

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

Also Available Via Zoom

<https://us02web.zoom.us/j/81417693008?pwd=OhgzjlU4ov2tb8jMQhhpfvOtm9ILwf.1>

Meeting ID: 814 1769 3008

Passcode: 402157

Call-in: 1-646-931-3860

1. Call to order
2. Action on the minutes March 26, 2025
3. BFJ Update
  - a. Status of Work/Timeline
  - b. Revised Zoning
  - c. Design Concepts
  - d. Public Workshop Discussion
4. Demolition Delay Ordinance (postponed from March meeting)
5. Response to previous discussions and comments
6. Action Items for Next Meeting
7. Public Session
8. Adjourn

**TOWN OF GRANBY  
GRANBY CENTER ADVISORY COMMITTEE  
TOWN HALL MEETING ROOM  
MEETING MINUTES  
MARCH 26, 2025**

**PRESENT:** Mark Fiorentino via Zoom, Meg Jabaily, Abby Kenyon, Eric Myers, John Oates, Martin Schwager, Jonathan Martin and Suzanne Goldberg, BFJ

**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 to allow time for public comment.

**2. ACTION ON THE MINUTES OF FEBRUARY 26, 2025**

On a Motion by M. Schwager, seconded by J. Oates, the minutes of February 26, 2025 were approved unanimously.

**3. BFJ UPDATE:**

**a. Status of Work/Timeline**

- J. Martin reviewed the timeline and noted they are currently in Phase IV (developing preliminary concepts). The public workshop is scheduled May 15<sup>th</sup> with the expectation of the plan being complete in early June.
- M. Jabaily noted the committee asked for deliverables and priorities of what they wanted to be incorporated into the plan, as well as where the information came from.
- S. Golberg provided a summary of the process and noted they took some concepts and goals from the 2016 Plan of Conservation and Development, the Affordable Housing Plan and information obtained through public outreach, i.e. walkability, environmental sustainability, business connectivity, etc., which help the plan and design concepts.
- J. Martin reviewed the proposed circulation network for pedestrians and vehicles, which included expanding the parking lot behind The Bears Den; a proposed sidewalk/pathway behind Frontier coming out behind Citgo; options for parking at the Bank Street/Hartford Avenue parcel, a greenspace and mixed-use development.
- J. Oates asked why a parking lot would be enlarged but not connect to Merchants Way. Additional parking is needed at the post office and CVS and connecting sidewalks from a parking area would be beneficial.
- M. Schwager felt walkways behind buildings will create a challenge as that is where business tend to keep their dumpsters, storage, etc.
- J. Martin pointed out the ideas are conceptual and up for discussion. He noted there is a lot of interest in the property along Bank Street, which could be a parking lot with a buffer between the homes to the east; a linear park or small mixed-use development.
- M. Fiorentino noted the plan needs to work for those who need zoning approvals. In addition, he believes the plot on Bank Street is too small for development. He feels areas along the edges, especially those that abut residential areas, should have some stronger zoning restraints.

- M. Jabaily added there should be some information regarding car circulation and parking, i.e. what times are the busiest, how much traffic, etc. J. Martin stated that would fall under an engineering report if needed.

#### **b. Discussion of Zoning Ideas**

- The existing zoning consists of three areas. J. Martin noted one zone had been discussed: The Granby Center Zone with some expanded uses. He discussed permitted uses; special permit uses and reviewed some recommended zoning changes in the Center Area Zone.
- Option I: Granby Center and slightly different regulations for bulk center. This would provide three separate zones and provides the option for smaller lots and the ability to control the area with a slight adjustment in bulk regulations.
- Option II: Slight adjustment in some of the front yards and side yards would remain the same.
- M. Schwager inquired if the town hall complex could be included in the center zone, which may allow for the creation of only two zones.
- E. Myers had hoped for a plan with one zone that would include the edge, the commons, and the center.
- M. Fiorentino noted single family uses under permitted uses should be eliminated so as not to create conflict; gas stations should not be allowed as they do not fit with walking and dining areas and suggested 'bulk standards' where one district can have special use permits in different areas.
- A. Kenyon noted Option II is preferred. It is easier and simpler to administer.
- M. Jabaily stated she is in favor of it being easier to access and buffering existing neighborhoods.
- M. Schwager believes if the center area is broadened outward, it will compromise the core and there will be a cost to the original goal.
- J. Martin discussed proposed parking requirements. M. Fiorentino is supportive of being creative with parking but leery of relaxing parking standards within multifamily uses. E. Myers pointed out landowners will need to be on board regarding parking.

#### **c. Updated Design Concepts**

- Discussed in BFJ Update (#3)

### **4. Discuss May 15<sup>th</sup> Public Meeting**

At the committee's next meeting, BFJ will review the presentation and process for the public workshop. The workshop will include a brief presentation followed by roundtable discussions. M. Fiorentino agreed with the format and noted the circulation plan and public space should be included in the presentation.

### **5. Response to Previous Discussion and Comments:**

A. Kenyon replied to some comments she has heard from members of the public and some committee members.

- b. Frontier Building Access** – This was formerly State property that was turned over to the Town when Park Place was terminated and the dead end was created.

- c. Utilities - There were questions regarding utilities which was included in BJJ's memo. There is mapping of the sewer which is owned by the Town. The town also has maps of Salmon Brook Water. Mapping is available on the town website under the Affordable Housing Plan. A study of the sewer system (i.e. gallons per day, anticipated flow moving forward) was done by Tighe and Bond which is posted on-line as part of the Board of Selectmen Meeting packet. In regard to build out based on square footage, she stated it is standard to look at bedroom count as opposed to square footage regarding sewer usage. Once completed, this information will be submitted to WPCA.
- d. 26 Hartford Avenue – There was a question inquiring if this piece was acquired at the time of the Geissler's site development. There is nothing on the land records to indicate the property was encumbered and there are no storm water features tying Geissler's to 26 Hartford Avenue.

## 6. Action Items for Next Meeting

- Expansion of Center Zone to include Town Hall Complex
- Demolition Delay Ordinances

## 7. Public Session

- **Bob Flannigan of Woodcliff Drive** - The town does not own the center properties, and he questioned why a multifamily building would be constructed next to a historical building. He also expressed some environmental concerns, i.e. sewer usage and runoff, dumpsite behind Station 280. He would like to know why the sewer usage number increased so much and expressed concern about sewage runoff into the Farmington River from the Simsbury sewer plant.
- **John Morgan of Salmon Brook Street** stated he was in attendance on behalf of the Historical Society and noted broadening the center area would disperse the economic activity. He believes parking regulations are tough and the developer/owner should provide parking. The historic zone needs protection and it cannot be protected by allowing more uses into it.
- **Terry Hahn of 6 Allen Place** would like to see sidewalks through parking lots and not behind buildings. She suggested more labels on the drawings in public presentations and questioned who would own a parking lot at 26 Hartford Avenue and who would monitor it. She felt the statistics regarding the number of children in rental units should not come from New Jersey numbers and Goman & York supplies better statistics. Viable open space should be added, not just green space and there is no reason for units with three and four bedrooms in the core. The height of 45' buildings next to single residential homes is overwhelming. No change in charts should be clarified. There should be a reduction in parking for second floors. Market studies mixed use is based on neighborhood and survey comments. She feels it should be an unbiased look on current economics. Would like to add viable open space and impervious surface instead of 'building coverage'.
- **Michael Fusick of Northwoods Road** inquired where the design stems from and what is driving mixed use housing? The workshops revealed the public is interested in walkability, inclusive design, environmental sustainability and beautification. With Station 280 and The Grand, he doesn't understand the idea of more mixed-use housing. He is concerned the sewer capacity will be consumed and the subsequent cost of replacing the pump station. Zoning changes will make the town vulnerable to more developers who will utilize these changes and create dense development. The area will be further congested and less attractive. He feels this process should be taken slowly.



The Public Session was closed. M. Jabaily will email the questions to the commission.

A. Kenyon reported Planning and Zoning is meeting in April. They are not considering any zoning changes and there is not an application before them regarding this study. The commission will be provided a brief update of B&J's work.

## **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





# GRANBY CENTER COMMITTEE MEETING

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Town of Granby, Connecticut

April 30, 2025

BFJ Planning

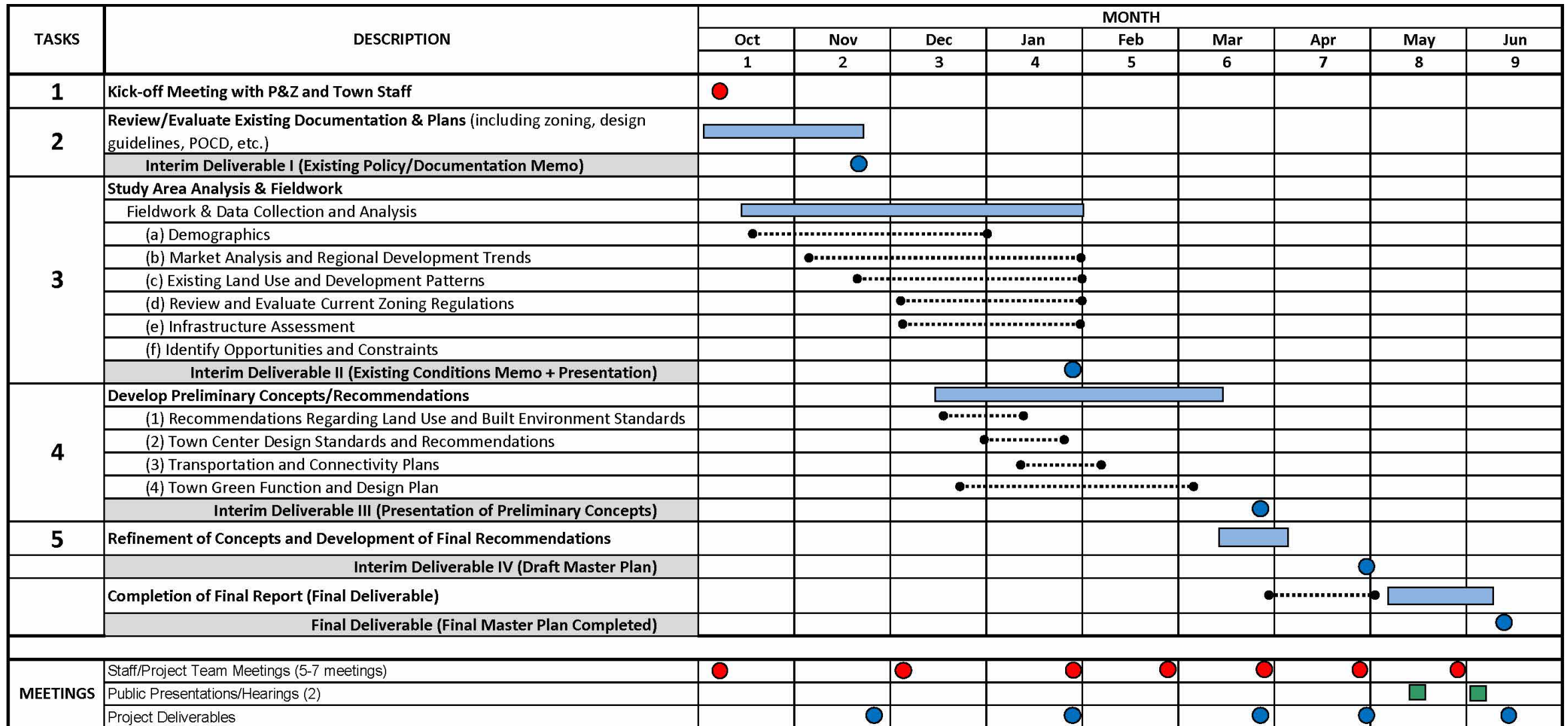


# Agenda

- **Project Timeline**
- **Revised Zoning Ideas**
- **Public Workshop Materials**

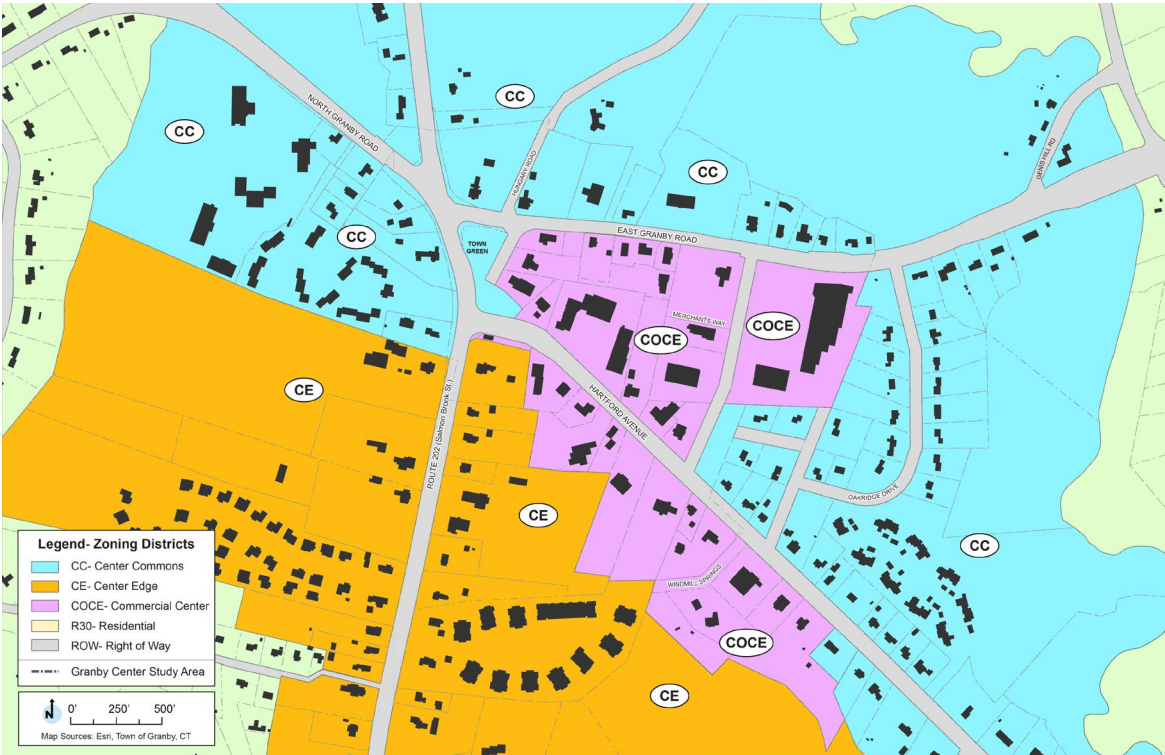


# Project Timeline

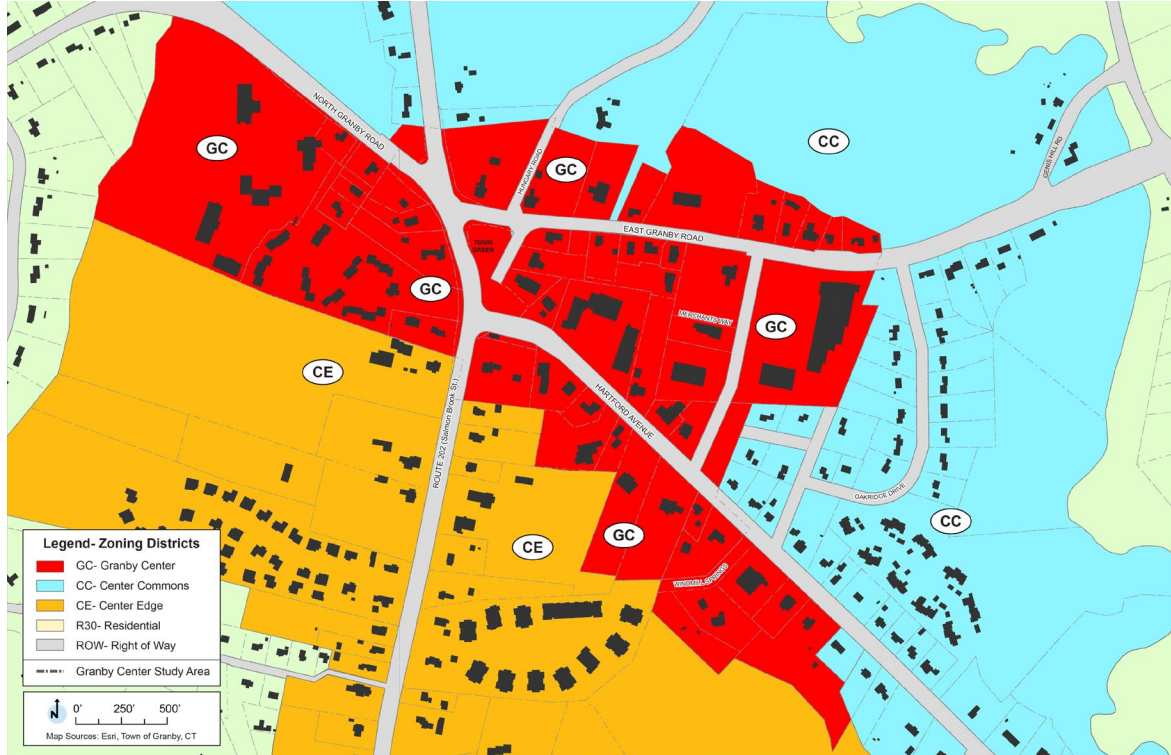


# Granby Center Zone

## Existing Zoning



## Proposed Granby Center Zone (GC Zone)





# Granby Center Zone: Proposed Uses

## Permitted Uses\*:

- Business or professional offices
- Restaurant, limited seating
- 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 or alcoholic beverages
- Governmental buildings and facilities including fire houses
- Accessory uses customarily incidental to permitted uses

*\*If any bank or retail uses include a drive-through, a special permit is required*

## Special Permit Uses

- Restaurants subject to Section 8.16
- Day care centers, preschool and similar uses
- Museums/galleries/performing arts
- Movie theaters with a maximum of 80 seats
- Commercial educational, instructional or recreational services
- Utility use
- Open air markets
- Printing, photography and similar service
- Bed and breakfast establishment

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## Uses no longer permitted by-right or special permit (since 3/26 meeting)

- Single-Family Uses
- Attached accessory apartments subject to 8.5.1
- Detached accessory apartments subject to 8.5.2
- Family childcare home or group childcare home
- Fueling stations for motor vehicles, without Vehicle Repairers

# Granby Center Zone: Area and Bulk Standards

## Major changes in area and bulk standards include:

- Allowing multifamily uses on lots of 20,000 SF+
- Reducing density on larger lots (+1.5 acre)
- Allowing for a 3-foot increase in building heights for mixed use buildings

## Residential Buffer Area

Require a 25ft landscaping buffer where any industrial, commercial, or multi-family use abuts a single family home use

	Center Commons (CC)	Commercial Center (COCE)	Granby Center Zone (GC)
Min. Front Yard (Feet)	50 ft	25 ft	25 ft
Max. Front Yard (Feet)	-	-	30 ft
Min. Side Yard	20 ft	10 ft	10 ft
Min. Rear Yard	30 ft	20 ft	20 ft
Max. Building Height (Stories/Feet)	3 / 45 ft	3/45 ft	3/45 ft 3.5/48 ft (mixed-use) <sup>1</sup>
Max. Building Footprint	8,000 SF for a single commercial building	8,000 SF for a single commercial building	8,000 SF for a single commercial building
Max. Lot Coverage	30%	30%	40%
Min. Lot Area (SF)	30,000 SF	20,000 SF	20,000 SF
Min. Lot Area for Multi-Family Uses	5 acres	N/A	20,000 SF
Maximum Density (Dwelling Units per Acre)	15 units per acre	15 units per acre	15 units per acre <sup>2,3</sup>
Min. Lot Frontage (Feet)	150 ft	100 ft	75 ft
<sup>1</sup> For mixed-use buildings in the GC Zone, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses to achieve the increased height. <sup>2</sup> Any property within the GC Zone can receive a density bonus not to exceed 20% for implementing public improvements, such as granting easements for sidewalks, roads, or additional public open space. <sup>3</sup> Permitted density is 12 units per acre for lots greater than 1.5 acres.			

# Proposed Parking Requirements

## Multi-Family Use in GC Zone (minimum requirement)

- 1 bedroom: 1.5 per unit
- 2+ bedrooms: 2 per unit
- Elderly: 1 per unit

## Other Uses in the GC Zone (ratio per 1,000 SF gross floor area)

- Commercial Office: 3 spaces
- Medical Office: 4.5 spaces
- Retail Stores: 3.5 spaces

## Shared Parking for Large Lots in the GC Zone districts:

The existing Zoning Code allows the Commission to permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day.

Use	Existing Minimum Requirement	Proposed Minimum Requirement (GC Zone)
Multi-Family 1 bedroom	1.5 per unit	1.5 per unit
Multi-Family 2 bedrooms or more	2 per unit	2 per unit
Elderly Multi-Family	1 per unit	1 per unit
Commercial Office	5 per 1,000 SF	3 per 1,000 SF
Medical Office	6 per 1,000 SF	4.5 per 1,000 SF
Retail Stores	6 per 1,000 SF	3.5 per 1,000 SF



# Potential Buildout Analysis



Total # of Potential Residential Units: 140 units

Total # of Potential Residential Units (with 20% density bonus): 169 units

If 2/3 of ground floor is commercial: 26-38 retail units (lower if restaurants, higher if service)

Estimated Residential Units to be Constructed in the Next 10 Years (15-25% absorption rate): 25-42 units





# GRANBY CENTER PUBLIC WORKSHOP

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Town of Granby, Connecticut

May 15, 2025

**BFJ Planning**

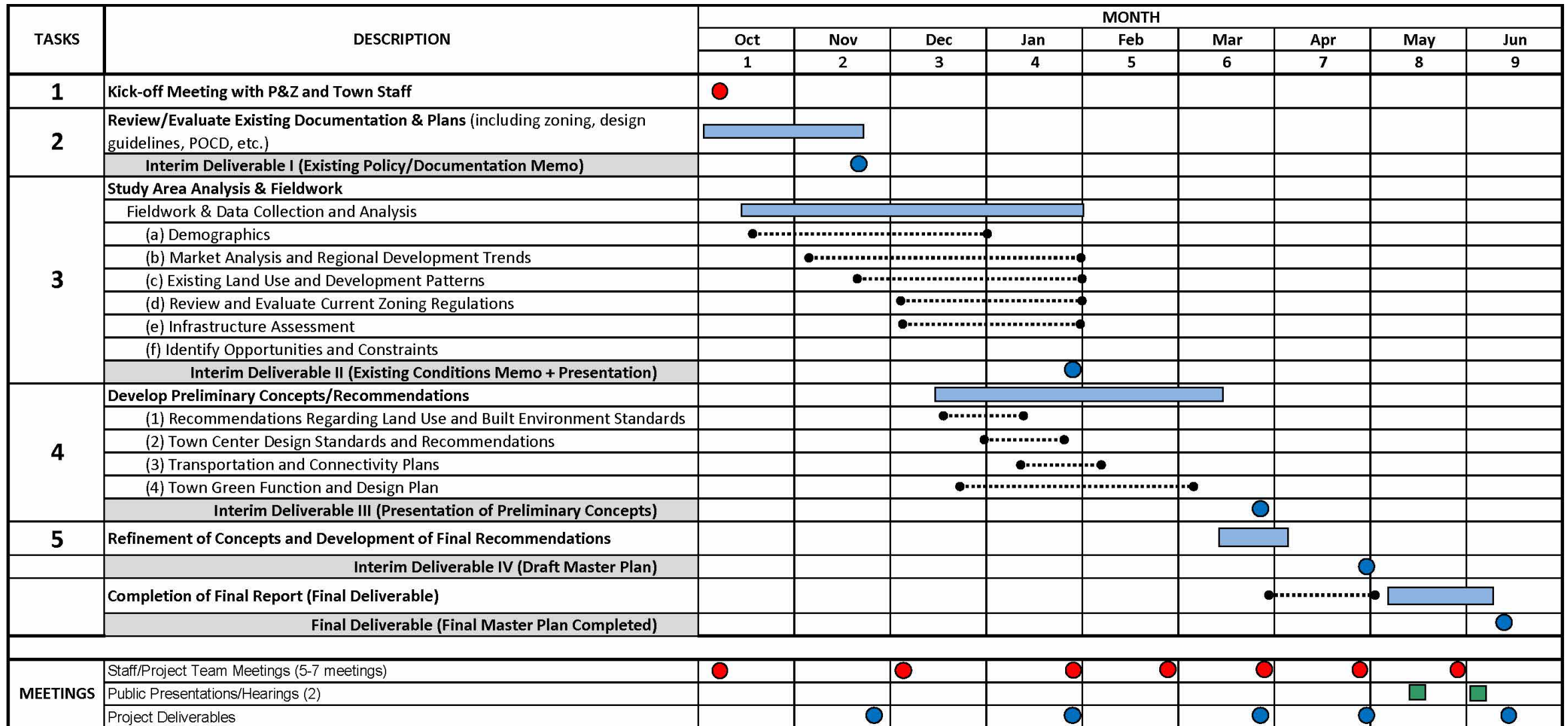


# Agenda

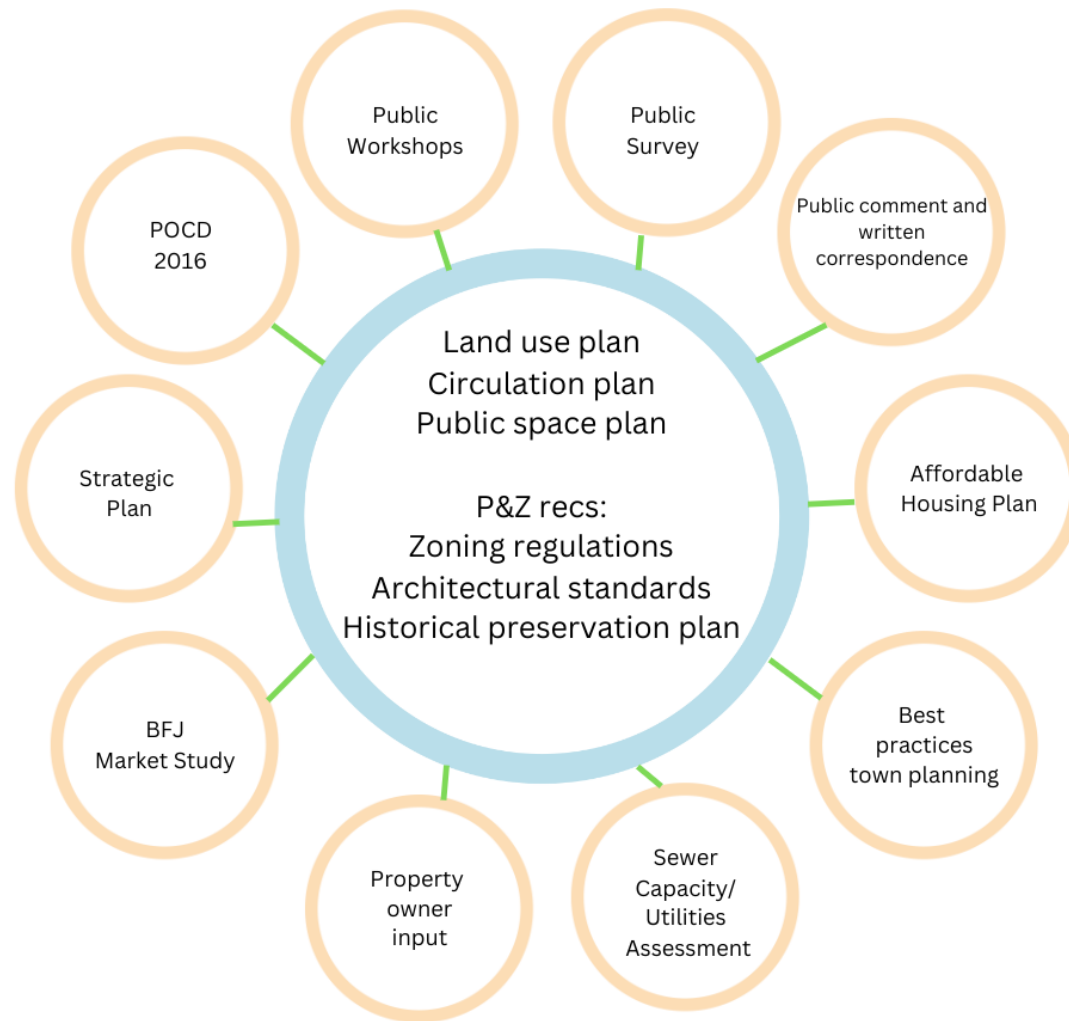
- **Project Timeline**
- **Recap of Existing Studies & Public Outreach**
- **Zoning Ideas**
- **Design Concepts**
- **Implementation Options**
- **Next Steps**



# Project Timeline



# Project Approach: Recent Plans and Studies



## Affordable Housing Plan

Town of Granby



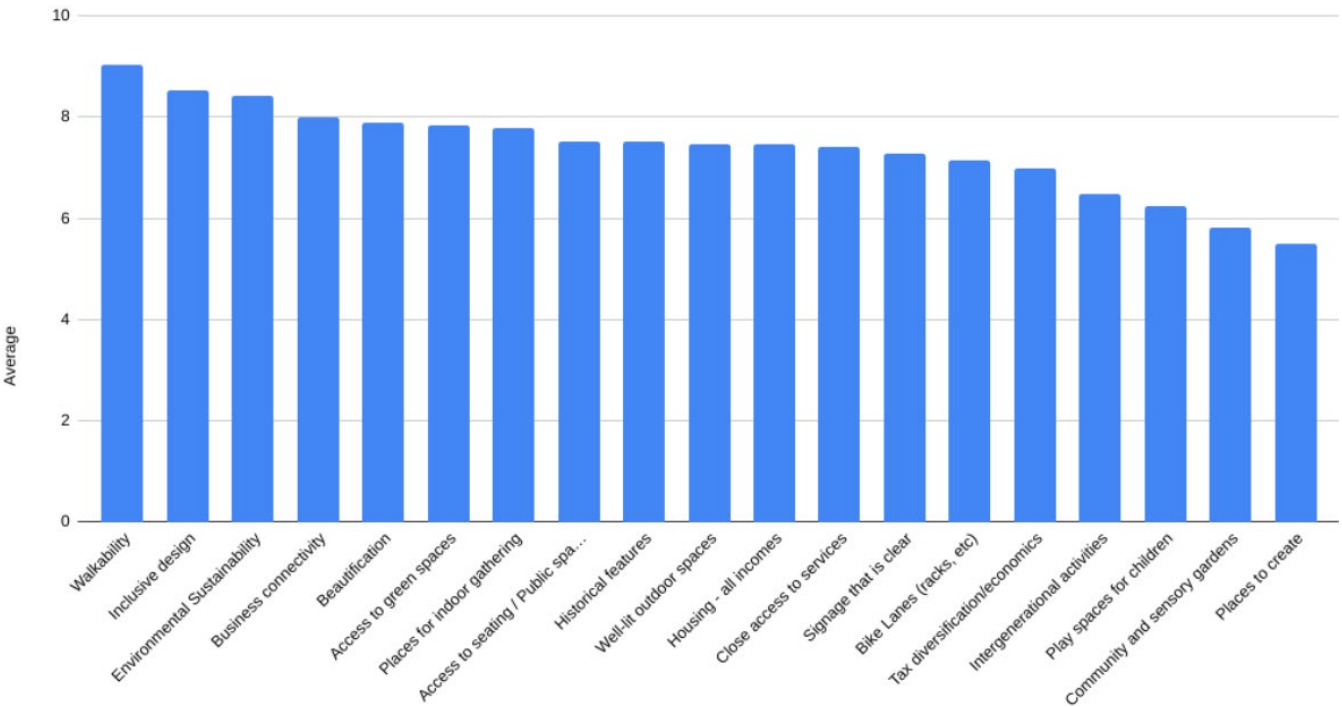
June 2022

# Project Approach: Public Outreach

Priorities that emerged from public outreach:




Priority Rankings



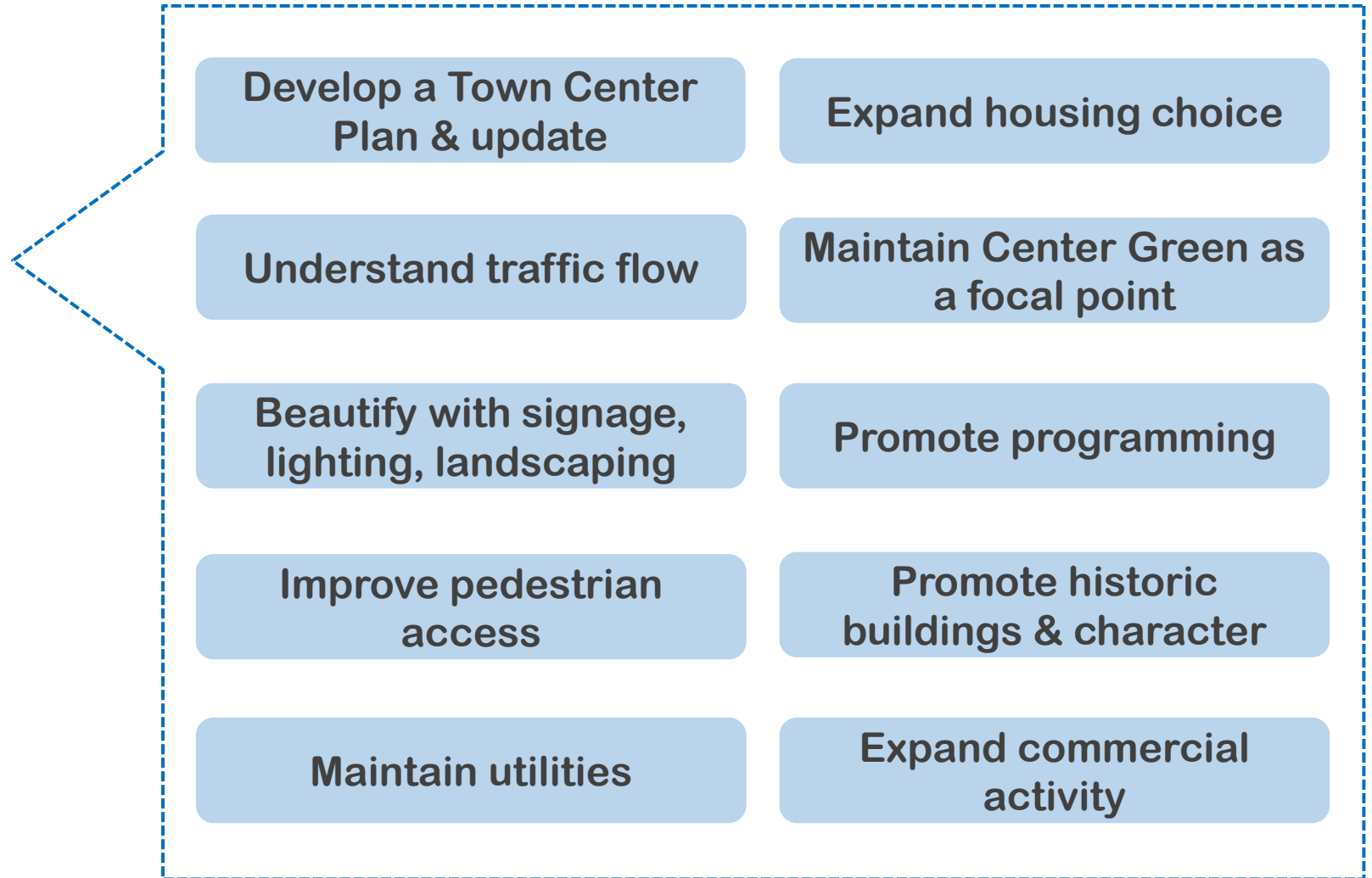
# Vision from Plan of Conservation & Development (2016)

**GRANBY, CONNECTICUT**  
**PRESERVATION AND GROWTH**



**A PLAN OF CONSERVATION AND DEVELOPMENT**

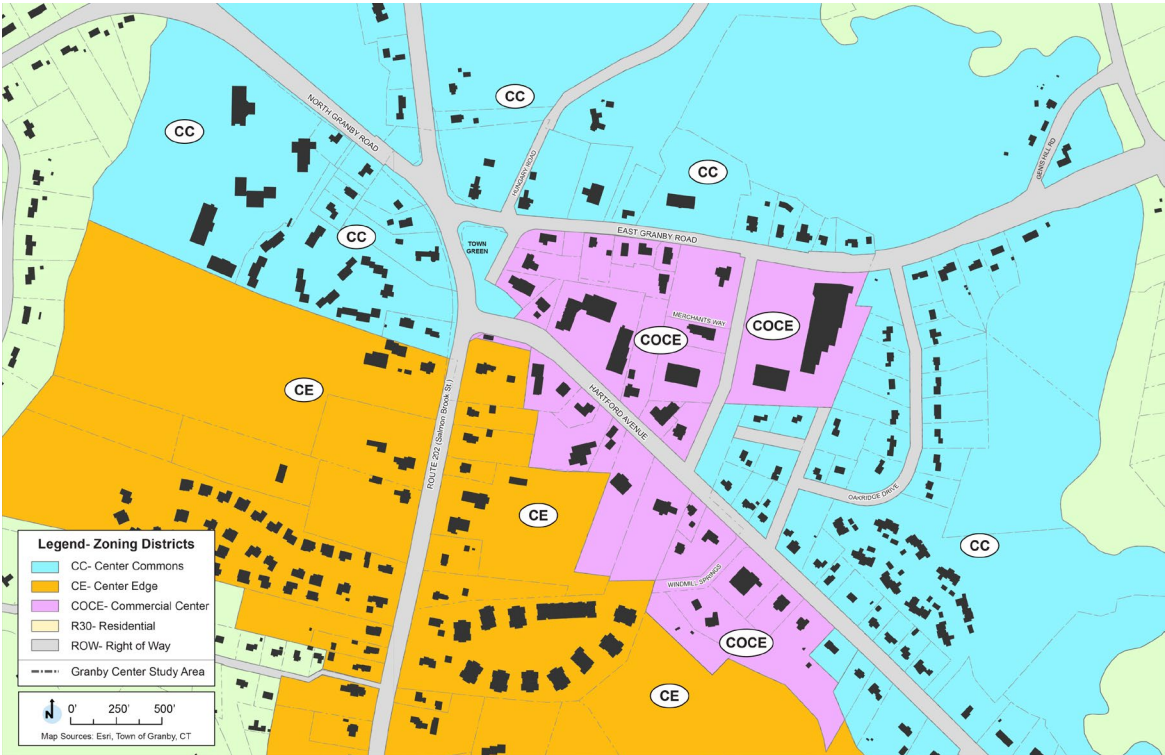
Adopted - 9-27-16  
Effective - 10-17-16



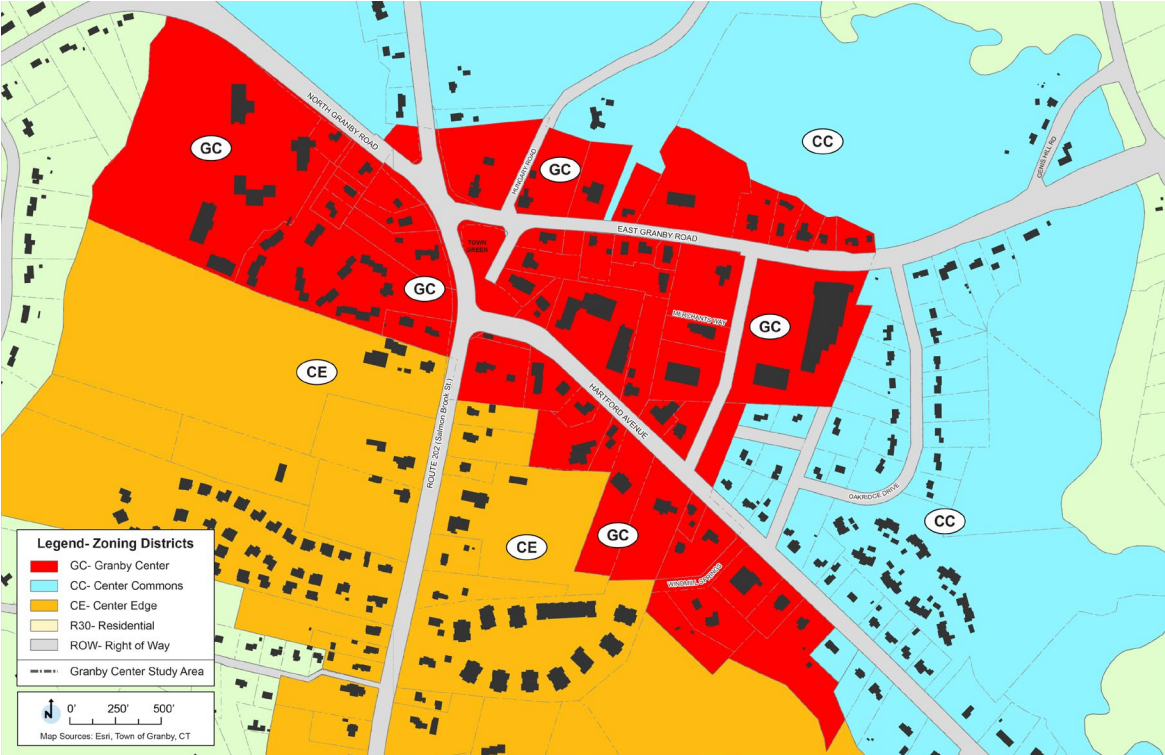


# Granby Center Zone

## Existing Zoning



## Proposed Granby Center Zone (GC Zone)





# Granby Center Zone: Proposed Uses

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## Special Permit Uses

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# Granby Center Zone: Area and Bulk Standards

## Major changes to area and bulk standards include:

- Allowing multifamily uses on lots of 20,000 SF+
- Reducing density on larger lots (+1.5 acre)
- Allowing for a 3-foot increase in building heights for mixed use buildings
- Providing a 20% density bonus for providing public improvements

## Residential Buffer Area

Require a 25ft landscaping buffer where any industrial, commercial, or multi-family use abuts a single-family home use

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# Circulation Network

## Net Impact:

- 5,000+ ft of New Sidewalk
- No Net Change in Parking Spots\*
- 12,000+ sq ft New Green Space

\*Net increase of 58 parking spots if 26 Hartford Avenue becomes parking

## Key

- Existing Sidewalk
- Proposed Sidewalk



New Linear Pedestrian Greenway

New Shared Parking Connections

Improved Vehicular Access

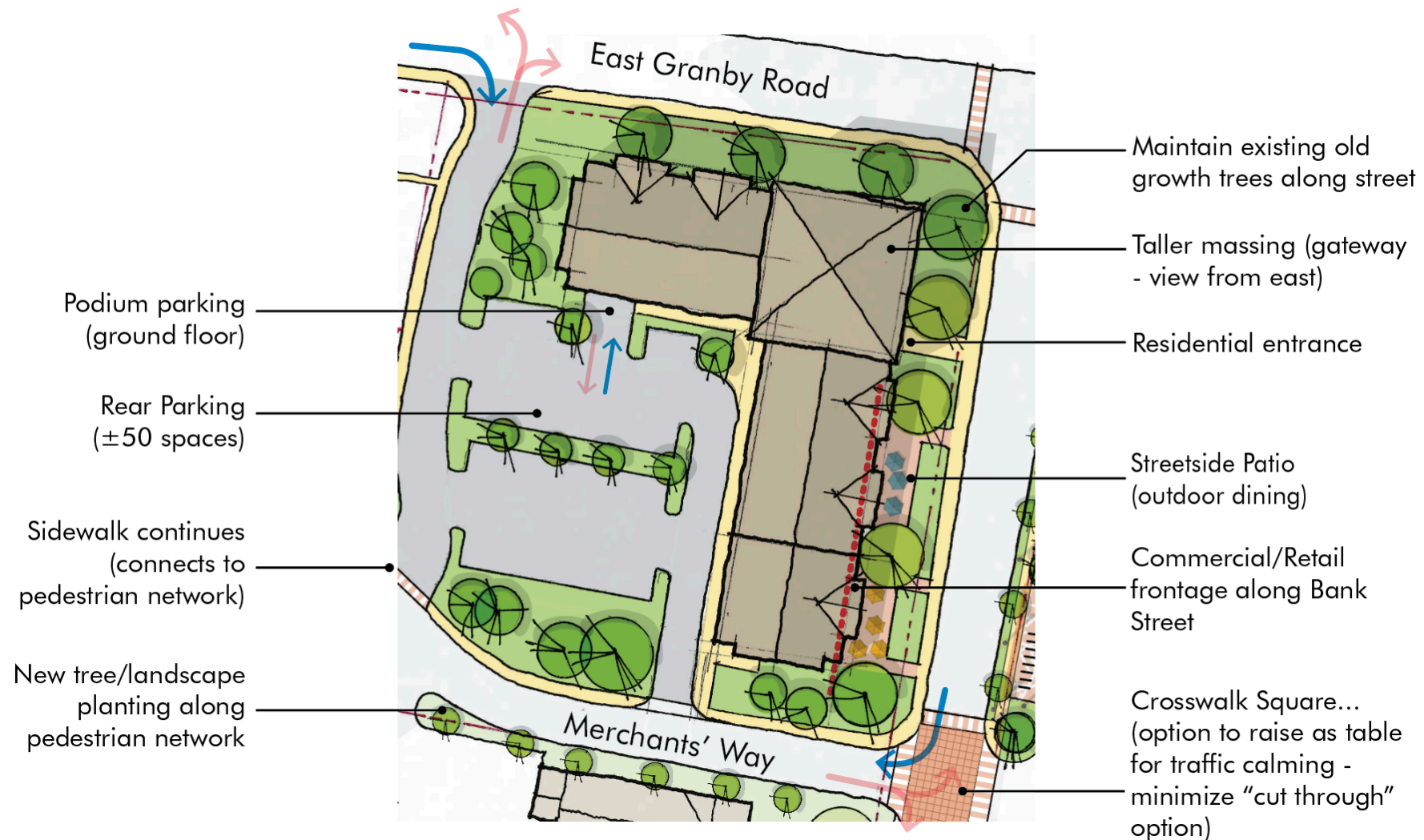
Opportunity Zone

# Expanded Town Green





## 25 East Granby Road



# 26 Hartford Ave



Existing



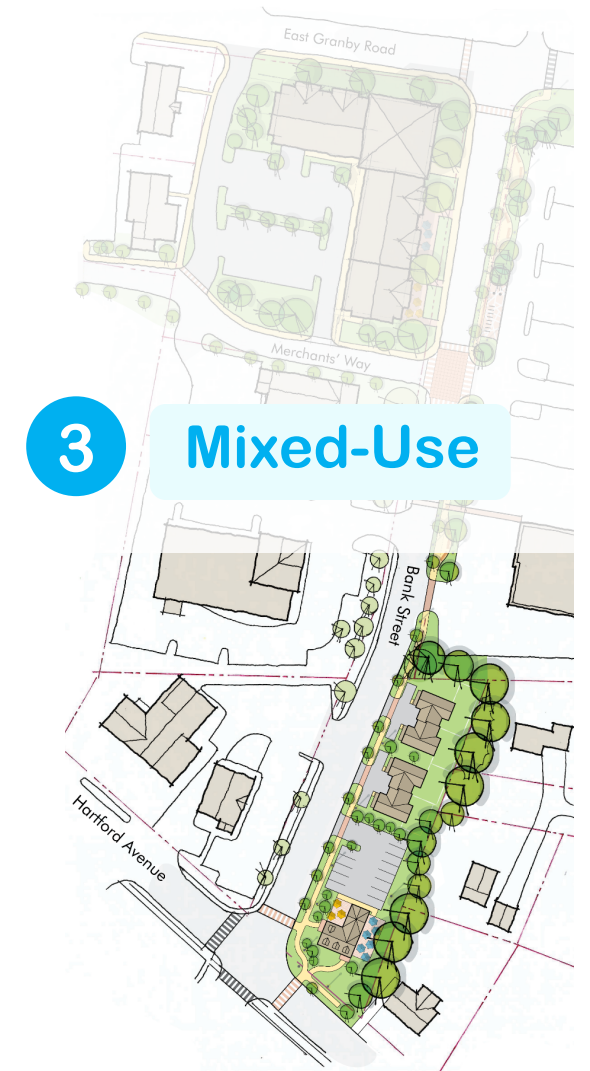
1

Parking Lot



2

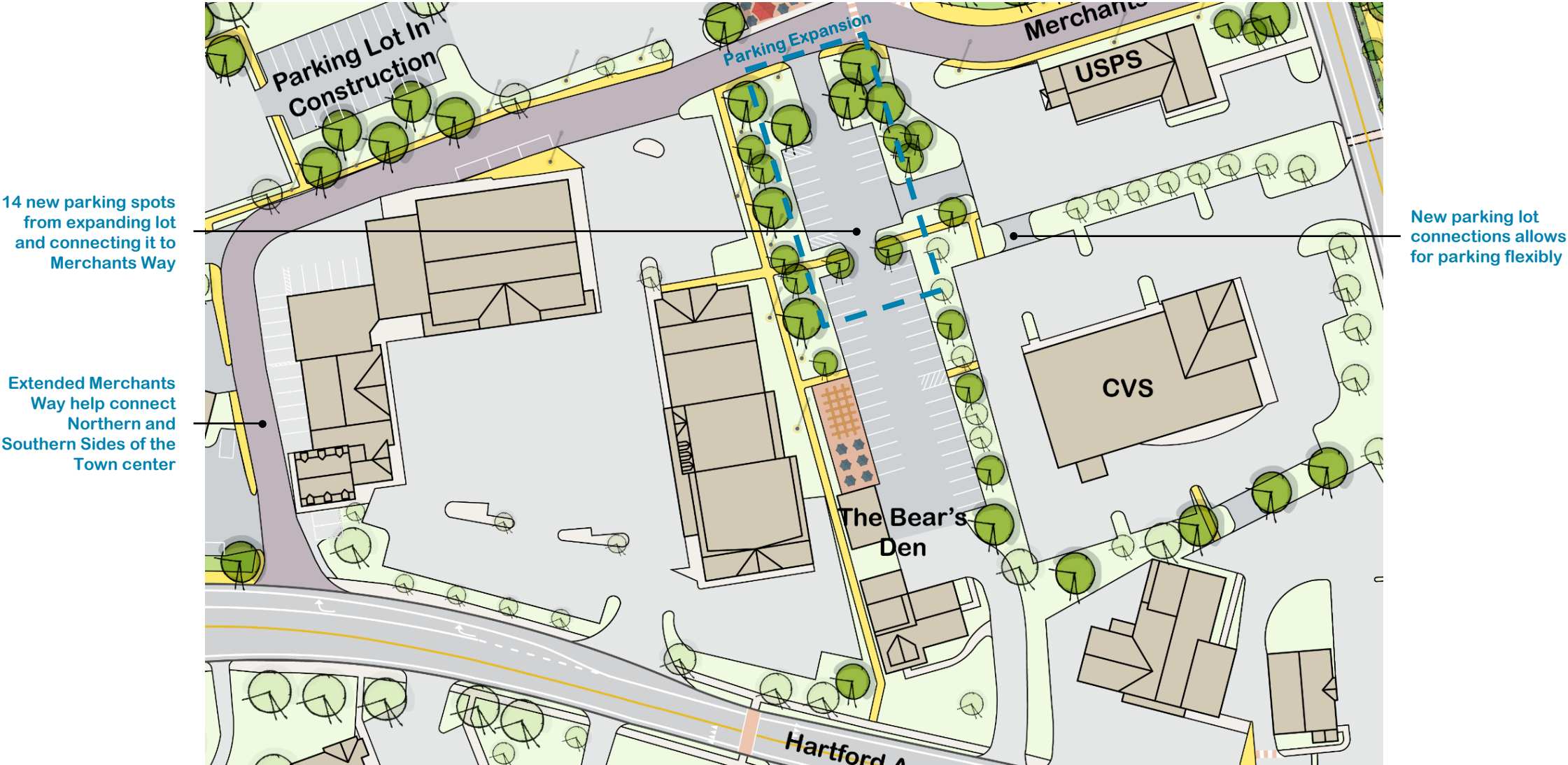
Linear Park



3

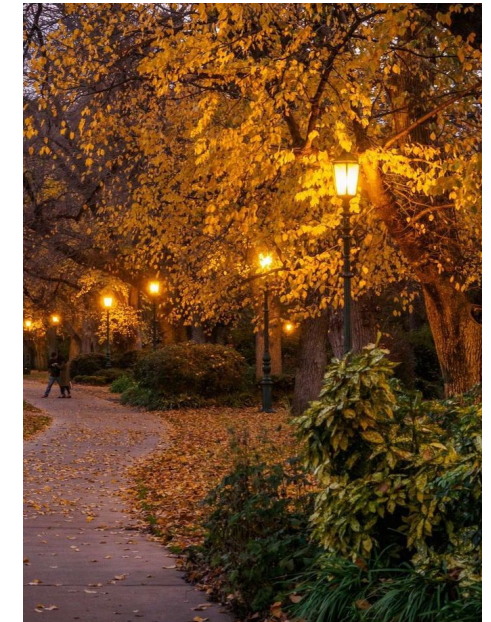
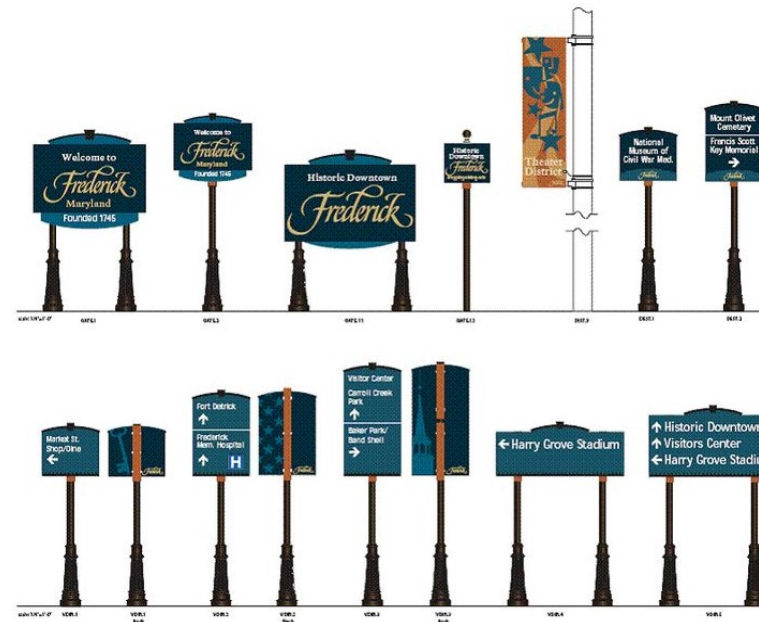
Mixed-Use

# Parking Lot/Central Area





# Design Ideas: Landscape and Streetscaping improvements





# Market Study

## Key Findings:

- Retail
  - Affected by internet shopping
- Office
  - Significant competition
- Residential
  - Relatively strong demand for senior and young professionals

**Conclusion: Provide zoning that allows all 3 of the above including in mixed use buildings.**



*Example of Retail Use*



*Example of Residential Use*

# Impacts of Development

- All uses including multifamily residential are net tax-payers.
- Multifamily produces only 1 public school child per 10—15 units depending on the number of bedrooms.



*Source: School-Age Children in Rental Units in New Jersey: Results from a Survey of Developers and Property Managers Rutgers University Study (widely used in CT and applicable to CT multifamily development) & The Southeastern Connecticut Council of Governments (SECOG).*



# Implementation Options/Next Steps

**Incentives for public benefits (easements for sidewalks, improvements to the public realm)**

**Grants/capital budget**

**Expedited public review  
(site plan approval deadlines)**

**Village District or Design Guidelines**





# COFFEE BREAK





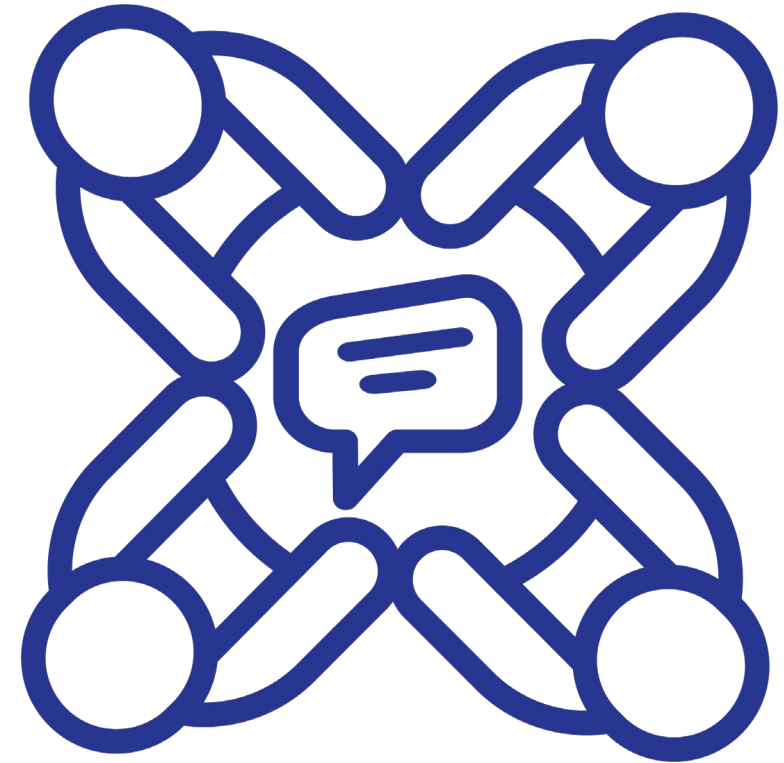
# Interactive Exercise

## Roundtable Discussions & Dot-mocracy Exercise *(45 min)*

- Choose a table. Remain there for the full discussion.
- A representative from the Consultant Team or the Committee will be present to facilitate and answer questions.
- Place green dots on concepts you like. ●
- Place red dots on concepts you dislike. ●

## Open House *(15 min)*

- Visit other tables and view the results.



# BFJ Planning

**To:** Granby Center Advisory Committee

**Cc:** Abigail St. Peter Kenyon, AICP  
Director of Community Development, Town of Granby, CT

**Date:** April 9, 2025

**From:** BFJ Planning  
Frank Fish FAICP, Principal  
Jonathan Martin Ph.D., AICP, Associate Principal  
Suzanne Goldberg, Project Manager  
Georges Jacquemart, FAICP, P.E., PP, Principal  
Christine Jimenez, Associate  
Nick Cerdera, Planner  
Thomas Madden AICP, Economics Advisor

**Subject:** Revised Granby Center Proposed Zoning Recommendations

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## Introduction

This memorandum reflects revised zoning recommendations based on feedback received from the Committee and the public at meetings held on February 26 and March 26, 2025.

## Granby Center Zone

### ***Existing Zoning Districts***

Currently, the Granby Center Zone consists of three districts (see Figure 1): Commercial Center (COCE), Center Commons (CC), and Center Edge (CE).

### ***Proposed Granby Center Zone***

BFJ proposes establishing one Granby Center (GC) Zone that fosters connectivity and supports a diverse mix of uses. The proposed GC Zone has been extended since the previous memo to include the Town's municipal complex, connecting Town amenities to the downtown area (see Figure 2).

# BFJ Planning

Figure 1: Existing Zoning Districts

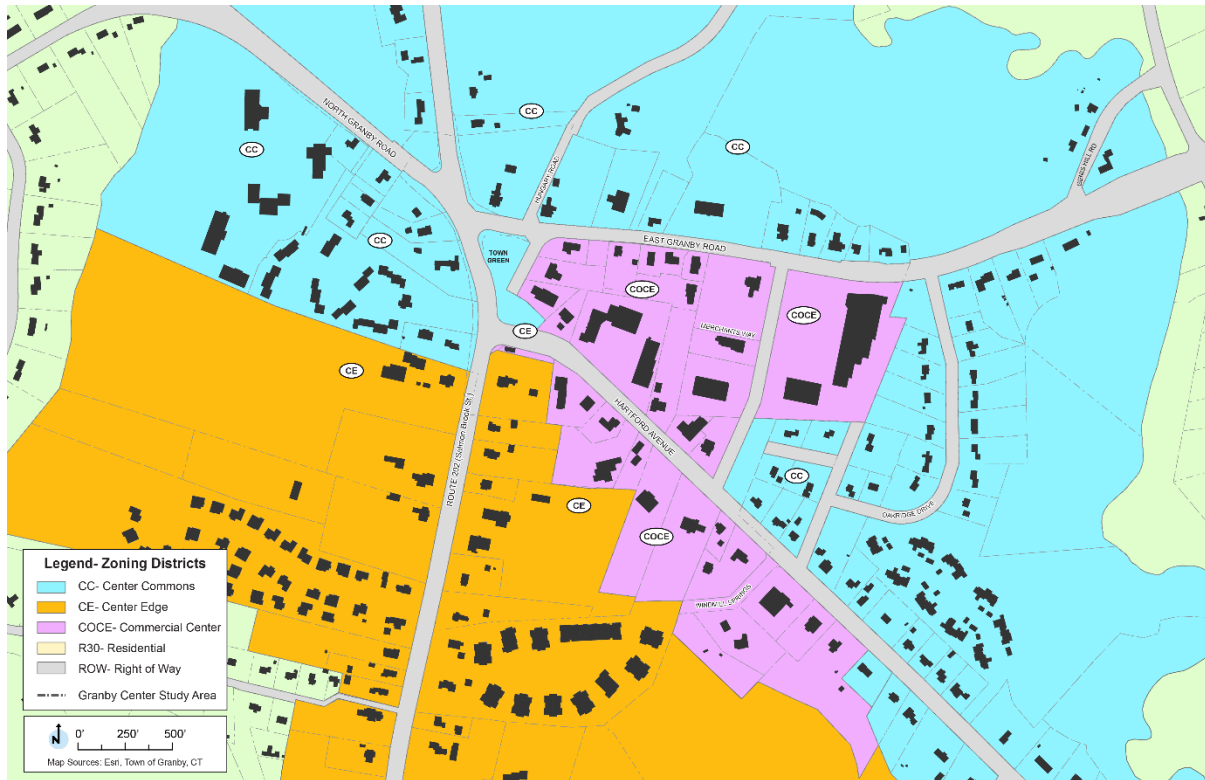
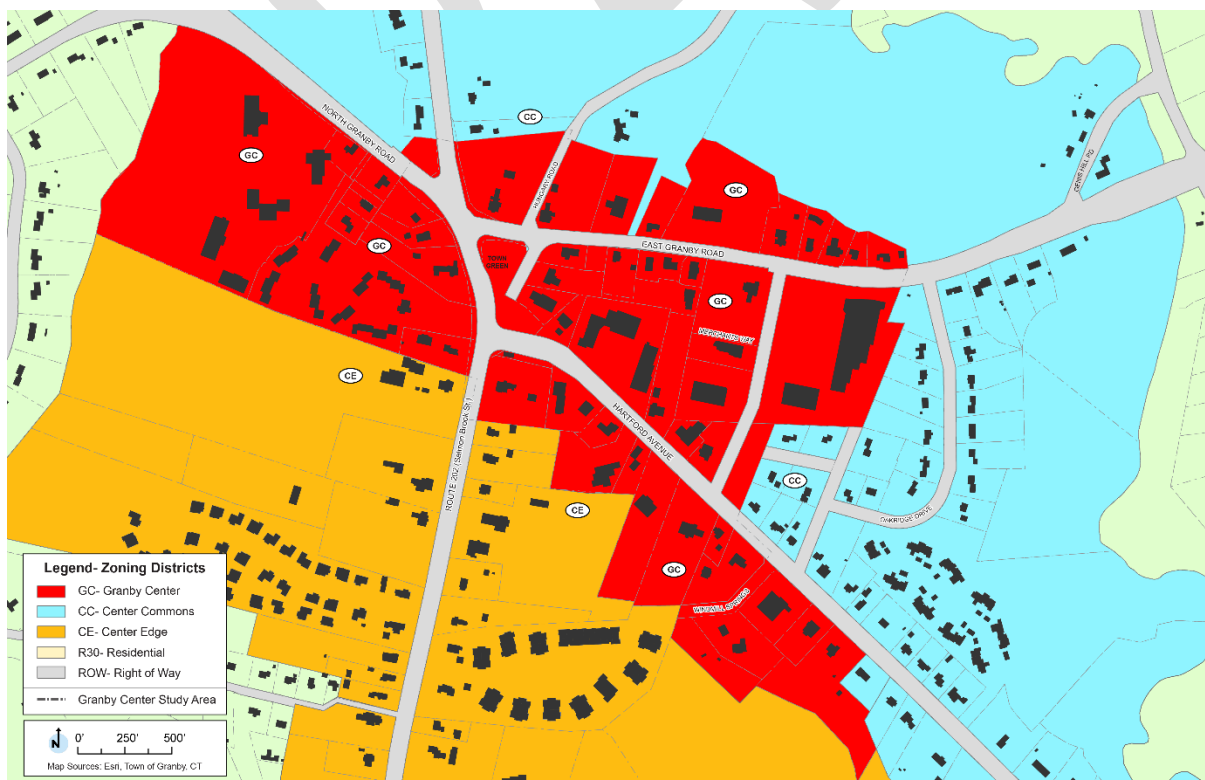


Figure 2: Proposed Granby Center Zone





# BFJ Planning

## ***Proposed Granby Center Zone: Permitted Uses***

The following uses could be permitted in the GC Zone to encourage a vibrant, mixed-use environment that offers a diverse range of services and residential housing options. Both automobile fueling stations and single-family uses, along with their associated uses (attached accessory apartments, detached accessory apartments, and family childcare homes or group childcare homes), have been removed as permitted and special permit uses.

### **Permitted Uses\*:**

- Business or professional offices
- Restaurant, limited seating
- 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
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### **Special Permit Uses:**

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- Commercial educational, instructional or recreational services
- Utility use
- Open air markets
- Printing, photography and similar service
- Bed and breakfast establishment

## ***Proposed Granby Center Zone: Area and Bulk Standards***

We propose that the GC Zone largely adheres to the existing area and bulk standards of the existing COCE Zone but will permit multi-family uses on lots with a minimum area of 20,000 SF (see Table 1). The current allowable density of 15 dwelling units per acre should remain unchanged. However, to address concerns about large-scale developments in Granby Center, we recommend reducing the maximum density to 12 dwelling units per acre for lots larger than 1.5 acres. This adjustment will help limit the total number of units permitted on larger lots within the GC Zone.

Additionally, density incentives could be offered to property owners who contribute to public improvements in the area. For example, the Planning and Zoning Commission could approve a density increase of up to 20% in recognition of public benefits such as granting easements for

# BFJ Planning

sidewalks, roads, or additional public open space. This could allow a maximum of 18 dwelling units per acre on lots smaller than 1.5 acres and 14.4 units per acre on lots larger than 1.5 acres.

Furthermore, to encourage mixed-use development and active ground-floor uses in the GC Zone, a modest increase in maximum building height could be permitted for mixed-use projects, allowing up to 3.5 stories or 48 feet. The extra three feet in height would more easily accommodate retail uses on the ground floor, which usually have slightly higher floor to ceiling heights.

*Table 1: Proposed Granby Center Zone: Area and Bulk Standards*

	Zoning District	
	Commercial Center (COCE)	Granby Center Zone (GC)
Min. Front Yard (Feet)	25 ft	25 ft
Max. Front Yard (Feet)	-	30 ft
Min. Side Yard	10 ft	10 ft
Min. Rear Yard	20 ft	20 ft
Max. Building Height (Stories/Feet)	3/45 ft	3/45 ft 3.5/48 ft (mixed-use) <sup>1</sup>
Max. Building Footprint	8,000 SF for a single commercial building	8,000 SF for a single commercial building
Max. Lot Coverage	30%	40%
Min. Lot Area (SF)	20,000 SF	20,000 SF
Min. Lot Area for Multi-Family Uses	N/A	20,000 SF
Maximum Density (Dwelling Units per Acre)	15 units per acre	15 units per acre <sup>2,3</sup>
Min. Lot Frontage (Feet)	100 ft	75 ft
<sup>1</sup> For mixed-use buildings in the GC Zone, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses to achieve the increased height. <sup>2</sup> Any property within the GC Zone can receive a density bonus not to exceed 20% for implementing public improvements, such as granting easements for sidewalks, roads, or additional public open space. <sup>3</sup> Permitted density is 12 units per acre for lots greater than 1.5 acres.		

## **Proposed Granby Center Zone: Buffer Area**

Section 4.2.5 of the Zoning Code states that, where any commercial, industrial or multi-family use abuts a residential zone, a 25 feet wide landscaped buffer strip shall be provided extending the length of the zone boundary, seeded and properly planted with trees and shrubs to insure a proper break between the two uses. We recommend requiring the same buffer in the GC Zone for any properties that abut single-family residential uses.

## ***Proposed Granby Center Zone: Parking Requirements***

The parking standards suggested for residential development are the same as the existing Zoning Code. The following commercial parking requirements are based on parking generation standards developed by the Institute of Transportation Engineers (ITE). Additionally, the existing Zoning Code allows the Commission to permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day. This incentive for shared use parking should continue to be implemented.

*Table 3: Proposed Granby Center Zone: Parking Requirements<sup>1</sup>*

Use	Existing Minimum Requirement	Proposed Min. Requirement (GC Zone)	Existing Ratio per 1,000 SF Gross Floor Area	Proposed Ratio per 1,000 SF Gross Floor Area (GC Zone)
Multi-Family 1 bedroom	1.5 per unit	No change		
Multi-Family 2 bedrooms or more	2 per unit	No change		
Elderly Multi-Family	1 per unit	No Change		
Commercial Office			5	3
Medical Office			6	4.5
Retail Stores			6	3.5
Shopping Centers			5.5	3

<sup>1</sup> Compliance with federal regulations for handicapped parking is required.



Use	CE	CC	COCE	Proposed Granby Center
Business or professional offices	●	●	●	●
Restaurant, limited seating	X	●	●	●
Resaurants, subject to section 8.16	X	●	●	●
Retail sale, rental and/or repair	X	●	●	●
Mixed use buildings	●	●	●	●
Multifamily use	● (8 acres)	● (5 acres)	●	●
Banks/financial institutions	●	●	●	●
Personal services, including barbershops, beauty shops	X	●	●	●
Day care centers, preschool	●	●	●	●
Museums/galleries/performing arts	X	●	●	●
Movie theater	X	X	●	●
Commercial educational, instructional or recreational	X	●	●	●
Fueling stations for motor vehicles	X	X	●	X
Utility Use	X	●	●	●
Retail sales or alcoholic beverages	X	●	●	●
Open air markets	X	●	●	●
Printing, photography or similar service	X	●	●	●
Governmental buildings and facilities	●	●	X	●
Single-family dwellings	●	●	X	X
Home Occupation	●	●	X	X
Agriculture	●	●	X	X
Attached Accessory Apartment	●	●	X	X
Family Child Care / Group Child Care Home	●	●	X	X
B&Bs	●	●	X	●
Churches, religious buildings, similar organizations	●	●	X	X
Neighborhood retirement housing, assisted living	●	●	X	X
Detached Accessory Apartment	●	●	X	X
Antique Sales	●	X	X	X
Accessory uses incidental to permitted uses	X	●	X	●

# TOWN OF GRANBY

## MEMORANDUM

TO: Granby Center Advisory Committee

CC: BFJ

FROM: Abby Kenyon, Director of Community Development

DATE: April 25, 2025

RE: Response to previous discussions and comments

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During the March public session, there were some questions and comments made to the Committee. Below is the response regarding the sewer that I prepared. I also asked that the Town Engineer respond to questions regarding stormwater management and sewer when applicable. His response is also below.

### **Sewer**

During public comment, you noted that the sewer study showed a reserve of 73,000 or 77,000 gpd but that you read today there was up to 253,000 gpd. You asked what changed.

Per the agreement with Simsbury, Granby has an allocation of 353,280 gpd. As of today's date, the WPCA has allocated 265,280 gpd—77,325 gpd is reserved and 10,675 gpd is uncommitted. If you provide the document where you saw the 253,000 gpd for reserve, I am happy to take a look and see if I can provide context.

You also mentioned the Station 280 project. As noted in the flow study, in 2022 the average daily wastewater flow was 113,800 gpd and from March 2023 to May 2023 when Tighe & Bond installed meters during the study period, the average daily flow was 121,950 gpd. The 2022 flow and the flow measured during the study period in 2023 did not include Station 280 as that project wasn't occupied yet. For reference, Station 280 was allocated 44,800 gpd. Please refer to the complete flow study available online here <https://www.granby-ct.gov/AgendaCenter/ViewFile/Item/1061?fileID=3693>.

### **Stormwater**

I listened to the comments from Michael Fusick at the March 26, 2025 meeting and have the following responses;

1. The estimated capacity in the sanitary sewer system is based on existing flows, future flows allocated to existing projects, and potential future flows in existing or undeveloped areas within the sewer shed. Actual sanitary sewer flows are monitored at the meter before discharge to the Simsbury sewer system. Monitoring allows for determining the

actual flows and actual capacity within the sewer system and for adjusting the sewer capacity to match those flows.

2. The existing pump stations will be studied and upgraded/replaced as needed. This work is separate from any future development in the sewer shed and will be done as part of the maintenance of those facilities. The pump stations are not now, nor are be considered “bottlenecks.”
3. There was a statement made that could be interpreted as saying that stormwater could adversely impact the sanitary sewer system. Commingling stormwater and sanitary sewage are not allowed per the following sections of the Code for the Town of Granby:
  - a. 138-20 Prohibited Connections
  - b. 138-24 Discharge of unpolluted water or drainage prohibited
  - c. 146-7 Discharge and illicit connection prohibitions
4. Regarding the treatment of stormwater from developed sites, the Town requires that developers use the CTDEEP Stormwater Quality Manual, March 30, 2024, for designing stormwater management systems. Specifically, it requires that new stormwater systems meet the following standards:
  - a. Standard 1 – Runoff Volume and Pollutant Reduction
  - b. Standard 2 – Stormwater Runoff Quantity Control
  - c. Standard 3 – Construction Soil Erosion and Sediment Control
  - d. Standard 4 – Post-Construction Operation and Maintenance
  - e. Standard 5 – Stormwater Management PlanA copy of these standards is attached.
5. All projects are be reviewed by Town staff in regard to their impact on the sanitary sewer and stormwater systems.





CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION

# Connecticut Stormwater Quality Manual

**Publication Date: September 30, 2023**

**Effective Date: March 30, 2024**

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79 ELM STREET • HARTFORD, CONNECTICUT 06106

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THIS REVISION REPLACES THE VERSION TITLED 2004 STORMWATER QUALITY MANUAL

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**Table 4-1. Stormwater Management Standards and Performance Criteria Summary**

Stormwater Management Standard	Performance Criteria
<p><b>Standard 1 – Runoff Volume and Pollutant Reduction</b></p> <p>Preserve pre-development hydrology and pollutant loads to protect water quality and maintain groundwater recharge.</p>	<p><b>LID Site Planning and Design (non-structural)</b></p> <p>Consider the use of non-structural LID site planning and design strategies, to the maximum extent achievable, prior to the consideration of other practices, including structural stormwater BMPs.</p> <p>Refer to <a href="#">Chapter 5 - Low Impact Development Site Planning and Design Strategies</a> for impervious surface disconnection and other non-structural LID Site Planning and Design techniques that can reduce post-development impervious area and stormwater runoff volumes.</p> <p><b>Stormwater Retention and Treatment (structural)</b></p> <p>After application of non-structural LID site planning and design techniques, use structural stormwater BMPs to retain and/or treat the remaining post-development stormwater runoff volume:</p> <ul style="list-style-type: none"> <li>➤ <u>Retention</u>: Retain on-site the following post-development stormwater runoff volume for the site (Required Retention Volume) to the Maximum Extent Achievable using structural stormwater BMPs: <ul style="list-style-type: none"> <li>Required Retention Volume (RRV): <ul style="list-style-type: none"> <li>○ 100% of the site's Water Quality Volume (WQV) <ul style="list-style-type: none"> <li>▪ All new development</li> <li>▪ Redevelopment or retrofit of sites that are currently developed with existing DCIA<sup>42</sup> of less than 40%</li> <li>▪ Any new stormwater discharges located within 500 feet of tidal wetlands</li> </ul> </li> <li>○ 50% of the site's WQV <ul style="list-style-type: none"> <li>▪ Redevelopment or retrofit of sites that are currently developed with existing DCIA of 40% or more</li> </ul> </li> </ul> </li> <li>➤ <u>Additional Treatment without Retention</u>: If the post-development stormwater runoff volume retained on-site does not meet the Required Retention Volume for the site, provide stormwater treatment without retention to the Maximum Extent Achievable for the volume above that which can be retained, up to 100% of the site's WQV. The additional stormwater treatment should be provided using structural stormwater BMPs to achieve annual average pollutant load reduction targets for sediment, floatables, and nutrients, per Table 4-3.</li> </ul> <p>Refer to <a href="#">Chapters 7 through 13</a> for selection and design of structural stormwater BMPs for meeting the Stormwater Retention and Treatment requirements.</p> </li></ul>

<sup>42</sup> Note DCIA is not equivalent to the impervious area, see the distinction noted in [Chapter 2](#).

Stormwater Management Standard	Performance Criteria
<p><b>Standard 2 – Stormwater Runoff Quantity Control<sup>43</sup></b></p> <p>Do not exceed pre-development peak flow rates and manage the volume and timing of runoff to prevent downstream flooding, channel erosion, and other adverse impacts, and safely convey flows into, through, and from structural stormwater BMPs.</p>	<p><b>Peak Runoff Attenuation for Site Development / Redevelopment</b></p> <p>Control the 2-year, 24-hour post-development peak flow rate to 50% of the 2-year, 24-hour pre-development peak flow rate for each point at which stormwater discharges from a site using structural stormwater BMPs.</p> <p>Control the 10-year, 24-hour post-development peak flow rate to the 10-year, 24-hour pre-development peak flow rate for each point at which stormwater discharges from a site using structural stormwater BMPs.</p> <p>Potentially control the 100-year, 24-hour post-development peak flow rate to the 100-year, 24-hour pre-development peak flow rate for each point at which stormwater discharges from a site using structural stormwater BMPs, as required by the review authority.</p> <p>Demonstrate that any increased volume or change in timing of stormwater runoff will not result in adverse effects such as increased flooding downstream of the site or at other off-site locations, as required by the review authority.</p> <p><b>Conveyance Protection</b></p> <p>Design the conveyance system leading to, from, and through structural stormwater BMPs based on the post-development peak flow rate associated with the 10-year, 24-hour or larger magnitude design storm.</p> <p><b>Emergency Outlet Sizing</b></p> <p>Size the emergency outlet of stormwater quantity control structures to safely pass the post-development peak runoff from the 100-year, 24-hour or larger magnitude design storm in a controlled manner without eroding the outlet and downstream drainage systems.</p> <p>Refer to <a href="#">Chapters 7 through 13</a> for selection and design of structural stormwater BMPs for meeting the Stormwater Runoff Quantity Control requirements.</p>

<sup>43</sup> Per the CTDOT MS4 Permit, linear projects have alternative standards and may take an alternative approach to address constraints that are different than those that affect traditional parcel development projects. These alternative linear project standards can be found in the CTDOT drainage manual, the CTDOT MS4 General Permit, the General Construction Permit and in the supporting materials that CTDOT has developed.



Stormwater Management Standard	Performance Criteria
<p><b>Standard 3 – Construction Soil Erosion and Sediment Control</b></p> <p>Design, install, and maintain effective soil erosion and sedimentation control measures during construction and land disturbance activities. Consideration for final site stabilization should also be included during the development of a SESC Plan.</p>	<p>Develop and implement a Soil Erosion and Sediment Control (SESC) Plan in accordance with local and/or state regulatory requirements, the <a href="#">Connecticut Guidelines for Soil Erosion and Sediment Control Guidelines</a> (as amended), and the requirements of the <a href="#">CT DEEP Construction Stormwater General Permit</a>.</p>
<p><b>Standard 4 – Post-Construction Operation and Maintenance</b></p> <p>Perform long-term maintenance of structural stormwater management systems to ensure that they continue to function as designed and implement operational source control and pollution prevention measures.</p>	<p>Develop and implement a long-term Operation and Maintenance (O&amp;M) Plan, which identifies required inspection and maintenance activities for structural stormwater BMPs. Operational source control and pollution prevention practices (see <a href="#">Chapter 6 - Source Control Practices and Pollution Prevention</a>) should be included in the O&amp;M Plan.</p> <p>Refer to <a href="#">Chapter 7 – Overview of Structural Stormwater Best Management Practices</a> for general maintenance guidelines for stormwater BMPs, Chapter 13 – Structural Stormwater BMP Design Guidance for recommended maintenance for specific stormwater BMPs, and <a href="#">Appendix B</a> for BMP-specific maintenance inspection checklists.</p>

Stormwater Management Standard	Performance Criteria
<b>Standard 5 – Stormwater Management Plan</b>  Document how the proposed stormwater management measures meet the stormwater management standards, performance criteria, and design guidelines.	Prepare a Stormwater Management Plan (see <a href="#">Chapter 12 – Stormwater Management Plan</a> ) to document how the proposed stormwater management measures for a specific land development project or activity meet the stormwater management standards, performance criteria, and design guidelines contained in the Connecticut Stormwater Quality Manual, as well as other local, state, and federal stormwater requirements.

Note: Consult local and state regulations for additional stormwater management requirements. The above standards and criteria are recommended where local or state regulations are less stringent.