

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

June 25, 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 7:00 PM.

Public Session

None

Action on Minutes of May 12, 2025

On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-1) to approve the meeting minutes of May 12, 2025. K. Kuhl abstained.

Commission representative for POCD Committee

It was explained that the Planning and Zoning Commission is appointing a POCD Committee to lead the 2026 Plan of Conservation and Development update. Meetings will start in September and will be held on the fourth Tuesday of the month. It is anticipated that attendance at other meetings throughout the update process may also be required. It was decided that the Commission will recommend to the Planning and Zoning Commission that K. Kuhl be appointed to serve on the committee, and M. Brady will be a backup.

Update on Kearns School Housing Development

The Commission reviewed the presentation that was included in the recent Board of Selectmen meeting packet that provided an overview of progress to date on the Kearns School redevelopment. It was explained that it was the Commission on Aging's recommendation that the Town pursue 80 units of senior housing and 40 units of workforce housing on the property. In response to a question, it was noted that development on the west side of the property that could include some additional housing units has been put on hold for now due to a preliminary assessment of wetlands. The Commission discussed the project and had questions about how the income for seniors would be calculated and what income sources would be considered in the calculation; if there would be a means test for eligibility; and what the age cutoff would be. Overall, the Commission questioned if the proposed unit mix would be financially viable and the impact this would have on the long-term maintenance and upkeep of the property, and if more market rate units should be considered. The Commission also questioned the financial benefit to the Town.

M. Brady left at 7:37 PM.

Land Use Application Update

A. Kenyon reported that the Planning and Zoning Commission approved a new commercial building at 14 Mill Pond Drive. At the July meeting, the Commission will consider the subdivision application for 188 Day Street, excavation renewals for Tilcon and the properties along Notch Road, and an application has been received for a restaurant in the Geissler's Plaza at

9 Bank Street. In response to a question about AutoZone, A. Kenyon reported that the Inland Wetlands and Watercourses Commission will be holding a public hearing on the application in July. If approved, an application would then be submitted to the Planning and Zoning Commission for consideration.

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

It was reported that there are 20 properties on the market, which include the lots on Day Street that have not yet been approved. It was noted that it is still a seller's market. On the commercial side, vacancies remain high.

Commissioner Reports and Correspondence

None.

Adjourn

On a motion by K. Kuhl, seconded by A. Sogliuzzo, the meeting adjourned at 8:35 PM.

Respectfully submitted,

Abby Kenyon