

**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 3<sup>rd</sup>, 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