

**TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
February 10, 2025
7:00 P.M.**

Present: Chairman Marty Schwager, Matt Brady, Jim Caldwell, Ken Kuhl, Rob Rome, and Anna Sogliuzzo. Abby Kenyon, Director of Community Development, was also in attendance.

The meeting opened at 7:00 PM.

Public Session

Kate Bogli, 192 and 198R Salmon Brook Street, asked that the meeting be televised.

Action on Minutes of January 7, 2025

On a motion by K. Kuhl, seconded by A. Sogliuzzo, the Commission voted (5-0-0) to approve the meeting minutes of January 7, 2025.

Discuss Board of Selectmen Referral, Right to Farm Ordinance

A. Kenyon stated that the Agricultural Commission drafted a right to farm ordinance that was presented to the Board of Selectmen. The Board of Selectmen voted to refer the draft ordinance to the Development Commission and the Planning and Zoning Commission for feedback. This was discussed at the Commission's January meeting and in response to questions, Heather Lombardo, Chair of the Agricultural Commission, was invited to attend this evening to explain the draft ordinance in more detail.

M. Brady arrived at 7:12 PM.

H. Lombardo introduced herself and explained that the proposed ordinance has been contemplated for some time now. The Board of Selectmen requested goals from the Agricultural Commission and in response to that, the preservation of Holcomb Farm and a Right to Farm Ordinance were identified as two Commission goals. She went on to state that an ordinance was brought up several years ago but at that time, there was not an inclination to pursue it. It has now been revisited and the Agricultural Commission is moving forward with an ordinance to reaffirm the Town's commitment to agriculture. H. Lombardo stated that the CT Farm Bureau Association was consulted in the drafting of the ordinance and ordinances enacted in other towns were reviewed as well. The Agricultural Commission had forwarded a draft to the Board of Selectmen and modifications were made to more closely mirror the State's Right to Farm Law; this is the version being considered this evening.

In response to a question, H. Lombardo stated that the Planning and Zoning Commission reviewed the draft and indicated that they recommend a policy statement or resolution as opposed to an ordinance. Considering the draft ordinance mirrors state law, the Commission discussed at length why an ordinance is needed if there are already protections at the state level. H. Lombardo stated that the ordinance would show good will to farmers and would add an extra layer of protection. The Commission asked for clarification as to what happens if a conflict arises, would a complainant go to the State or the Town for a resolution, as the ordinance does not assign responsibility to a particular body; the Commission noted that other ordinances should

be reviewed and this draft should follow the same framework as other already adopted ordinances; and the Commission noted overall a policy statement may be a good idea to reaffirm the Town's support of agriculture but leave other issues to the state as the Right to Farm Law already covers it.

The Commission thanked H. Lombardo for her explanation, and it was decided that the Commission would discuss this at their March meeting and draft a formal response to the Board of Selectmen.

Land use and development application update

A. Kenyon reported that the Planning and Zoning Commission is continuing their discussion and review of minor modifications to the Zoning Regulations. The Board of Selectmen has decided to move forward with 7 Summits and New Samaritan for the redevelopment of the Kearns School. In response to a question about the T1 Zone, A. Kenyon reported that it may make sense to revisit the T1 Regulations given movement with the Kearns School and considering it abuts the T1 Zone. She also reported that the Inland Wetlands and Watercourses Commission has scheduled a public hearing on February 13, 2025 for the proposed residential subdivision at 188 Day Street.

Discussion of the economic climate, real estate, and current activity

It was reported there are four houses for sale.

Commissioner Reports and Correspondence

In response to a question about 83 Salmon Brook Street, A. Kenyon stated that two proposals were received for the property and staff has been working with one respondent in more detail. At this time, it looks like it may be a lease agreement. However, this will be discussed by the Board of Selectmen in more detail and information will be posted in the Board's meeting packet for an upcoming meeting.

Adjourn

On a motion by M. Brady, seconded by R. Rome, the meeting adjourned at 8:21 PM.

Respectfully submitted,

Abby Kenyon