

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
APRIL 30, 2025
(Subject to Approval)**

PRESENT: Meg Jabaily, Abby Kenyon, Eric Myers, John Oates, Martin Schwager, Jonathan Martin, BFJ (via Zoom), Frank Fish and Suzanne Goldberg, BFJ

ABSENT: Mark Fiorentino

1. CALL TO ORDER

M. Jabaily called the meeting to order at 7:00 p.m. She noted the meeting will run until 8:45 p.m., followed by Public Session.

2. ACTION ON THE MINUTES OF MARCH 26, 2025

On a Motion by J. Oates, seconded by E. Myers, the minutes of March 26, 2025 were approved unanimously.

3. BFJ UPDATE:

- a. **Status of Work/Timeline** – F. Fish reviewed the project timeline and noted a report will not be written until after the May 15th public workshop. After the May committee meeting and comments from the committee members are received, a revised draft will be created. A public presentation will be held on June 25th.
- b. **Revised Zoning** – After last month's meeting, the Granby Center Zone has been updated to include the municipal complex. At the Planning and Zoning Commission Meeting, some noted the center zone does not go far enough down Route 10. F. Fish does not agree with expanding the Center Zone into the Historic area. He noted the committee had stressed the POCD be used as a guide and this follows that directive.
- c. **Design Concepts** – The design included ways to expand parking opportunities and sidewalks, as well as expanding the green.
- d. **Public Workshop Discussion** – The workshop will begin with a presentation of a half hour or less, followed by a 45-minute roundtable discussion. Each table will have a large vision board and a representative from the committee or a BFJ team member will be at each table.

- 4. DEMOLITION DAY ORDINANCE (postponed from March meeting)** – A. Kenyon distributed copies of ordinances from Simsbury, Canton, and Windsor. E. Myers noted he would not support a similar regulation in Granby. M. Jabaily asked BF to provide information about other tools to help with historic preservation.

5. RESPONSE TO PREVIOUS DISCUSSIONS AND COMMENTS

- **Sewer Stormwater Management** – A. Kenyon provided an overview of a memo that responded to questions about sewer and stormwater that were raised at the March meeting. A. Kenyon stated she was not prepared to respond to the technical questions at this time. She did note that some developments have not used their sewer allocation and are currently under capacity. In addition, the Town Engineer responded to storm management in the Center, which met DEEP requirements and was handled on site.

6. ACTION ITEMS FOR NEXT MEETING

- Historical Preservation
- Integrating Center Boundaries into Workshop
- Engagement of People at Workshop

It was noted the following businesses were left off the list: the Medical Building, Post Office and the bank.

A. Kenyon posted the flyer regarding the public workshop on the town website, sent an e-blast, the information was distributed to the Board of Selectmen via the Town Manager's Report for their upcoming meeting and another e-blast will go out when the workshop gets closer.

7. PUBLIC SESSION

Joan Russell, 12 Brookside Drive stated she is the co-owner of 20 and 22 Hartford Avenue, noting her businesses were not on the list and she has not been contacted. She is concerned about the suggested walking spaces between Bemans, the Post Office and CVS. There is a lot of traffic between the buildings and it could be dangerous for pedestrians.

John Marone, Maple Hill Drive inquired how the mixed-use idea came about and what is envisioned regarding retail. F. Fish responded studies reveal the market is weak regarding retail and the idea is to get more life into the center with apartments. Mr. Marone suggested the center be modeled after Old Wethersfield.

Bob Flannigan of Woodcliff Drive noted Granby does not have a demolition ordinance and he is interested in demo-delay ordinance. He is concerned about the effect these proposed changes will have on the historical area. He also inquired if there will be additional meetings after the public workshop.

Toni Flannigan, 20 Woodcliff, stated the Bank of America building would need to be purchased and knocked down to make use for a mixed-use building. She feels traffic will become a concern, more parking is needed and the plan should concentrate on the beautification of the Town Green.

Maureen Eberly would like to know if there is a specific criterion to identify "green space." She believes eliminating parking spaces at Grass Roots will be a disservice to the business and is concerned about parking availability for senior citizens and individuals who live in the center area. She would like to have prototypes at the public workshop instead of maps and asked the committee keep taxpayers in mind when making recommendations.

Michael Fusick, Northwoods Road agreed with looking at something like Old Wethersfield. He is concerned about the pump stations not being adequate for this development. A. Kenyon will contact the Town Engineer for follow-up. Mr. Fusick believes improvement to the infrastructure should be made before there are any recommendations for development.

8. ADJOURN

ON A MOTION By E. Myers, seconded by J. Oates, the meeting was adjourned at 9:09 p.m.

Respectfully submitted,


Kathy Kane
Recording Secretary

