

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
TOWN HALL MEETING ROOM
MEETING MINUTES
OCTOBER 29, 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 7:09 p.m.

2. ACTION ON THE SEPTEMBER 24, 2025 MEETING MINUTES

On a Motion by E. Myers, seconded by J. Oates, the minutes of September 24, 2025 were approved unanimously.

3. REVIEW AND DISCUSS PLAN TO FINALIZE EDITS

A Kenyon distributed the latest draft which she updated with feedback received from committee members, as well as editorial comments and grammatical corrections. The committee reviewed the draft and A. Kenyon will share the changes with BFJ to make the necessary changes prior to their presentation. M. Fiorentino pointed out the study is a guide and everything would need to be approved by the Board of Selectmen and the Planning and Zoning Commission.

Under Planning Background (p. 9) Regarding Affordable Housing, additional documents will be included to add context:

- 2016 POCD, including summary (M. Schwager)
- 2022 Strategic Plan Memo (M. Fiorentino)
- 2024 P&Z Zoning Regulations/note updates (E. Myers)
- P&R Planning/Study (M. Jabaily)
- Library Study & Improvement Planning (M. Jabaily)
- J. Oates to edit/finalize document

M. Fiorentino asked the committee what they would like from BFJ's plan presentation on November 19th.

- E. Myers noted he does not want them to discuss similar projects they have done in the state and he would like them to stay on task regarding Granby. The presentation should be tight and not overly verbose. He would like the committee to provide them with an agenda regarding the items to be discussed.
- M. Schwager would like to establish timeframes for the items they will be discussing.
- M. Fiorentino noted BFJ will be providing a final report on what the committee provides them from tonight's meeting, those items include a summary of the final report, Chapter 4 and their recommendations, a map of the final boundaries and the use chart should be very clear regarding what the recommended changes are.

- M. Jabaily would like the public to be able to comment and give feedback at the end of the presentation. M. Fiorentino noted the report is being finalized tonight and BFJ will present it. The Executive Summary should focus on Chapter 4 and their recommendations; a map of the final boundaries the committee discussed and a walk-through of the use chart and the recommended changes versus the existing code. He would also like a summary connecting that back to the public input.
- M. Fiorentino will provide a brief background on the process and how it came to be. He will also let the public know there will be one more meeting for the committee to finalize their recommendations and adopt them. The recommendations will then be made to Planning and Zoning and the Board of Selectmen.
- A. Kenyon noted the committee worked on uses for the CC and CE zones. Therefore, it may make more sense to have a committee member discuss that rather than BFJ.
- E. Myers would like BFJ to note there were changes to the center zones for uses. The purpose of the meeting is to highlight the changes.

4. ACTION ITEMS FOR NEXT MEETING

- There will be a presentation on November 19th and the committee will finalize their recommendations on December 17th.
- As part of his presentation, M. Fiorentino will have the boundary chart available on the screen.

5. PUBLIC SESSION

Ellen Thompson noted the POCD and the Affordable Housing plan notes more people and more development are needed but that becomes more difficult when more hurdles are put into place. She was hoping to eliminate more special permits and allow some uses by right. She inquired if mixed use buildings are by special permit. J. Oates noted 'mixed use' can take on a lot of different meanings so allowing it by special permit is a way to ensure it is appropriate for the location. She also believes having denser housing in the center is good for sustainability.

David Desiderato asked if the use chart will remain the same. A. Kenyon noted it will be updated to reflect any existing single-family home will be grandfathered in; therefore, any allowable special permits or permitted uses tied to that will continue to be allowed.

Peggy Lareau feels the public would benefit from an overview of "special permit" and "by right," how they are done, as well as what the committee is trying to achieve by the items in the chart. She noted some things were pulled out and asked if they could be noted as possible in the future, i.e. bus stops, no sidewalks, pedestrian-traffic interchange. She asked if the documents in the report could have a hyperlink to allow individuals to access them. She feels the public would like to give public input at the meeting and to understand the committee's rationale.

Ellen also inquired if there are any timelines when things will go to Planning and Zoning and if goals/timelines could be set up or follow-up.

M. Fiorentino closed public session.

M. Fiorentino noted the next actionable item for the committee is to provide recommendations, have a first draft of the plan and add the hyperlinks.

ON AMOTION BY J. Oates, seconded by E. Myers the committee voted unanimously to send the revisions discussed tonight to BFJ to produce a final plan.

6. ACTIONS FOR THE NEXT MEETING:

- Finalize the recommendations, as well as draft some timelines
- Discuss possibility of a Joint meeting with Planning and Zoning and Board of Selectmen to discuss the recommendations

7. ADJOURN

ON A MOTION By M. Schwager, seconded by M. Jabaily, the meeting was adjourned at 9:27 p.m.

Respectfully submitted,

Kathy Kane
Recording Secretary