31; Pages 48/49.
- Committee members will come to the next meeting prepared to discuss the outer boundaries of the town center.
- Begin discussion on section 4.1 Land Use Recommendations

#### **ADJOURN**

**ON A MOTION By** M. Fiorentino, seconded by M. Schwager, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Kathy Kane  
Recording Secretary



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Granby Center Advisory Committee](#)  
**Subject:** Online Form Submittal: Contact Us  
**Date:** Thursday, July 24, 2025 10:51:45 AM

---

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Contact Us

Subject / Requested  
Department

Granby Center Advisory Committee

---

Message

Hello all- This is email One of Two as I have two attachments!

I have attached two things- An updated chart and a revised proposed Zoning Map

I am following up on two things.

First, there was a discussion regarding Building Coverage as a limiting factor for future development. We have taken the time to check the existing square footage for the existing buildings in the study area to see if, in fact the existing building coverage is at or near the Zoning limit as defined currently. I can conclusively say- that NO- Building Coverage is not currently a limiting factor for growth in the center. You will notice that we added information regarding the approximate square footage of the existing buildings and refined them to show gross square footage and that on the first floor ( we did not include porches or other elements that are not considered to be a building from a Zoning perspective. We then calculated the % of the lot area the first floor building covers. You will note that there is not one single red box. I think it is clear that this is NOT a current or future issue.

Second- Although I did not specifically mention this at the meeting- I had provided an alternate Proposed Zoning Map. Based on your last discussion, I offer an update to that Map. I would recommend that getting a final Zoning Map is crucial to making any other decisions or recommendations as you need to be able to see the consequences of those choices directly.

I hope this is helpful.

Let me know if you need anything else.

Terri-Ann Hahn

---

Additional Files	<a href="#">Granby Center Zoning Chart- REVISED.pdf</a>
------------------	---

---

(Section Break)

---

Your Contact Information

---

Name	Terri-Ann Hahn
------	----------------

---

Organization	<i>Field not completed.</i>
--------------	-----------------------------

---

Email Address	<a href="mailto:terri-annhahn@hotmail.com">terri-annhahn@hotmail.com</a>
---------------	--

---

Phone Number	8608418019
--------------	------------

---

Address	6 Allan Place
---------	---------------

---

City	Granby
------	--------

---

State	CT
-------	----

---

Zip Code	06035
----------	-------

---

Email not displaying correctly? [View it in your browser.](#)

# GRANBY CENTER ZONE STUDY

JULY 7, 2025 (UPDATED JULY 22, 2025)

ADDRESS	OWNER NAME	ZONE	MINIMUM LOT SIZE (SQ FT)	AREA (ACRES)	AREA MEETS ZONE? (ACRES)	USE	USE ALLOWED IN ZONE	# OF BUILDINGS	BUILDING SIZE (GROSS/FIRST FL)	BUILDING MEETS SETBACKS?	BUILDING COVERAGE (CC, COCE: 30% CE: 25%)
2 PARK PLACE	2 PARK PLACE GRANBY LLC	COCE	20,000 SF (0.46± ACRES)	0.36	N	MIXED USE (OFFICE BLDG) PER LADA FIELD CALCS.		1	8,032 SF/ 2,452 SF	N-FRONT, REAR	15.6%
4 PARK PLACE	GRANBYPARKPLACE NLH LLC	COCE	20,000 SF	0.65	Y	RESTAURANT		1	9,052 SF/ 3,212 SF	N-SIDE	11.3%
6 PARK PLACE	SOUTHERN NEW ENGLAND	COCE	20,000 SF	0.48	Y	TELECOMMUNICATIONS		1	4,658 SF	N-REAR	22.3%
3 EAST GRANBY RD	TOWN OF GRANBY	CC	30,000 SF (0.69± ACRES)	1.02	Y	TOWN GREEN		0			
4 EAST GRANBY RD	GRACEY HOUSE LLC	CC	30,000 SF	2.35	Y	OFFICE BLDG		1	8,260 SF/ 2,639 SF	N-FRONT	2.6%
8 EAST GRANBY RD	DOCARMO CHRISTOPHER & MANUELA T	CC	30,000 SF	1.6	Y	SINGLE FAMILY		1	7,152 SF/ 2,026 SF	N-FRONT, SIDE	2.9%
11 EAST GRANBY RD	2 PARK PLACE GRANBY LLC	COCE	20,000 SF	0.18	N	PARKING		0			
12 EAST GRANBY RD	WESTFIELD BANK	CC	30,000 SF	1.15	Y	BANK BLDG		1	7,220 SF/ 3,195 SF		6.4%
13 EAST GRANBY RD	13 EAST GRANBY ROAD LLC	COCE	20,000 SF	0.54*	Y	SINGLE FAMILY		1	3,725 SF/ 1,106 SF	N-FRONT, SIDE	4.7%
15 EAST GRANBY RD	GHERE UP PROPERTIES LLC	COCE	20,000 SF	0.46	MAYBE	APTS 5+ (8 UNITS)		2	4,244 SF/ 1,692 SF 5,064 SF/ 1,231 SF	N-FRONT	14.6%
16 EAST GRANBY RD	BALLY NONTY LLC	CC	30,000 SF	0.59	N	MIXED USE (OFFICE BLDG) PER LADA FIELD CALCS.		1	2,942 SF/ 968 SF	N-FRONT	3.8%
17R EAST GRANBY RD	CHEN AND GAO REALTY LLC	COCE	20,000 SF	0.7*	Y	RESTAURANT		1	8,116 SF/ 3,044 SF	NO FRONTAGE	10%
18 EAST GRANBY RD	PIERCE ENTERPRISES LLC	CC	30,000 SF	3.08	Y	PROF BLDG		1	18,392 SF/ 6,016 SF		4.5%
19 EAST GRANBY RD	19 EAST GRANBY RD LLC	COCE	20,000 SF	0.23	N	FRATNL ORG		1	4,184 SF/ 2,040 SF	N-FRONT, REAR	20.4%
25 EAST GRANBY RD	FARMINGTON GIRARD LLC	COCE	20,000 SF	1.89	Y	BANK BLDG		1	5,295 SF/ 2,565 SF		3.1%
26 EAST GRANBY RD	KIRSCHBAUM RICHARD S	CC	30,000 SF	0.77	Y	PROF BLDG		1	6,482 SF/ 2,217 SF	N-FRONT	6.6%
28 EAST GRANBY RD	GOLDSCHMIDT NICOLE	CC	30,000 SF	0.47	N	STORE/SHOP		1	3,094 SF/ 1,024 SF	N-FRONT	5%
30 EAST GRANBY RD	PAGLIARO JOHN A JR &	CC	30,000 SF	0.38	N	THREE FAMILY		1	6,389 SF/ 1,651 SF	N-SIDES, SIDE	10%
32 EAST GRANBY RD	CELONA VALERIE T	CC	30,000 SF	0.24	N	SINGLE FAMILY		1	1,728 SF/ 744 SF	N-FRONT, SIDE	7.1%
34 EAST GRANBY RD	GENAWAY ALICE LOUISE	CC	30,000 SF	0.41	N	SINGLE FAMILY		1	2,606 SF/ 970 SF	N-FRONT, SIDE	5.4%
35 EAST GRANBY RD	CONNECTICUT LIGHT & POWER CO	CC	30,000 SF	0.59	N	ELECTRIC SUBSTATION		0			
39 EAST GRANBY RD	SCHEUER REBECCA & SHANNON LUKE	CC	30,000 SF	0.52	N	SINGLE FAMILY		1	3,135 SF/ 942 SF	N-FRONT, SIDE	4.2%
41 EAST GRANBY RD	HEALEY DIANNE DOUGLAS	CC	30,000 SF	0.81	Y	TWO FAMILY		1	6,108 SF/ 1,891 SF	N-SIDE (POSS. FRONT)	5.4%
43 EAST GRANBY RD	JURKOWSKI RANDALL S & SUZANNE	CC	30,000 SF	0.73	Y	SINGLE FAMILY		1	2,553 SF/ 1,047 SF		3.3%
45 EAST GRANBY RD	PEDRAZA LUIS O	CC	30,000 SF	0.6	N	SINGLE FAMILY		1	2,602 SF/ 1,266 SF		4.8%
47 EAST GRANBY RD	KHADEER MOHAMMED	CC	30,000 SF	8.51	Y	SINGLE FAMILY		1	5,016 SF/ 1,612 SF	N-FRONT	0.4%
3 NORTH GRANBY RD	BRIGNOLE TIMOTHY TRUSTEE	CC	30,000 SF	0.49	N	APT 4 FAMILY		1	2,834 SF/ 775 SF	N-FRONT, SIDE, REAR	3.6%
4 NORTH GRANBY RD	TOWN OF GRANBY OR DOT?	CC	30,000 SF	0.35	N	TOWN MONUMENT AREA		0			
6 NORTH GRANBY RD	GRANBY CEMETERY ASSOC	CC	30,000 SF	22.4	Y	CEMETERY		1	800 SF		0.1%
7 NORTH GRANBY RD	BRIGNOLE TIMOTHY TRUSTEE	CC	30,000 SF	0.38	N	SINGLE FAMILY		1	2,931 SF/ 1,080 SF	N-FRONT, SIDE, REAR	6.5%
11 NORTH GRANBY RD	TOWN OF GRANBY	CC	30,000 SF	0.42	N	MUNICIPAL		1	3,553 SF/ 1,130 SF	N-FRONT	6.2%
15 NORTH GRANBY RD	TOWN HALL	CC	30,000 SF	14.38	Y	MUNICIPAL		5	13,550 SF/ 10,354 SF 11,628 SF/ 10,426 SF 26,900 SF/ 8,913 SF 13,272 SF/ 6,416 SF 17,840 SF/ 8,674 SF		7.2%
4 MORGAN ST	SALMON BROOK WATER DISTRICT	CC	30,000 SF	0.12	N	INSTITUTIONAL		0			
6 MORGAN ST	KIMBERLY EDITH MAYRAND FAMILY TRUST LLT	CC	30,000 SF	0.21	N	SINGLE FAMILY		1	3,384 SF/ 1,279 SF	N-SIDE, REAR	14%
8 MORGAN ST	KIMBERLY EDITH MAYRAND FAMILY TRUST LLT	CC	30,000 SF	0.34	N	SINGLE FAMILY		1	2,682 SF/ 1,084 SF	M-POSS. FRONT, SIDE	7.3%
204R SALMON BROOK ST	MEYERS TAMMY A & ARLEN R	CE** ED	30,000 SF	37.7	Y	VACANT		0			
210 SALMON BROOK ST	HALMAR INC (MEADOWGATE CONDOMINIUMS)	CE	30,000 SF	7.4	Y	APTS 5+ (54 UNITS)		8	16,000 SF/ 4,800 SF 9,600 SF/ 2,880 SF 9,600 SF/ 2,880 SF 14,732 SF/ 4,736 SF 11,532 SF/ 3,776 SF 26,264 SF/ 8,512 SF 3,819 SF/ 2,364 SF 3,580 SF/ 1,032 SF	N-FRONT, REAR	9.6%
211 SALMON BROOK ST	ZYZDORF TOMASZ A & MARYANN S	CE	30,000 SF	0.95	Y	SINGLE FAMILY		1	2,978 SF/ 1,032 SF	GARAGE	2.5%
213 SALMON BROOK ST	KRYSTOWSKI EDWARD A	CE	30,000 SF	0.91	Y	TWO FAMILY		1	5,219 SF/ 1,801 SF	N-FRONT, SIDE	4.5%
214 SALMON BROOK ST	TOWN OF GRANBY- OVERFLOW PARKING	CE	30,000 SF	0.76	Y	MUNICIPAL		0			

ADDRESS	OWNER NAME	ZONE	MINIMUM LOT SIZE (SQ FT)	AREA (ACRES)	AREA MEETS ZONE? (ACRES)	USE	USE ALLOWED IN ZONE	# OF BUILDINGS	BUILDING SIZE (GROSS/FIRST FL)	BUILDING MEETS SETBACKS?	BUILDING COVERAGE (CC, COCE: 30% CE: 25%)
215 SALMON BROOK ST	TOWN OF GRANBY- SALMON BROOK PARK	CE** R30	30,000 SF (0.69± ACRES)	116.5	Y	MUNICIPAL		1	13,130 SF/ 3,781 SF		0.1%
217 SALMON BROOK ST	SCHIESL KELLY A	CE	30,000 SF	0.6	N	SINGLE FAMILY		1	4,456 SF/ 1,722 SF	N-FRONT, SIDE	6.6%
220 SALMON BROOK ST	FRENCH NANCYANN A & JOHN R LU	CE	30,000 SF	0.9	Y	TWO FAMILY		1	5,065 SF/ 1,864 SF	N-FRONT, SIDE	4.8%
221 SALMON BROOK ST	MORGAN KATHERINE B	CE** R30	30,000 SF	2.95	Y	SINGLE FAMILY		2	6,266 SF/ 2,229 SF 3,544 SF/ 1,672 SF	N-FRONT	3%
223 SALMON BROOK ST	SHAND JAMIE & MATTHEW	CE	30,000 SF	0.69	MAYBE	SINGLE FAMILY		1	3,367 SF/ 1,213 SF		4%
225 SALMON BROOK ST	GRANBY PROPERTIES LLC	CE	30,000 SF	1.2	Y	APTS 5+ (8 UNITS)		1	8,318 SF/ 3,384 SF	N-FRONT, SIDE	6.5%
226 SALMON BROOK ST	WAVERLY 1330 OFFICES LLC	CE	30,000 SF	1.89	Y	SINGLE FAMILY		1	5,468 SF/ 1,508 SF		1.8%
227 SALMON BROOK ST	WUNDT SCOTT W	CE	30,000 SF	0.47	N	SINGLE FAMILY		1	5,310 SF/ 1,254 SF	M-POSS. FRONT, SIDE	6.1%
228 SALMON BROOK ST	REYNOLDS JENNIFER L	CE	30,000 SF	0.37	N	SINGLE FAMILY		1	3,043 SF/ 1,207 SF	N-SIDE, REAR	7.5%
229 SALMON BROOK ST	KULIK GARY E & LISA M	CE	30,000 SF	0.38	N	SINGLE FAMILY		1	4,544 SF/ 1,150 SF	N-FRONT, SIDE	7%
231A SALMON BROOK ST	ALLEMAN DUDLEY W	CE	30,000 SF	1.78	Y	SINGLE FAMILY		1	4,127 SF/ 1,264 SF	N-FRONT, SIDE	1.6%
236 SALMON BROOK ST	GRONNINGSATER DAVID	CE	30,000 SF	1.3	Y	SINGLE FAMILY		1	3,514 SF/ 1,150 SF		2%
237 SALMON BROOK ST	ONEIL KAREN S	CE	30,000 SF	2.69	Y	SINGLE FAMILY		1	6,457 SF/ 1,288 SF	REAR LOT- NO FRONTAGE	1.1%
238 SALMON BROOK ST	MILLER MARTHA	CE	30,000 SF	0.75	Y	SINGLE FAMILY		1	4,573 SF/ 1,153 SF		3.5%
239 SALMON BROOK ST	ROSS WILLIAM ALAN CO TRUSTEE	CE	30,000 SF	3.02	Y	MIXED USE (SINGLE FAM) PER LADA FIELD CALCS.		1	6,506 SF/ 1,873 SF	N-FRONT, POSS. SIDE	1.4%
239R SALMON BROOK ST	GRANBY LAND TRUST INC	CE	30,000 SF	2.39	Y	LAND TRUST		0			
242 SALMON BROOK ST	GRANBY CONGREGATIONAL CHURCH UCC	CE	30,000 SF	5.98	Y	CHURCH		3	9,416 SF/ 4,414 SF 8,559 SF/ 4,318 SF 3,370 SF/ 1,650 SF	N-SIDE	4%
245 SALMON BROOK ST	245 FAMILY LLC	CE	30,000 SF	2.9	Y	SINGLE FAMILY		2	9,877 SF/ 2,940 SF 5,631 SF/ 1,091 SF	N-FRONT	3.2%
248 SALMON BROOK ST	VISITING NURSE & HOSPICE OF LITCHFIELD COUNTY	CE	30,000 SF	0.38	N	OFFICE/ FOOD BANK		1	2,610 SF/ 1,280 SF	N-SIDE	7.7%
250 SALMON BROOK ST	ELLEN A THOMSON TRUSTEE	CE	30,000 SF	1.03	Y	SINGLE FAMILY		1	4,414 SF/ 1,596 SF	GARAGE	3.6%
251 SALMON BROOK ST	AVERY JOAN B	CE	30,000 SF	17.97	Y	SINGLE FAMILY		1	5,980 SF/ 1,902 SF	N-FRONT, SIDE	0.2%
252 SALMON BROOK ST	HUBER DONALD K JR	CE	30,000 SF	0.74	Y	SINGLE FAMILY		1	3,722 SF/ 3,722 SF	GARAGE	11.6%
254 SALMON BROOK ST	BAREFEET PROPERTIES LLC	CE	30,000 SF	1.64	Y	SINGLE FAMILY		2	6,823 SF/ 1,862 SF 1,260 SF/ 630 SF	N-FRONT	3.5%
255 SALMON BROOK ST	ACE APARTMENTS LLC	CC	30,000 SF	0.91	Y	DAY CARE THREE FAMILY		2	3,488 SF/ 1,700 SF 4,449 SF/ 1,233 SF	N-FRONT, SIDE	7.4%
259 SALMON BROOK ST	GRANBY HOMES FOR SENIOR-CITIZENS INC	CC	30,000 SF	5.74	Y	APTS 5+ (49 UNITS)		9	3,794 SF/ 3,665 SF 3,000 SF/ 2,883 SF 4,316 SF/ 4,166 SF 3,007 SF/ 2,893 SF 6,139 SF/ 5,326 SF 3,255 SF/ 3,171 SF 3,555 SF/ 3,441 SF 4,550 SF/ 4,433 SF 2,030 SF/ 1,743 SF	M-REAR	10.6%
261 SALMON BROOK ST	KIMBERLY EDITH MAYRAND FAMILY TRUST (OLD DWYER HOME)	CC	30,000 SF	1.27	Y	OFFICE BLDG		1	7,458 SF/ 3,455 SF	N-FRONT, SIDE	6.3%
265 SALMON BROOK ST	MANITOOK APARTMENTS INC	CC	30,000 SF	0.62	N	THREE FAMILY		1	4,829 SF/ 1,577 SF	M-POSS. SIDE	5.8%
274 SALMON BROOK ST	SPAK THERESA HUNT	CC	30,000 SF	0.71	Y	SINGLE FAMILY		1	2,368 SF/ 1,072 SF	M-POSS. SIDE	3.5%
275 SALMON BROOK ST	RIPEL LEON	CC	30,000 SF	0.42	N	SINGLE FAMILY		1	3,660 SF/ 1,559 SF	N-FRONT	8.5%
280 SALMON BROOK ST	CT GRANBY STATION 280 LLC	CC	30,000 SF	45.69	Y	APTS 5+ (235 UNITS)		8	26,704 SF/ 8,508 SF 52,236 SF/ 16,700 SF 26,704 SF/ 8,508 SF 62,995 SF/ 20,030 SF 62,995 SF/ 20,030 SF 62,995 SF/ 20,030 SF 45,609 SF/ 14,579 SF 5,176 SF/ 4,676 SF		5.7%
281 SALMON BROOK ST	SHAMSHER HUSSEIN QUREISH	CC	30,000 SF	0.55	N	TWO FAMILY		1	2,688 SF/ 1,064 SF	N-FRONT, REAR	4.4%
287 SALMON BROOK ST	SALMON BROOK LIMITED (SALMON BROOK ELDERLY HOUSING)	CC	30,000 SF	4.2	Y	APTS 5+ (32 UNITS)		3	8,950 SF/ 5,550 SF 6,610 SF/ 4,960 SF 8,955 SF/ 5,550 SF		8.8%
6 HARTFORD AVE	7 STAR HARTFORD REALTY LLC	COCE	20,000 SF	0.42	N	GAS MART		1	2,156 SF/ 2,016 SF		11%
9-11 HARTFORD AVE	GRANBY PHARMACY SHOPPERS	COCE	20,000 SF	0.89	Y	STORE/SHOP		2	7,241 SF/ 4,661 SF 5,042 SF/ 2,170 SF		17.6%

ADDRESS	OWNER NAME	ZONE	MINIMUM LOT SIZE (SQ FT)	AREA (ACRES)	AREA MEETS ZONE? (ACRES)	USE	USE ALLOWED IN ZONE	# OF BUILDINGS	BUILDING SIZE (GROSS/FIRST FL)	BUILDING MEETS SETBACKS?	BUILDING COVERAGE (CC, COCE: 30% CE: 25%)
10 HARTFORD AVE	GRANBY CENTER ASSOCIATES LIMITED	COCE	20,000 SF (0.46± ACRES)	2.7	Y	SHOPPING CTR		2	19,700 SF/ 16,708 SF 15,047 SF/ 12,107 SF	M-POSS. SIDE	24.5%
15 HARTFORD AVE	HUBBARD ENTERPRISES LLC	COCE	20,000 SF	0.39	N	MIXED USE (STORE/SHOP) PER LADA FIELD CALS.		1	5,366 SF/ 3,276 SF	N-SIDE	19.3%
15R HARTFORD AVE	CONNECTICUT VALLEY COMMONS LLC	COCE	20,000 SF	1.36	Y	STORE/SHOP		1	23,257 SF/ 15,625 SF		26.4%
17 HARTFORD AVE	17 HARTFORD AVE LLC	COCE	20,000 SF	0.39	N	MIXED USE (STORE/SHOP) PER LADA FIELD CALS.		1	4,898 SF/ 3,270 SF		19.3%
18 HARTFORD AVE	KEVORKIAN GARY R	COCE	20,000 SF	1.15	Y	OFFICE BLDG		2	6,396 SF/ 2,256 SF 1,158 SF/ 600 SF	M-POSS. SIDE	5.7%
19 HARTFORD AVE	CFI PROPCO 2 LLC (CUMBERLAND FARMS)	COCE	20,000 SF	1.89	Y	GAS MART		1	4,358 SF/ 4,134 SF	M-POSS. SIDE	5%
20 HARTFORD AVE	BMR PROPERTIES LLC	COCE	20,000 SF	0.39	N	STORE/SHOP		1	14,554 SF/ 5,228 SF	N-SIDE, REAR	31%
21 HARTFORD AVE	STARDUST DEVELOPMENT LLC	COCE	20,000 SF	2.02	Y	BANK BLDG		1	10,815 SF/ 3,322 SF		3.8%
22 HARTFORD AVE	22 HARTFORD AVENUE ASSOCIATES	COCE	20,000 SF	0.56	Y	OFFICE BLDG		1	1,944 SF	M-POSS. SIDE	8%
25 HARTFORD AVE	B AND B PROPERTY MANAGEMENT LLC	COCE	20,000 SF	0.28	N	OFFICE BLDG		1	2,231 SF/ 1,808 SF	N-SIDE	14.8%
26 HARTFORD AVE	REESG PROPERTIES LLC	CC	30,000 SF (0.69± ACRES)	0.7	Y	VACANT		0			
28 HARTFORD AVE	REMARC LLC	CC	30,000 SF	0.36	N	TWO FAMILY		1	3,714 SF/ 1,104 SF	N-FRONT	7%
29 HARTFORD AVE	RIGHT HAND CLYDE REAL ESTATE LLC	COCE	20,000 SF	1.85	Y	MIXED USE (OFFICE BLDG) PER LADA FIELD CALCS.		2	3,872 SF/ 1,984 SF 4,416 SF/ 1,504 SF		4.3%
30 HARTFORD AVE	BATES DONELLA	CC	30,000 SF	0.4	N	SINGLE FAMILY		1	2,102 SF/ 861 SF	N-FRONT	4.9%
32 HARTFORD AVE	GUARCO BRIAN	CC	30,000 SF	0.38	N	SINGLE FAMILY		1	2,766 SF/ 763 SF	N-FRONT	4.6%
33 HARTFORD AVE	CINQUE RACHELLE E TRUSTEE	COCE	20,000 SF	1.03	Y	OFFICE BLDG		1	18,378 SF/ 7,076 SF		15.8%
34 HARTFORD AVE	GUARCO MICHAEL B EST	CC	30,000 SF	0.94	Y	TWO FAMILY		1	4,017 SF/ 1,614 SF	N-FRONT	3.9%
35 HARTFORD AVE	MRK LLC	COCE	20,000 SF	0.62	Y	PROF BLDG		1	6,071 SF/ 2,452 SF		9.1%
36 HARTFORD AVE	CHRISTENSEN ERIK S & JENNIFER H	CC	30,000 SF	0.38	N	SINGLE FAMILY		1	2,877 SF/ 720 SF	N-SIDE	4.4%
37 HARTFORD AVE	HOWLAND PARTNERS LLC	COCE	20,000 SF	2.55	Y	VACANT (EXISTING FOUNDATION)		0			
39R HARTFORD AVE	VOSKOWSKY PETER A	CE** COCE	30,000 SF	24.46	Y	FARM		0		REAR LOT- NO FRONTAGE	
40 HARTFORD AVE	FYFE JON W	CC	30,000 SF	0.3	N	SINGLE FAMILY		1	2,730 SF/ 970 SF	N-FRONT, SIDE	7.4%
41 HARTFORD AVE	MDU REALTY LLC	CC	30,000 SF	0.53	N	PROF BLDG		1	4,398 SF/ 1,785 SF	N-SIDE	7.7%
42 HARTFORD AVE	ALVESTAD DEBORAH M EST	CC	30,000 SF	0.62	N	SINGLE FAMILY		1	3,840 SF/ 1,096 SF		4.1%
43 HARTFORD AVE	DAVINI NOAH & MEGHAN	CC	30,000 SF	0.5	N	SINGLE FAMILY		1	2,900 SF/ 878 SF	N-SIDE	4%
44 HARTFORD AVE	INFO SUPPRESSED	CC	30,000 SF	0.31*	N	SINGLE FAMILY				N-FRONT, SIDE	
45 HARTFORD AVE	RAY JAMES D & AMANDA	CC	30,000 SF	0.61	N	SINGLE FAMILY		1	3,370 SF/ 1,500 SF	M-POSS. FRONT, SIDE	5.7%
46 HARTFORD AVE	NEWHALL ANNE L	CC	30,000 SF	0.34	N	SINGLE FAMILY		1	3,107 SF/ 912 SF	N-FRONT, SIDE	6.2%
48 HARTFORD AVE	BARTER HUBERT P LU & ELAINE K	CC	30,000 SF	0.34	N	SINGLE FAMILY		1	3,199 SF/ 961 SF	N-FRONT, SIDE	6.5%
49 HARTFORD AVE	LAFLAMME KEVIN J & LAURA L	CC	30,000 SF	1.56	Y	SINGLE FAMILY		1	3,416 SF/ 1,588 SF	N-SIDE	2.3%
50 HARTFORD AVE	50 HARTFORD AVENUE LLC	CC	30,000 SF	0.42	N	OFFICE BLDG		1	4,090 SF/ 1,936 SF	N-FRONT, SIDE	10.6%
9 BANK ST	GRANBY HOLDINGS LLC	COCE	20,000 SF	5.96	Y	SHOPPING CTR		2	48,415 SF/ 44,524 SF 11,730 SF/ 11,040 SF		21.4%
10 BANK ST	ROMANO KAREN ETAL	COCE	20,000 SF	0.62	Y	POST OFFICE		1	3,819 SF/ 3,649 SF		13.5%
20 BANK ST	REESG PROPERTIES LLC	COCE	20,000 SF	1.4	Y	SHOPPING CTR		1	10,889 SF/ 10,107 SF		16.6%
5 ALLAN PLACE	LEENDERS LISA F	CC	30,000 SF	0.32	N	SINGLE FAMILY		1	2,610 SF/ 776 SF	N-FRONT	5.6%
6 ALLAN PLACE	HAHN TERRI-ANN P	CC	30,000 SF	0.3	N	SINGLE FAMILY		1	2,004 SF/ 816 SF	N-FRONT	6.2%
7 SHATTUCK AVE	GUARCO BRIAN V	CC	30,000 SF	0.47	N	SINGLE FAMILY		1	2,230 SF/ 800 SF	N-FRONT	3.9%
8 SHATTUCK AVE	PENDELETON TIA L	CC	30,000 SF	0.26	N	SINGLE FAMILY		1	1,524 SF/ 670 SF	N-FRONT	5.9%
11 SHATTUCK AVE	SOLDATE JAMES	CC	30,000 SF	0.44	N	SINGLE FAMILY		1	2,518 SF/ 1,250 SF	N-FRONT, SIDE	6.5%
12 SHATTUCK AVE	SIRIANI MICHAEL A	CC	30,000 SF	0.73	Y	SINGLE FAMILY		1	3,276 SF/ 864 SF	N-FRONT	2.7%
6 OAKRIDGE DR	MURPHY STEPHEN D	CC	30,000 SF	0.23	N	SINGLE FAMILY		1	2,024 SF/ 960 SF	N-SIDE	9.6%
7 OAKRIDGE DR	MAZZIOTTO ASHLEY	CC	30,000 SF	0.42	N	SINGLE FAMILY		1	3,638 SF/ 1,080 SF	N-FRONT, SIDE	5.9%
8 OAKRIDGE DR	DIXON MARK G	CC	30,000 SF	0.46	N	SINGLE FAMILY		1	3,600 SF/ 1,168 SF	M-POSS. FRONT	5.8%
9 OAKRIDGE DR	ROBINSON FAITH M	CC	30,000 SF	0.54	N	SINGLE FAMILY		1	2,763 SF/ 858 SF	M-POSS. SIDE	3.7%
10 OAKRIDGE DR	CHICARETTI ASHLEY R	CC	30,000 SF	0.67	N	SINGLE FAMILY		1	2,706 SF/ 862 SF	N-SIDE	3%
11 OAKRIDGE DR	GONSALVES JONATHAN	CC	30,000 SF	0.64	N	SINGLE FAMILY		1	2,160 SF/ 1,008 SF	N-SIDE	3.6%
12 OAKRIDGE DR	MOBERLY ANNA L	CC	30,000 SF	0.68	N	SINGLE FAMILY		1	3,617 SF/ 928 SF	N-SIDE	3.1%
14 OAKRIDGE DR	KOPCINSKI LISA M	CC	30,000 SF	0.68	N	SINGLE FAMILY		1	2,624 SF/ 1,144 SF	N-SIDE	3.9%
15 OAKRIDGE DR	VONKAENEL JOHN T	CC	30,000 SF	0.74	Y	SINGLE FAMILY		1	4,358 SF/ 1,341 SF	N-FRONT, SIDE	4.2%
16 OAKRIDGE DR	OMEARA LAWRENCE E & ARLEEN G LU ETAL	CC	30,000 SF	0.65	N	SINGLE FAMILY		1	3,465 SF/ 1,072 SF	M-POSS. SIDE	3.8%
17 OAKRIDGE DR	SAVONA NICOLE GAUER & CHRISTOPHER	CC	30,000 SF	0.52	N	SINGLE FAMILY		1	4,294 SF/ 1,008 SF	N-SIDE	4.5%
18 OAKRIDGE DR	BOURQUE SUSAN J	CC	30,000 SF	0.53	N	SINGLE FAMILY		1	3,365 SF/ 949 SF	N-SIDE	4.1%
19 OAKRIDGE DR	STONE RUSSELL L & WENDY E	CC	30,000 SF	0.63	N	SINGLE FAMILY		1	3,244 SF/ 898 SF	N-SIDE	3.3%

ADDRESS	OWNER NAME	ZONE	MINIMUM LOT SIZE (SQ FT)	AREA (ACRES)	AREA MEETS ZONE? (ACRES)	USE	USE ALLOWED IN ZONE	# OF BUILDINGS	BUILDING SIZE (GROSS/FIRST FL)	BUILDING MEETS SETBACKS?	BUILDING COVERAGE (CC, COCE: 30% CE: 25%)
20 OAKRIDGE DR	JABAILY JOSEPH BUCK & MARGARET LYNN	CC	30,000 SF (0.69± ACRES)	0.5	N	SINGLE FAMILY		1	4,615 SF/ 1,460 SF	N-SIDE	6.7%
25 OAKRIDGE DR	HIGBY MARK D	CC	30,000 SF	0.26	N	SINGLE FAMILY		1	3,072 SF/ 960 SF	GARAGE	8.5%
9 GENIS HILL	CLARKE AARON	CC	30,000 SF	24.32	Y	SINGLE FAMILY		1	2,776 SF/ 824 SF		0.1%
10 HUNGARY RD	CRAVER JENNIFER E	CC** R30	30,000 SF	10.98	Y	SINGLE FAMILY		1	5,582 SF/ 2,591 SF		0.5%
65 WINDMILL DR	COUSIN KEVIN	COCE	20,000 SF (0.46± ACRES)	1.13	Y	SINGLE FAM W/ INLAW		1	4,455 SF/ 1,996 SF		4.1%
WINDMILL SPRINGS		CE	30,000 SF	9*	Y	58 UNITS±					NOT CALCULATED
RUSHFORD MEADE		CC	30,000 SF	13.18*	Y	44 UNITS±					NOT CALCULATED
COPPER BROOK		CE	30,000 SF	15.05*	Y	34 SINGLE FAMILY UNITS±				M-POSS. FRONT, SIDE	NOT CALCULATED

LEGEND	
*	MEASURED BY LADA FROM GIS INFO
**	PROPERTY MADE UP OF MULTIPLE ZONES
	MUNICIPAL/ INSTITUTIONAL USE UNLIKELY TO CHANGE
	MULTIFAMILY PROPERTIES
M-POSS.	MAYBE/ POSSIBLY

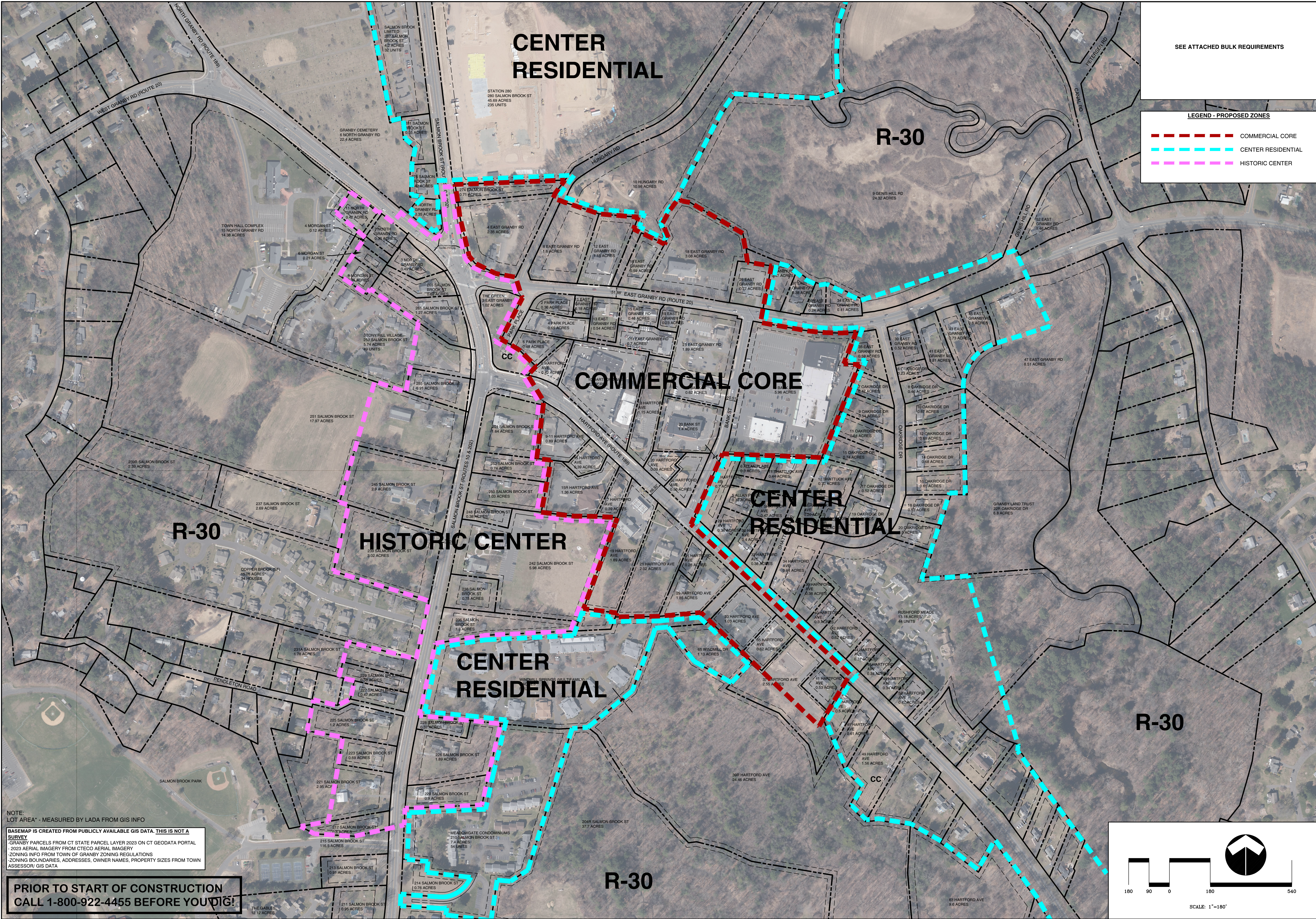
TOTAL # OF PROPERTIES: 135  
# OF PROPERTIES THAT ARE SINGLE FAMILY HOMES: 67  
# OF PROPERTIES THAT ARE MULTIFAMILY (5 UNITS OR LESS): 10  
# OF PROPERTIES THAT ARE MULTIFAMILY (5+ UNITS): 9  
# OF PROPERTIES THAT ARE VACANT: 3  
    # OF VACANT PROPERTIES LESS THAN 1 ACRE: 1  
    # OF VACANT PROPERTIES MORE THAN 1 ACRE: 2  
# OF PROPERTIES THAT ARE COMMERCIAL: 33  
# OF PROPERTIES THAT ARE MUNICIPAL/ INSTITUTIONAL: 15  
# OF PROPERTIES- OTHER: 2 (1 FARM, 1 PARKING)

# OF SINGLE FAMILY HOMES: 66 + 34 (COPPER BROOK) = 100  
# OF MULTIFAMILY UNITS: 513

TOTAL AREA: 488.7 ACRES ±  
TOTAL AREA OF SINGLE FAMILY PROPERTIES: 125.22 ACRES±  
TOTAL AREA OF MULTIFAMILY PROPERTIES: 83.8 ACRES±  
TOTAL AREA OF COMMERCIAL PROPERTIES: 38.14 ACRES±  
TOTAL AREA OF MUNICIPAL/ INSTITUTIONAL PROPERTIES: 175.95 ACRES±  
TOTAL AREA OF VACANT PROPERTIES: 40.95 ACRES±  
TOTAL AREA OF PROPERTIES- OTHER: 24.64± ACRES

# OF PROPERTIES NOT CONFORMED DUE TO LOT SIZE: 63  
# OF PROPERTIES NOT CONFORMED DUE TO SETBACK: 76





SEE ATTACHED BULK REQUIREMENTS

LEGEND - PROPOSED ZONES

- COMMERCIAL CORE
- CENTER RESIDENTIAL
- HISTORIC CENTER

Revisions		
Date	Description	No.
07/23/25	Revision	1

Proposed Zoning Map (Revised)

Granby Center

Granby, CT

Project: 2471  
Scale: 1"= 180'  
Date: 07/07/2025  
Drawn by: JDV  
Checked by: TPH  
Drawing No.

L-7