

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

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

OTHERS PRESENT: Frank Fish and Jonathan Martin, BFJ

1. CALL TO ORDER

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

2. ACTION ON THE MINUTES OF JANUARY 29, 2025

On a Motion by M. Schwager, seconded by E. Myers, the minutes of January 29, 2025 were approved as written (3-0-2), M. Fiorentino and M. Jabaily abstained as they were not at the meeting.

3. BFJ UPDATE:

a. Status of Work/Timeline

- F. Fish reported they will be discussing their preliminary zoning and design ideas at tonight's meeting.
- J. Martin will review the draft design ideas at the March 26th meeting.
- A public workshop will be held on April 3rd.
- At the regular meeting scheduled April 30th, BFJ will answer any questions and comments that come from the public workshop and will provide a draft of their plan for the center. If needed, a meeting will be held in mid-April via Zoom.
- They suggested May 28th (the usual meeting time) as the date for a larger public presentation. A. Kenyon will check on the availability of the senior center.

b. Update on Property Owner Outreach

- F. Fish noted they have not yet been able to speak to the owners of the Starbucks Plaza and the Frontier property. They have spoken to the other business owners.

c. Discussion of Zoning Ideas

- Their proposed zoning idea is to create two areas of the center: "Granby Center Zone A" composed of the area between Routes 10/20, Bank Street and Hartford Avenue and Granby Center Zone B: the area surrounding Zone A.
- Proposed a maximum front yard setback of 20 feet on local roads in the center to allow room for a sidewalk and buildings to be closer. The State roads would have maximum of 30 feet.
- They discussed the possibility of the construction of townhouses on the lot south of Geisslers Plaza which would have a zero-foot side yard.
- The maximum height of buildings is currently three stories and 45 feet, and the proposed change is three and a half stories and 48 feet. This would allow retail on the first floor with higher ceilings.
- A minimum lot area would be 15,000 square feet in the center, reduced from 20,000.

- Reduce minimum lot frontage in Granby Center A from 100 feet to 75 feet.
- Minimum lot area for multi family is currently five acres in the CC Zone and the suggested change is 1.5 acres in the Granby Center Zone B. Parking, pedestrian pathways and accessibility through the center were also discussed.

d. Preliminary Design Work

- J. Martin discussed some of the ideas for the center, including a circular pedestrian and vehicular connection through the center, additional crosswalks, some lighting, parking, etc.
- Expanding the town green to the Citgo station, additional parking in front of the Frontier building and pedestrian pathways connecting to the Starbucks plaza were discussed.
- A brief discussion was held on how to pay for this, including incentives, federal grants for sidewalks, etc.

4. BACKGROUND AND OVERVIEW OF 2009 ADOPTION OF GRANBY CENTER ZONES

- In 2005 the POCD (Plan of Conservation and Development) recommended a mixed-use zone in the Center.
- In 2007 and 2008 the Development Commission looked at the Granby Center area which was a mix of residential and commercial and office zones and proposed regulations to the Planning and Zoning Commission, which were adopted in 2009.
- It was noted there have been minor changes since 2009. There was an amendment to allow accessory apartments in the CE and CZC zones in 2015. In 2014-2015 an application was denied by the commission to allow commercial uses in the historical overlay. In 2015, a committee was put together to review the regulations and how to allow commercial uses in the historical overlay. In 2019, P&Z approved an amendment to allow mixed use by special permit in the commercial zone.

5. ACTION ITEMS FOR NEXT MEETING

- Demolition Delay Ordinance Research
- Confirm April 30th and May 28th Meetings
- Buffer between Residential and Commercial Uses

5. PUBLIC SESSION

- Terri Hahn of 6 Allen Place provided some history regarding the changes to the property over the years, including the green and the plot next to Geissler's Plaza. She would like to see more sidewalks and outdoor seating than proposed. She opposed rezoning 26 Hartford Avenue and zero setbacks for townhouses.
- Glenn Ballard, 28 Granville Road would like to see the consultants explore other options with more measurable outcomes and allow residents to provide their input. He would like something more design oriented.
- Toni Flannigan believes townhouses on Bank Street would be out of place. She does not want to turn the center into a city or create more traffic. She would like to know who will pay for it. This plan will not help taxes and will create more maintenance.
- Maureen Eberly noted the proposal of townhouses on Bank Street would call for additional parking spaces, handicapped parking, and dumpsters. Consideration needs to be made regarding ambulances and fire trucks getting in and out of the area. She feels the town needs to proceed cautiously in the short term and long term. Additional people equate to the need for additional services and employees, and the sewer capacity would need to be assessed.

- Michael Fusick feels Granby is a small community and does not want to turn it into something it is not. He believes any changes to the center should benefit the current residents. This plan does nothing to do that and is fiscally irresponsible.

6. ADJOURN

ON A MOTION By E. Myers, seconded by M. Schwager, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Kathy Kane
Recording Secretary