

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
AUGUST 20, 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 JULY 25, 2025

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

3. REVIEW AND DISCUSS DRAFT PLAN

Continued review of the draft proposed center uses focusing on the center edge (CE) and the center common (CC):

- Business or professional offices – no change.
- Restaurants, limited seating – special permit use for both CE and CC Zones
- Restaurants, subject to section 8, 16 – special permit use for both CE and CC Zones
- Retail sale, rental, and/or repair – 'Retail sale' is a special permit use in the CE and CC Zones. Separate 'rental and/or repair' and make that a special permit use in all three zones.
- Mixed use buildings – special permit use for CE, CC and Granby Center Zones
- Multifamily use – special permit use in CE, CC and Granby Center Zones. Planning and Zoning Commission to consider lot size requirements.
- Banks/financial institutions – no change.
- Personal services, including barbershops, beauty shops – special permit use for both CE and CC Zones.
- Daycare Centers/Preschool – no change.
- Museums/galleries/performing arts – Museums/galleries are a special permit use for both CE and CC Zones. Separate 'performing arts' as its own use and the Planning and Zoning Commission to consider further.
- Movie theaters – no change.
- Commercial educational, instructional, or recreational – no change.
- Fueling stations for motor vehicles – no change. The Planning and Zoning Commission to consider electrical vehicle charging stations.
- Utility Use – special permit use for both CE and CC Zones.
- Retail sales or (change "or" to "of") alcoholic beverages – no change.
- Open air markets – no change.
- Printing, photography, or similar services – special permit use for both CE and CC Zones.
- Government buildings and facilities – no change.
- Single family dwellings – no change.
- Home occupation – no change.
- Agriculture – no change.

- Attached accessory apartment – no change.
- Family Child Care/Group Child Care Home – no change.
- Bed and Breakfasts – no change.
- Churches, religious buildings, similar organizations – no change.
- Neighborhood retirement housing assisted living – no change.
- Detached accessory apartment – no change.
- Antique sales – special permit use in CC Zone.
- Accessory uses incidental to permitted uses – no change.

M. Fiorentino noted there had been a discussion about adding one more category to the Granby Center: "...by special permit, the Planning Commission can approve a use not listed that it deems similar to a listed use" A. Kenyon noted in such cases a comparable regulation needs to be found to match to it.

Review of Center Zone and Bulk Standards with a focus on the new zone and the proposed changes. M. Fiorentino suggested looking only at the proposed changes:

- Maximum building height: remove 3.5 / 48 ft. (mixed-use) and footnote 3. The Planning and Zoning Commission to consider a mixed-use regulation and determine if a certain percentage of residential and commercial mixes on a site should be required.
- Remove footnote 4.

Review of Proposed Parking Requirements: There were no proposed changes to the parking chart.

4. ACTION ITEMS FOR NEXT MEETING

- BFJ will make revisions that were previously suggested, as well as the suggestions from tonight's meeting, correct any typos, etc. and provide the final draft to the committee for review at their next meeting.
- Next week's meeting will be cancelled and the committee will meet again at their regularly scheduled meeting on September 24th. At that time, the committee will attempt to reach a consensus on the boundaries, review the draft once more and work together with assistance from BFJ to schedule a public session for the end of October.
- A link with the public comments and e-mails will be added to Appendix A.
- Committee members will submit any discussion they would like regarding the recommendations/implementation and what they believe the priorities are to A. Kenyon by September 16th.

5. PUBLIC SESSION

No public present. M. Fiorentino officially opened and closed the public session.

ADJOURN

ON A MOTION By M. Schwager, seconded by J. Oates, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,


Kathy Kane
Recording Secretary