

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

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

The meeting opened at 7:01 PM.

**Public Session**

None

**Action on Minutes of February 10, 2025**

On a motion by K. Kuhl, seconded by A. Sogliuzzo, the Commission voted (5-0-0) to approve the meeting minutes of February 10, 2025.

**Discuss Board of Selectmen Referral, Right to Farm Ordinance**

M. Schwager asked for Commission feedback on the proposed right to farm ordinance that was referred from the Board of Selectmen. The Commission stated that they were in support of farming and agriculture in Town, noting that the existing zoning regulations are permissive of agricultural uses and that Granby is one of the most horse-friendly towns in the area. The Commission agreed that efforts to brand Granby as agricultural-friendly should be pursued but thought an ordinance that duplicates the state's right to farm law, which already applies to all municipalities, isn't necessarily the best vehicle to accomplish this. The Commission also noted that the proposed ordinance gives a "right", which is unusual compared to other ordinances, and the proposed structure also differed from other ordinances. It was questioned whether the Town Attorney and town administration reviewed the draft; who would be responsible for handling complaints and enforcement of the ordinance; and which zones or properties the ordinance would apply to as agricultural uses are allowed in many zones and a property doesn't have to be considered a farm under the zoning regulations to have agricultural uses. The Commission discussed the upcoming Plan of Conservation and Development update and other opportunities to express and show support for farming's role in the community.

**Land use and development application update**

A. Kenyon reported that the Planning and Zoning Commission will be considering a special permit application for a dance studio located at 508 Salmon Brook Street. The Inland Wetlands and Watercourses Commission is continuing the public hearing for the proposed 7-lot subdivision at 188 Day Street. If approved, an application will then be made to the Planning and Zoning Commission. A. Kenyon stated she has been contacted regarding two possible business developments in Granby Center, they are in the informal and information gathering stages and no formal land use applications have been submitted yet. In response to a question about Granby Center, M. Schwager provided an update on BFJ's work to date on the Granby Center Master Plan. The Commission agreed to review some of the zoning recommendations BFJ has presented at the next meeting. It was noted that there will be a public workshop in early May.

In response to a question about 137 Salmon Brook Street, K. Kuhl and A. Sogliuzzo reported that the owner is looking to lease the land. The Commission discussed the T1 Zone and possible uses under the current zoning regulations. The Commission also asked for an update regarding 83 Salmon Brook Street. A. Kenyon reported that the draft lease has been posted on the town website as part of the Board of Selectmen meeting packet. The Board tabled discussion of the lease because the interested party had presented some proposed changes the day of the Board meeting that needed to be considered.

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

It was reported there are four listings. The lots on Day Street are also listed for sale, even though they have not been approved.

**Commissioner Reports and Correspondence**

None.

**Adjourn**

On a motion by A. Sogliuzzo, seconded by J. Caldwell, the meeting adjourned at 8:19 PM.

Respectfully submitted,

Abby Kenyon