

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
JULY 10, 2025**

PRESENT: Mark Fiorentino, Meg Jabaily, Abby Kenyon, Eric Myers, John Oates, Martin Schwager

1. CALL TO ORDER

M. Fiorentino called the meeting to order at 7:00 p.m.

2. ACTION ON THE MINUTES OF MAY 28, 2025

On a Motion by M. Schwager, seconded by M. Jabaily, the minutes of May 28, 2025 were approved unanimously.

3. REVIEW AND DISCUSS DRAFT PLAN

M. Fiorentino explained he would like the committee to go through the plan for the purpose of asking BFJ to provide a little more detail on certain sections. He noted more detail is needed in some areas, some drawings did not include enough detail and the commission asked for an open space plan (green space) but it is not included in the draft. There was also a discussion on streetscapes, but no cross sections, i.e., identification of the sidewalks, benches, etc.

M. Schwager believes some of the mapping should be more concise and Planning Background (Chapter 2) needs to be looked at closer regarding its presentation, i.e. show building blocks of the study and include the cover pages of the Affordable Housing Plan, the Strategic Plan memorandum, etc. He suggested Chapter 3 regarding the market analysis and the area boundaries should be examined closer. He pointed out the utilities and schools are grouped together in the study area and the schools should be a separate section. He would like to see the Town itself played up more and include documents such as the Town's fiscal rating. M. Fiorentino noted a decision needs to be made regarding the key things that are missing.

M. Jabaily feels everything should refer to the original goal of making sure we are more connected, healthier, more vibrant, and more resilient. The town green should be geared toward all age groups and the plan should include as many pockets of greenery as possible and less parking, which is more reflective of Granby. She would also like to see if some of the maps could be done in 3-D; the design and architectural guidelines be stronger with some guidelines included, and also noted the Historic District needs a lot of work.

J. Oates noted the challenges and flaws within the market analysis and pointed out some things he does not agree with, such as the Town's population is declining, the consultant's use of Windsor as a comparison to Granby, the study notes the closeness of Massachusetts and discusses Springfield but ignores Southwick and Granville and their businesses/services which Granby residents use, etc. The report also brings up the challenges of empty business space in town but does not explain why or provide analysis and 'uniformed signage throughout' was

mentioned without any explanation or description of what that would be. Transportation and signalization noted improving walkability and protecting pedestrians even though the center was just remodified with specific modifications for the purpose of pedestrian safety. He noted a need for a parking study and does not agree with crosswalks and timing of lights. He pointed out three missing things that had been discussed in earlier conversations: the Post Office, the Frontier building and the parking area alongside Starbucks becoming a green space.

Eric Myers agreed with the previous comments. He focused on zoning and believes some of the items mentioned are outcomes. The report ignored the 'new center zone' and did not identify a center zone extending down Route 10 especially with the large piece of property behind South Church which he believes should be part of the center. Information regarding a "village district," which we do not have, the report included a demolition delay ordinance which is not needed. He believes the center area should be re-evaluated before a final plan is agreed upon. He also pointed out there are two typos on page 38.

M. Fiorentino noted Chapter 4 of the Table of Contents is the core of what the final product: should be. The recommendations to Planning and Zoning need to be design standards, pedestrian connectivity, and a transportation plan; a town green and some treatment of the historical buildings.

- M. Jabaily would like to have concepts for some of the outer areas of the center zone.
- M. Schwager would like Station 280 be shown as part of the center zone in order to show its density.
- The sidewalks should be shown.
- A. Kenyon noted BFJ's purpose is to cover the scope of work outlined in the RFP and in the contract. Some things could be a project in themselves, i.e. architectural guidelines, historic district regulations, etc.
- M. Jabaily would like concepts for the outer areas.
- The core area needs to be clear, as well as the substance of the area.
- E. Myers noted there is not a Historic District and it should be a historic overlay.
- It was decided the document covered all the areas asked for in the RFP but not necessarily the detail expected.

Section 4 Town Center Recommendations was reviewed: The following was noted.

Page 25: A map is needed

Page 26: 4.2 - J. Oates noted density incentives could be offered. M. Jabaily felt bullet points would be more helpful.

Page 27: M. Fiorentino would like a cross section of the two sidewalks.

Page 32 and 33: Revised drawings to show full overlay Station 280

Page 34 and 35: No key included.

Page 36 and 37: M. Jabaily gap focusing on interior.

Page 43: M. Fiorentino requested an expanded version of the map; "vacant lot" needs clarification and sidewalk should be shown.

Page 44: Photo (426) should be expanded.

Page 45: A cross section is needed instead of a photo.

Pages 46 and 47: Exhibit 480 needs to be expanded with a scale to show distance and a key added.

Pages 48 and 49: Needs a site plan of what boundaries would look like

4. PUBLIC SESSION

Terri Ann Hahn noted maps should be provided to BFJ for the purpose of visualization and consistency. She also stated an approach based on data, property evaluations, property lines, etc. helps to look at it in a different perspective. When land use patterns are broken (i.e., build-to line instead of “set back”) the visual connectivity is broken. She pointed out if the report belongs to the committee, BFJ’s name can be taken off and the committee can provide changes. Otherwise, suggestions can be made.

Kate Bogli would like the center zone expanded from Floydville Road up to Mechanicsville. She noted there have been a lot of good ideas and would like the committee to take action now, i.e. continue to urge businesses to keep their property clean, regulations for architectural design, etc. She feels the discussion should center on what is not wanted in town, such as four-story buildings, “big box” businesses, etc.

5. ACTION ITEMS FOR NEXT MEETING

- A. Kenyon will reach out to BFJ for the following documents: Page 26: Architectural Design Standard; Page 27: Sidewalks Pathways; Page 37: Figure 4-9; Page 34: Figure 4-11; Page 43: Figure 4-25; Page 46: Figure 4-30; Page 47: Figure 4-31; Pages 48/49.
- Committee members will come to the next meeting prepared to discuss the outer boundaries of the town center.
- Begin discussion on section 4.1 Land Use Recommendations

ADJOURN

ON A MOTION By M. Fiorentino, seconded by M. Schwager, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Kathy Kane
Recording Secretary