

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
JULY 30, 2025**

PRESENT: Mark Fiorentino, Meg Jabaily, 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 JULY 10, 2025

On a Motion by E. Myers, seconded by J. Oates, the minutes of July 30, 2025 were approved unanimously.

3. REVIEW AND DISCUSS DRAFT PLAN

M. Fiorentino noted the purpose of tonight's meeting is to continue the review of the center zone boundaries proposed by the consultants and the land use chart. He reminded the committee their task is to make recommendations to the Board of Selectmen and the Planning and Zoning Commission. He stated the committee would start by reviewing the consultant's recommendation.

E. Myers would like to expand the consultant's recommendation and the land that is already being used, including some areas the consultants missed that are largely commercial, i.e., the three houses in disrepair on route 10/202, the VNA, the fire department and the church. He believes the center area should be expanded to include the cemetery, behind Station 280, the bank, Town Hall complex, etc. and further down route 10/202. This would encourage commercial development and would add more land which allows for future growth. At some point, the committee should decide what the commercial center should look like and believes it should be bigger than what the consultant proposed.

J. Oates questioned how far south the center goes down route 10/202 and pointed out it would be challenging to have different zones on different sides of the same street and it creates a disconnect. He noted this is true for route 20 heading toward East Granby as well.

M. Schwager believes the mapping should be more precise and pointed out there was interest from the public to include the T-1 zone going further south down route 10. He would like to expand the center south but feels caution should be taken regarding about going too far. He would like to avoid zone changing of 1-off lots.

M. Jabaily stated in preparation of tonight's meeting, she focused on uses. When expansion is being considered, preservation should always be reviewed in regard to how it ties in. She also noted if uses are looked at, the zone should go up to Station 280 and down route 10.

M. Fiorentino looked at the original concept of the area in the center and noted the committee wanted it to be more connected and walkable. The concept was to encourage development to

fit a pedestrian focus, more greenery, review codes to see what could possibly fill some vacant buildings, create uses in current buildings, etc. He recommended going through the consultants proposed uses and recommend boundaries to Planning and Zoning for goals to be achieved.

The committee reviewed the consultant's proposed center uses and made the following suggestions:

- Business or professional offices – permitted use
- Restaurant. limited seating – permitted use
- Restaurants, subject to section 8, 16 – no opposition; include Planning Commission input
- Retail sale, rental, and/or repair –permitted use (auto repair clarification needed)
- Mixed use buildings – allowed by special permit (regulations to be reviewed; minimum lot size discussion tabled)
- Multifamily use – discussion tabled.
- Banks/financial institutions – currently allowed by special permit
- Personal services, including barbershops, beauty shops – permitted use
- Daycare Centers/Preschool – special permit
- Museums/galleries/performing arts – should be defined
- Movie theaters – special permit
- Commercial educational, instructional, or recreational – permitted use
- Fueling stations for motor vehicles – prohibited
- Charging stations - special permit
- Utility Use – Frontier building
- Retail sales or alcoholic beverages – special permit for alcoholic beverages
- Open air markets - permitted
- Printing, photography, or similar services – permitted use
- Government buildings and facilities – permitted use
- Single family dwellings – not permitted
- Home occupation – not permitted
- Agriculture – not permitted
- Attached accessory apartment – not permitted
- Family Child Care/Group Child Care Home – not permitted
- Bed and Breakfasts – not permitted
- Churches religious buildings, similar organizations – not permitted
- Neighborhood retirement housing assisted living – not permitted
- Detached accessory apartment – not permitted
- Antique sales – not permitted
- Accessory uses incidental to permitted uses – permitted use

M. Fiorentino suggested including the Planning Commission be allowed to request the use of a special permit for a use not listed that deems to be consistent with other uses.

4. PUBLIC SESSION - No public present

On Motion by E. Myers, seconded by J. Oates, the committee voted unanimously to hold a special meeting on August 20, 2025 at 7:00 p.m.

5. ACTION ITEMS FOR NEXT MEETING

- August 20, 2025: Review the two columns in the proposal not discussed tonight and continue with bulk standards, and the parking standards.
- August 27, 2025 special meeting: frame the actual recommendation, including goals for the center area.
- M. Fiorentino asked committee members come to the next meeting with written goals and thoughts for the center and the area south of the center.

ADJOURN

ON A MOTION By E. Myers, seconded by J. Oates, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Kathy Kane
Recording Secretary