

**TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES**

**June 12, 2023
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 7:08 PM.

Action on Minutes of May 8, 2023

On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-0) to approve the meeting minutes of May 8, 2023.

Public Session

None

K. Kuhl joined the meeting.

Review C2 Zone Designations

A. Kenyon reported she reviewed the files to determine the zone history for the C2 and R30 properties along Salmon Brook Street at the Simsbury Town Line. There is no indication that the property zoned R30, which has commercial uses, was ever zoned C2. She will look into this further to see if the approvals for any of the surrounding properties, including the Ice Pond Road subdivision, show the zone boundaries. It was agreed no updates to the zone are needed at this time, but this may be considered in the future.

Review Development Commission Webpage

The Commission reviewed the Development Commission webpage that was recently updated. It was noted several changes are needed, including the following: update the dates for Commissioner terms; include the meeting location; note there are no meetings in July and August; for the 'Overview', economic development should be lowercase; clarify that members are nominated by one of the political parties then appointed by the Board of Selectmen; and include more information about the staff contact so it is clear who is the liaison to the Commission. The Commission discussed links to other documents. It was agreed a link to the zoning map and zoning regulations should be added. The Commission discussed uploading other documents that the Commission has completed. It was agreed instead of providing documents of past work, the Commission should create and upload a history of the Commission. This would provide an overview of the Commission work and past projects. A. Kenyon will work on this document and will inquire about making the changes to the website as discussed.

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

It was reported several homes are under construction at the Harness Way development. The housing market remains tight and there are few properties for sale.

Commissioner Reports and Correspondence

It was noted that there are several properties for sale in the T1 Zone, including 137 Salmon Brook Street and 81 Salmon Brook Street, which are located at the far northern and southern ends of the zone respectively. The Commission discussed possible uses of these properties, noting that the T1 Zoning Regulations would continue to present challenges to future uses. It was asked if plans for Freshies, located at 83 Salmon Brook Street, which is adjacent to 81 Salmon Brook Street, have been discussed. The Commission discussed their role in drafting the original base lease for the property, the importance of the property, and the reason it was acquired by the Town, which was to control the development to the rear. At the time the property was purchased, it was with the intent that once the development to the rear was completed, the property would then be sold. Since the development to the rear has been completed, the Commission agreed it would be best to consider marketing the property for a potential sale. In response to a question, A. Kenyon responded the lease expired in December. It was noted with the apartments in such close proximity as well as the bike trail, it would be a very attractive commercial property if it were put up for sale.

The Commission asked for an update regarding the cannabis regulations that were referred to the Planning and Zoning Commission for consideration. A. Kenyon reported the regulations were reviewed and several changes were made, which will be reviewed at the next Planning and Zoning Commission meeting. In response to a question, A. Kenyon said she will research to see if hemp is considered cannabis, which would therefore fall under the proposed regulation.

Adjourn

On a motion by M. Brady, seconded by A. Sogliuzzo, the meeting adjourned at 9:05 PM.

Respectfully submitted,

Abby Kenyon