

**TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
February 13, 2023
7:00 P.M.**

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

The meeting opened at 7:07 PM.

Action on Minutes of January 9, 2023

On a motion by K. Kuhl, seconded by A. Sogliuzzo, the Commission voted (5-0-0) to approve the meeting minutes of January 9, 2023.

Discussion of Granby Center Scope

M. Schwager reported at a joint meeting of the Planning and Zoning Commission and Board of Selectmen, it was decided to initiate a study of Granby Center. The Development Commission has been asked to present a list of items that should be included in the study. A. Kenyon presented a preliminary list for the Commission's review. Items include an analysis of the zoning regulations and other policies; an inventory of underutilized/vacant properties; analysis of historic structures; recommendation regarding a façade improvement program; an infrastructure/physical capacity assessment; comprehensive concept plan for the study area; streetscape beautification plan; sidewalk plan; and design plan for the Town Green. It was also noted public engagement would be very important to the study process. The Commission reviewed and discussed the items in detail.

The Commission also discussed the study process. It was agreed it would be best to hire an outside consultant to assist with the study. An advisory committee consisting of seven people was recommended to oversee the process and the consultant. The Commission also discussed the request for proposals process to hire a consultant and funding that may be required for the study. A. Kenyon will compose a memo to the Planning and Zoning Commission outlining these recommendations.

In response to a question about next steps, A. Kenyon reported the Planning and Zoning Commission will be requesting public input about items to include in a study. The Commission will then compile the input received from the public and Development Commission to present a final list to the Board of Selectmen in March.

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

A. Sogliuzzo reported there is a limited supply of houses for sale, with only nine properties currently on the market.

Commission Reports and Correspondence

In response to a question about the upcoming Planning and Zoning Commission meeting, A. Kenyon reported the Commission will be considering an application for a caretaker apartment at

352 Salmon Brook Street, an oversized garage on Mountain Road, and an amendment to the Zoning Regulations to allow rear lots by Special Permit in the R4A Zone. She also reported the Commission will continue the discussion regarding changes to the T1 Neighborhood and Commercial Transition Zone regulations.

Adjourn

On a motion by K. Kuhl, seconded by J. Caldwell, the meeting adjourned at 9:05 PM.

Respectfully submitted,

Abby Kenyon