

**TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
September 11, 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 7:01 PM.

Action on Minutes of June 12, 2023

On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-0) to approve the meeting minutes of June 12, 2023.

K. Kuhl joined the meeting.

Public Session

None

Updated regarding changes to the Development Commission webpage

A. Kenyon showed the Development Commission webpage and reviewed changes that were made in response to the June discussion. She noted the meeting location has been updated; it was stated there are no meetings in July and August; for the 'Overview' section, minor text corrections were made; and it was clarified that members are nominated by one of the political parties then appointed by the Board of Selectman. Links to several documents were also added, including a link to the zoning map, GIS page, Granby Zoning Regulations, and Community Development webpage. A. Kenyon reported changes could not be made to her contact information clarifying she is the staff liaison and another department was going to be updating all Commissioner terms for all boards and commissions so those dates were not changed. She asked if there are any other changes, to let her know. The Commission discussed the 'Agenda Center' page and asked about where meeting minutes and packets were posted.

Project Updates

Granby Center

An update regarding the Granby Center Department of Transportation project was provided. It was noted line striping and pavement markings would be completed soon; trees are currently being installed in some locations; adjustments will be made to signal locations; sidewalks would be finished in the project area; and driveway aprons would be completed this fall. It was noted all crosswalks have been installed except for the crosswalk across the Stony Hill Village/Small World Daycare parking lot because that driveway has not been completed yet. In response to a question, A. Kenyon reported there will be a 'Do Not Block Intersection' sign installed near Hungary Road.

M. Schwager noted the Granby Center Advisory Committee will be meeting at the end of the month. The Commission discussed the study and process. It was agreed a consultant may be beneficial to provide an outside perspective.

Ongoing Developments

A. Kenyon reported construction is underway at Station 280, a 235-unit apartment development located at 280 Salmon Brook Street and at the Harness Way Development, a 24-lot single-family housing development at 76 West Granby Road. She also reported work has been completed at the Murthas Way project, which is a 75-unit housing development.

Land Use Updates/Applications

It was reported the Planning and Zoning Commission adopted an amendment to the Zoning Regulations to allow cannabis establishments by Special Permit in the Industrial Zone. A. Kenyon stated the regulation went into effect September 1st and there were very few changes from what the Development Commission originally proposed. In response to a question, A. Kenyon stated she has received some inquiries regarding cannabis establishments but the properties in question are not located in the Industrial Zone so the use would not be allowed.

In response to a question about the old Masonic Hall located on East Granby Road, A. Kenyon noted the property owner obtained a variance from the Zoning Board of appeals to reduce the number of required parking spaces. The Planning and Zoning Commission then approved a site plan for parking adjacent to the building, along the driveway that provides access to the parking lot to the restaurant to the rear. It was noted the building will be used for an office.

The Commission discussed other properties currently for sale in Granby Center, noting redevelopment potential.

A. Kenyon reported the Planning and Zoning Commission approved a Special Permit for a farm store, Julien's, at 175 Barn Door Hills Road, which is now open.

Discussion of Commission project ideas

The Commission discussed project ideas. It was suggested to review the Plan of Conservation and Development implementation tasks to determine if there are any items the Commission could pursue. This will be discussed at the next meeting.

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

It was reported there are 15 properties on the market currently, including some in the new Harness Way development.

Commissioner Reports and Correspondence

The Commission discussed ways to activate Granby Center and the benefits of a regularly scheduled farmer's market. It was noted Collinsville has a very successful farmer's market and something similar would be a natural fit for Granby.

Adjourn

On a motion by A. Sogliuzzo, seconded by K. Kuhl, the meeting adjourned at 8:42 PM.

Respectfully submitted,

Abby Kenyon