

**TOWN OF GRANBY  
GRANBY DEVELOPMENT COMMISSION  
MEETING MINUTES  
May 8, 2023  
7:00 P.M.**

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

The meeting opened at 7:08 PM.

**Action on Minutes of April 10, 2023**

On a motion by R. Rome, seconded by J. Caldwell, the Commission voted (4-0-0) to approve the meeting minutes of April 10, 2023.

**Public Session**

None

**Commission Appointment to the Granby Center Advisory Committee**

M. Schwager reported the Board of Selectmen established a Granby Center Advisory Committee to oversee a study of Granby Center. There will be five members on the Committee, including a representative from the Development Commission, Board of Selectmen, Planning and Zoning Commission, and two residents. The Development Commission is asked to recommend a member to serve on the Committee. J. Caldwell recommended M. Schwager, with R. Rome and A. Sogliuzzo in agreement. A. Kenyon will notify the Board of Selectmen the Commission recommends M. Schwager. It is anticipated the Board will formally vote on appointments in June. A. Kenyon said she is in the process of developing an application form for the two resident positions on the Committee, which will be posted on the Town website later this week.

**Staff Update: Zoning Regulations pertaining to Cannabis Establishments**

A. Kenyon stated the Planning and Zoning Commission will be considering the draft Cannabis Establishment regulation at their meeting on Tuesday. Once the Commission agrees on the regulation, it will be referred to the regional council of governments for review and a public hearing will then be scheduled. In response to a question, A. Kenyon said the cannabis establishment moratorium expires at the end of August. If the Commission determines more time is needed for them to review the draft regulation, they may decide to extend the moratorium in the meantime.

**Review Zone Designations**

The Commission reviewed several properties where the zoning designation does not align with the current use on the property, including the commercial shopping center on Salmon Brook Street which is in the Industrial Zone and the commercial uses on the Simsbury Town Line that are in the R30 Residential Zone. The Commission asked about the history of these properties and how the zone was determined. A. Kenyon will look into this in more detail. It was agreed for the time being, no changes to zones will be recommended.

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

It was reported there are few properties for sale and the sale price is often over the asking price. The Commission discussed the interest rates and the economy overall.

**Commissioner Reports and Correspondence**

In response to a question about the upcoming Planning and Zoning Commission meeting, A. Kenyon reported there is an informal discussion scheduled regarding 254 and 256 Salmon Brook Street. Someone is interested in converting the first floor of the house into a restaurant with an apartment on the second floor; the detached garage would be converted into a deli; and the old print shop would be a teaching kitchen.

A. Sogliuzzo reported 137 Salmon Brook Street was listed for sale.

M. Schwager discussed upcoming projects. It was decided to review the Development Commission webpage at the next meeting.

**Adjourn**

On a motion by J. Caldwell, seconded by A. Sogliuzzo, the meeting adjourned at 8:23 PM.

Respectfully submitted,

Abby Kenyon