

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
SEPTEMBER 27, 2023**

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

1. OATH/SWEARING IN

Mark Fiorentino and John Oates were previously sworn in. As First Selectman, M. Fiorentino swore in Meg Jabaily, Martin Schwager and Eric Myers.

2. CALL TO ORDER

M. Fiorentino called the meeting to order at 7:03 p.m. He thanked everyone for agreeing to serve on the committee and thanked them for their time.

3. INTRODUCTIONS

The members introduced themselves and discussed their background and experience that will benefit the committee.

4. ELECT CHAIR AND VICE-CHAIR

On a Motion by E. Myers, seconded by M. Jabaily, the committee voted unanimously to appoint Mark Fiorentino as Chairman.

On a Motion by J. Oates, seconded by E. Myers, the committee voted unanimously to appoint Meg Jabaily as Vice Chairman.

5. REVIEW COMMITTEE CHARGE AND SCOPE

M. Fiorentino explained the Planning and Zoning Commission put a great deal of time into the preparation of the scope. The Commission then presented it to the Board of Selectmen who adopted it. J. Oates noted he would like to see the public engagement process closer to the top. M. Fiorentino agreed and explained the process was not necessarily done in order of importance. He noted the committee would need to identify where to begin and work should focus on development and vision. The committee agreed public participation is important. The bulk of public participation should be in the beginning but will be continuous throughout the process.

Before the next meeting, M. Jabaily will develop a recommended process for public input regarding developing a vision, i.e., what groups should be approached, what will the process be? M. Fiorentino recommended an inventory of unused/vacant properties. As part of the Development Commission, M. Schwager will make a recommendation regarding a process to reach out to property owners and business owners for their input, i.e., what do they see, what hurdles are there, etc.?

A. Kenyon noted the next meeting is scheduled for October 25th and the packet will need to be done by the 19th. M. Jabaily and M. Schwager will have the information by then and will contact her.

6. PLAN OF CONSERVATION AND DEVELOPMENT OVERVIEW and 7. ZONING REGULATION AND ZONING MAP OVERVIEW

A. Kenyon explained how these documents came together. She noted per State Statute, every Town must prepare a Plan of Conservation and Development (POCD) every ten years. Granby's last POCD was adopted in 2016 and a subset focused on the town center, and it provides goals and a vision. She noted the zoning regulations feed into that.

M. Schwager inquired if there is anything in the Strategic Plan regarding how the POCD and zoning regulations could assist with this.

The Center Zoning Map was reviewed. This will be used as a base to develop a working map for this group, i.e., streets, sewer, gas lines and utilities and will be shown on the map prepared for the next meeting. At some point in the process, boundaries of area to be studied will need to be determined. E. Myers suggested the committee focus on the center. There isn't the time to go down as far as Stop & Shop. A. Kenyon will show preliminary boundaries on a map that can be discussed at the next meeting.

8. ACTION ITEMS FOR NEXT MEETING

- M. Jabaily will develop a proposed process for obtaining public opinion.
- Review Strategic Plan before October meeting.
- Review Center Zoning Map
- A. Kenyon will make a recommendation of where boundaries of group study should be.
- A. Kenyon will create a draft of base map.

9. PUBLIC SESSION

M. Fiorentino explained the rules in public session will be the same as those in the Board of Selectmen Meeting: Comments will be limited to five minutes and a timer will be set; notes of comments will be taken. At the end of Public Session, it will be decided if the questions can be answered the same night or will be discussed at the following meeting.

Michael Ware, 45 Hungary Road, stated he appreciates everyone who is working on the committee. He asked if there is a timeline for the committee and while going through the process, will any Planning and Zoning Commission applications conflict with recommendations to be made and will other committees be aware of these suggestions and what this committee is doing?

M. Fiorentino reported the Board of Selectmen did not assign the committee a time frame to respond. This was done intentionally as there is a lot of work to be done but that may change as the committee progresses.

It was also noted the committee has a representative from the Planning and Zoning Commission and he will keep the commission updated on the committee's work.

10. ADJOURN

On a Motion by E. Myers, seconded by M. Schwager, the committee voted unanimously to adjourn at 7:58 p.m.

Respectfully submitted,

Kathy Kane
Recording Secretary