

GRANBY, CONNECTICUT

PRESERVATION AND GROWTH



A PLAN OF CONSERVATION AND DEVELOPMENT

Adopted - 9-27-16

Effective – 10-17-16

PRESERVATION AND GROWTH
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TOWN OF GRANBY, CONNECTICUT
PLANNING AND ZONING COMMISSION

July 1, 2016

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Table of Contents

INTRODUCTION

**FUNDAMENTAL VALUES:
INTRODUCTION OF GRANBY'S FUNDAMENTAL VALUES**

STATEMENT OF GRANBY'S FUNDAMENTAL VALUES

A TEN YEAR VISION

GOALS AND IMPLEMENTATION

POPULATION AND DEMOGRAPHICS

ENVIRONMENT

HOUSING

BUDGETING, TAXATION AND GRAND LIST GROWTH

TRANSPORTATION

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

GRANBY CENTER

OPEN SPACE AND RECREATION

AGRICULTURE

GOVERNMENT SERVICES AND PUBLIC FACILITIES

ADDENDUM

INTRODUCTION

This Plan of Conservation and Development has been prepared in accordance with Section 8-23, of the Connecticut General Statutes, entitled Preparation, Amendment or Adoption of Plan of Conservation and Development. Plans are designed to provide guidance and information to all of the Town's boards, commissions, public officials and residents. According to State Statute, Plans of Conservation and Development contain policies, goals and standards for the physical and economic development of the municipality, are designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes. Such plans also recommend the most desirable density of population, make provisions for the development of housing opportunities and promote choice and economic diversity in housing.

This Plan of Conservation and Development was prepared by a Subcommittee, appointed by the Granby Planning and Zoning Commission. The Subcommittee began its task by reviewing State Statutes, studying the Town's 2005 Plan and perusing other Town Plans of Conservation and Development. Following the review of these materials, the members of the Subcommittee held lengthy discussions and public workshops and developed outlines identifying the positive and negative characteristics of Granby today. This led to a basic agreement of the attributes that make Granby special and the reasons Granby residents choose to live here. Throughout the process the Subcommittee referred back to the Town's original Fundamental Values, which were first outlined in the 1993 Plan. These values are slightly modified and expanded in this Plan and continue to provide the basis for the Town's goals.

In preparing this plan the Committee spent considerable time discussing and considering the need for a variety of housing types, environmental concerns, various patterns of development, infrastructure capacity within the municipality, the state plan of conservation and development, the Capitol Region plan of conservation and development, population, social and economic conditions and trends, the needs of the municipality including, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and protection and preservation of agriculture. We note here that such issues and concerns are currently addressed within the Zoning and Subdivision Regulations as well as the Town's previous Plans of Conservation and Development and within the Zoning Map. Except as noted within this document the most desirable use of land within the Town of Granby is as described in the Town Zoning Regulations and Zoning map.

http://www.granby-ct.gov/Public_Documents/GranbyCT_ZoningRegs/zoning-aw/Zoning_Regulations.pdf

http://www.granby-ct.gov/Public_Documents/GranbyCT_CommDev/ZoningMap.05-13-14.pdf

In preparing this plan the Committee recognized the great efforts that the Town has made in preserving open space and agriculture. The Committee was surprised to learn just how

few of the Town's 26,200 acres are available for future development. This is due in large part to the almost 10,000 acres of land which has been permanently preserved to date. The Town's preserved open space, steep terrain and limited infrastructure helps to guarantee that Granby will remain a low density community, with farms and abundant wildlife. This is one of many reasons why the Plan recommends focusing development and revitalization within the Town Center and the limited areas where public sewer and public water exists. See Town Open Space Map at http://www.granby-ct.gov/Public_Documents/GranbyCT_CommDev/OpenSpace2015.pdf

This Plan of Conservation and Development is based on the Town's Fundamental Values and 10 Year Vision. The Goals and Implementation Sections of this plan are designed in recognition of the Town's Fundamental Values and 10 Year Vision.

Connecticut Conservation and Development Policies Plan, dated 2013 -2024
http://www.ct.gov/opm/cwp/view.asp?a=2990&q=383182&opmNav_GID=1807

Granby's Plan of Conservation and Development is prepared and adopted with consideration, understanding and acknowledgment of the Connecticut Conservation and Development Policies Plan, dated 2013-2024. We believe that our plan is largely consistent with this plan and supportive of the Growth Management Principles, which we find to be in basic conformity with our Fundamental values.

In addition to the Connecticut Conservation and Development Policies Plan, dated 2013 - 2024, Granby's Plan of Conservation and Development is prepared and adopted with consideration, understanding and acknowledgment of the many Town of Granby reports and studies, Regional and other State Plans such as:

Capitol Regional Plan of Conservation and Development, dated 2014-2024
http://www.crcog.org/publications/CommDevDocs/regional_plan_documents/2014%20Plan/CRCOG_Regional_Plan_2014_FINAL_090914_low-res.pdf

Regional Natural Hazard Mitigation Plan
http://www.crcog.org/publications/CommDevDocs/NaturalHazardsMitigationPlan/CRN_HMPUpdate-Final-FEMA-Approved.pdf

State Historic Preservation Plan
http://www.ct.gov/cct/lib/cct/state_historic_preservation_plan_ic.pdf

Other materials to be referenced when making land use decisions are:

The Case Street Area Plan

The Granby Open Space Plan

The Farmington Valley Biodiversity Project

http://www.frwa.org/publications/biodiversity_report_final.pdf

FUNDAMENTAL VALUES: INTRODUCTION OF GRANBY'S FUNDAMENTAL VALUES

This Plan of Conservation and Development is rooted in Granby's Fundamental Values, which have been identified as those aspects of the Town that are treasured by the community. It is the overall objective of this Plan to protect and build upon these values. The Town of Granby has experienced many changes since its establishment in 1786. But the most dramatic changes began in the 1940s when the Town began to change from a mostly farming community to a bedroom community. Today the "bedroom community" status is changing. Where in the past most residents left Town for work each day, today Granby residents are just as likely to work in Town, work from home, or be retired. In our digital age residents find that they can regularly work, shop, explore and discover without leaving the comforts of the Town of Granby, where their Fundamental Values are secured by this Plan of Conservation and Development.

Previous plans have recognized that change and growth are inevitable and even necessary. However, today we recognize the likelihood that there will be minimal growth in population and housing over the next 10 years. With the curtain call of the baby boom generation comes the need to consider logical changes in servicing the needs of our maturing public. Current family planning trends indicate that we will find ourselves in an era where population shifts occur more regularly. Recent studies show that today's young adults and recent retirees are choosing to live in more urbanized areas with easy access to social amenities. However, this plan recognizes that preserved open space and agriculture has always enticed certain groups of people who desire to live in more rural communities, especially those that offer environmental amenities such as open space, farms, Community Supported Agriculture, gardens, animal husbandry and recreational trails.

Granby offers a slightly different lifestyle than many of our neighboring Connecticut communities. It's a lifestyle where the natural environment can be embraced. Where much of the land is shared with wildlife and forests are preserved and managed for the benefit of all. Where farm fields produce seasonal crops and provide seasonal habitat for migratory birds. As a rural community the Town of Granby does not strive to meet all of the criteria suggested in State Statute. The Town will always have limited commercial and industrial development. We will always have a limited amount of housing types and limited social services. We will never be a regional employer or a regional shopping center. Granby's regional role is to serve as the provider of fresh air, pure water, fresh food, open space and natural recreation. We endeavor to conserve flora and fauna, forests and fields, which help to maintain a natural environment for the benefit of the region. We recognize that the things we value and offer to the region often go unnoticed and do not provide us with a beneficial tax base. We recognize that the State, while encouraging environmental preservation, does not fairly compensate towns for removing large areas of land from development and the implications that this has on our tax structure. However, the Town of Granby enthusiastically welcomes all who wish to live in this rural community, without exception or discrimination.

Future generations will no doubt face the challenge of maintaining the Town's special character, charm, tradition, and values, while providing cultural, recreational, housing, educational, and commercial and employment opportunities.

Planning can encourage the preservation of open space and farmland, foster the restoration and the preservation of historic sites and structures, preserve our scenic views, support the construction of a variety of housing types and commercial services that benefit the community, anticipate and prepare for change and technological advances, foster the economic, social and racial diversity of the community, and preserve Granby's Fundamental Values. However, we understand that Fundamental Values change with population shifts and anticipate that future residents will revise this document as they see fit. Given the permanence of our extensive open space lands, we suspect that those who choose to make Granby their home and live in an open space environment will continue to embrace the Town's statement of Fundamental Values.

Statement of Granby's Fundamental Values

Agriculture: The Town's rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. However, agricultural lands began to steadily decline with development pressures for new housing. To counter the decline, the Town responded with farm friendly zoning regulations and supportive government programs which recognize the changing face of agriculture. A Granby farm today may be a horse farm, an "organic" vegetable farm, or a vineyard. Farms that raise beef cattle now outnumber dairy farms. Goats and sheep are commonly raised. Chickens can be found everywhere, with local eggs sold throughout the town. Farms are not just for farmers, but are places where our residents and visitors go to sample their local products and attend events.



Many residents have begun to support local farms through their participation in Community Supported Agriculture (CSA), or other arrangements, where they help to sustain the farm through an annual monetary contribution or commitment and in return receive fresh produce throughout the growing season. While silage may remain the most visible crop, today the diversity of agricultural activities actually exceeds those of years

past. These activities remind us of our roots and distinguish our Town from the encroaching suburbia of nearby municipalities. Visiting our farms, admiring the livestock, catching a scent of manure, experiencing the seasonal scenery of the fields from first seeding to crop maturation, to the harvesting and the re-growth of winter rye builds fond memories to be treasured by all.

Residents: The residents of Granby apply a broad definition to the term “neighbor”. They show concern and offer help to one another during times of emergency, sickness, grief, unemployment or other difficulties. Granby is first and foremost a community of the people, who can take an active role in guiding the direction of their town. In Granby, local officials are your friends and neighbors who are always approachable and willing to listen to concerns, ideas and suggestions. While not all residents will agree on each and every issue, we can listen and consider various viewpoints respectfully. Based on the comments most often expressed at public hearings, Granby residents cherish the natural environment and are willing to work for its preservation.

Volunteers. Granby is a Town that is run by citizen volunteers. These volunteers provide incalculable hours of work on government boards and commissions, in recreational programs, in non-profit organizations, civic groups and clubs throughout Town. Volunteers raise funds to support programs, construction projects, land purchases, scholarships and more. It is the volunteers of Granby donating a part of their lives to enriching the Town that makes Granby an especially welcoming community.

Scenic Roads: The well maintained rural roads that meander through Granby are typically narrow and winding. The streetscape often reveals an agricultural character, a forest habitat or a rural residential community. Beyond the pavement, framed by stonewalls and majestic trees the beauty of open fields and distant hills come alive. Out of town motorists will judge an area and residents will appraise their community, based on what they see from the roadway. Granby’s scenic roads do more than display beauty; they speak of the town’s values, geniality and tranquility. The tranquility enjoyed by those experiencing the many trails through our woodlands and forests inspires visitors and residents alike to join in the protection of these valuable resources.

Open Space: Granby is extremely fortunate to have an abundance of open space. Many of these areas have been preserved through the generosity of conservation minded people. The McLean Game Refuge, the Enders State Forest, the Holcomb Farm and many other preserved lands, together with the efforts of the Granby Land Trust, have guaranteed that large areas of Granby will remain undeveloped. Our undeveloped areas include significant contiguous forests, which provide diverse habitat and biodiversity, fresh air, cooling shade and storm water management. Open space is associated with tranquility, improved physical and mental fitness, contentment, relaxation, reduced crime, peacefulness and an overall feeling of well-being. Granby is largely defined by its abundant open space and its abundant open space is greatly appreciated by its residents.

Waterways/Waterbodies: The waterways and water bodies of Granby are an integral part of the Granby landscape as well as a vital component of the Farmington River Watershed. Our local waterways maintain a high level of purity and provide for seasonal activities such as fishing, canoeing, swimming and ice-skating while providing a refuge for ducks, geese, beaver and other aquatic life. In addition, waterways and water bodies add a wonderful visual element to our community.

Wildlife: We look to the sky when we hear the chatter of the geese and we quickly spot the familiar V pattern of their flight. We stop and listen to the mournful coo of the morning dove, the hoot of the owl and the melodies of the songbirds. We clean up the mess made by the black bears and raccoons and vow to hang our bird feeders a bit higher. We keep our pets in, knowing that coyotes rule the night and listen for their howls. We smell a skunk, laugh at the antics of squirrels and spy a deer in a field at dusk. We catch and release, turn rocks in search of salamanders and shriek with surprise at the sudden movement of a nearby snake. We choose to make our home among the wildlife and we are the better for it.

Woodlands and Forests: View an aerial map of Granby and immediately see that our most prominent feature is the extensive woodlands and forests. These forests aid in managing storm water, thereby minimizing flooding and recharging ground water. Forests help to reduce wind and noise levels and purify the air by filtering dust and pollutants. They absorb carbon dioxide and release oxygen. They cool the earth while providing habitat for flora and fauna and offer a wide range of recreational opportunities for our citizens.

Granby Center: If a Granby resident says “I’m going to the Center”, it’s understood where they will be. Granby is fortunate to have a defined center area with a traditional New England Town Green. And while the specific boundaries of the Center have been blurred over time and various businesses have come and gone, the basic Center remains Granby’s primary commercial hub. Through a cooperative effort, the Center businesses have been linked over the past 25 years with vehicular and pedestrian access ways to help unify the area. The Town Center and Town Green provide our residents with a special area to meet, greet, eat and retreat, to dance, glance, advance and finance or to stop, flop, shop and drop. While the Center may not be all that we desire, it has successfully evolved and continues to improve in meeting both the needs and desires of business owners, residents, and visitors.

Historic Preservation: The Town of Granby has endeavored to maintain its ties to the past. Our historic linkages range from the majestic Granby Oak and the numerous stonewalls, to the homes, barns and farms that reach back to the original settlers of Granby. Clustered together or standing alone, Granby’s historical amenities provide an interesting and important contrast to the later developments and remind us of our ancestral roots.

Housing: Granby houses vary from the ornate to the modest, with everything in between. This assortment of houses corresponds with the significant range in values and the wide variety of developments and neighborhoods. While houses in Granby are likely to be single family, owner occupied, with lot areas in excess of one acre, varied types of rentals are available as are condominiums and senior housing. We endeavor to make the homes in our community safe and comfortable, dependable and reliable. Regardless of the size, type, shape, value or location; our house is our home and we are delighted that home is here in Granby.

Education: Our children are our future and their future is largely dependent on a respected and recognized high quality education. Granby residents have long supported the value of education and have put in place an excellent school system. New residents

often say that the Town's quality, award winning educational system was their primary reason for choosing Granby. Our residents agree that we must embrace and maintain our excellent educational system, which supports our children, ourselves, our home values, and our future.

Recreation: We are an active group. The numerous trails located throughout the town provide an excellent opportunity for hiking, horseback riding, running, skiing, wandering, exploring and more. Granby's open spaces provide areas for picnicking, swimming, riding, sports activities, socializing, gardening, observation or simple relaxation in the open sun or cool shade. The Town, the YMCA and many private businesses offer an incredible number of recreational programs and activities. Granby residents enjoy higher levels of physical activity and enjoy the health benefits provided by that active lifestyle. The Town is committed to fitness for life and a life of fitness. To be healthy we must be active and to be active we need the opportunity, the places, the facilities, the support and the commitment. Granby's numerous recreational opportunities support an active lifestyle for all ages, young and old.

A TEN YEAR VISION

Based on this Plan of Conservation and Development, we believe that in 10 years we will find:

That overall, the Town of Granby remains as a rural residential community where:

- The Town continues to be well managed and residents enjoy and appreciate living here.
- Residents enjoy a strong sense of community founded in our Fundamental Values.
- Residents feel safe in their homes and secure in the knowledge that their friends, neighbors and local officials care about their well-being.
- Residents are greatly involved in the operation of the local government.
- A high value is placed on agricultural activities, from the production of crops and the keeping of livestock to backyard gardening and the preservation of barns.
- Residents recognize the importance of a solid education, recreational activities and businesses serving Granby and the Region.
- The rural residential character of the Town has been preserved.

That the Town Center becomes a more vibrant commercial and mixed-use area with:

- The modest expansion of public water, sewer and natural gas lines.
- Additional sidewalks and crosswalks making the entire Center pedestrian friendly.
- Attractive street and business lighting, which enhances nighttime activity.
- A variety of new retail and service businesses.
- An increased number of restaurants, many of which offer outside seating.
- A greater mix of new housing units, particularly multifamily and rental units.
- The beautification of existing buildings through a façade improvement program.
- Harmonious and attractive business signage.
- Improved landscaping, public flower gardens, large planters and hanging flower baskets.
- Improved vehicular traffic flow.
- The preservation and re-use of historic buildings.
- A detailed strategic plan, which has helped to bring about the above improvements and which will guide and encourage future improvements.

That Granby homes continue to be primarily owner occupied, single family, with:

- New opportunities for homes on smaller lots, consistent with existing or improved infrastructure.
- An increase in the number of energy efficient and energy independent homes.
- An expansion in the number of rental units.
- More “walkable” neighborhoods.
- Increased housing opportunities for a more diverse group of residents.
- A significant growth in housing opportunities for the elderly.
- The continued increase in the number of accessory apartments.

- An expanded number of homes being served by natural gas and alternative fuels.
- Increased opportunities for home occupations.
- An increase in the number of homes that are within walking distance of a transit line.
- Strong demand for homes on larger lots and mini farms.
- Strong demand for existing homes in established neighborhoods.
- The regular rehabilitation, energy conversion, preservation, modernization and expansion of the existing homes.

That the Town Roads:

- Are maintained, safe and convenient.
- Reflect the rural character of the Town.
- Have been constructed and reconstructed utilizing road calming techniques to reduce speed in residential areas.
- Have become increasingly attractive through preservation of existing streetscapes, the planting of street trees, and preservation of stonewalls.
- Are designed and maintained for the safety and convenience of bicyclists and pedestrians.
- Have been redesigned as necessary with improved intersections, alignments and safety.

That Commercial Development:

- Has seen appropriate growth compatible with the Town's fundamental values.
- Has seen minor changes in the types of developments that can best serve the community.
- Reflects the character and the makeup of the community.
- Serves a variety of recreational users.
- Has grown in an attractive manner and avoided a pattern of strip development.
- Provides an increased number of employment opportunities for our residents.
- Is designed with attractive, environmentally sensitive parking areas, which are appropriately placed in relationship to the design and location of the commercial building.
- Has expanded together with changes to the zoning regulations, which respond to changes in the commercial market.
- Has undergone a process that includes a specific design review for each new project.

That the Town's Preserved Open Space:

- Has resulted in the maintenance of our vistas, views, and ridge tops.
- Has expanded in accordance with the Town's Open Space Plan.
- Has expanded through development application, by targeted Town purchases, and through the efforts of other Town, State, or private entities.

- Is expanded with the continued cooperation of the Town, the State and a variety of preservation groups, particularly McLean's and the Granby Land Trust.
- Has expanded by linking new areas of open space with existing open space parcels and allowing for the expansion of open space corridors, paths, and trails.
- Has included threatened forest lands and recognizes the importance of contiguous forest areas.
- Continues to serve the Town's residents, while preserving wildlife habitat.
- Provides recreational opportunities for the people of Granby and the surrounding region.

That the Town's quality of life has remained high

- With an exemplary School System.
- With quality recreational programs and athletic facilities.
- With a wide range of services for our senior residents.
- With an active celebration of the arts.
- With peace and quiet, fresh air and serenity.
- While surrounded by agriculture and open space.



GOALS AND IMPLEMENTATION

POPULATION AND DEMOGRAPHICS

Population and demographics are determined by a combination of housing and employment opportunities, transportation, public services, developable land area and other resources available in a community. The adoption and implementation of many of the goals outlined within the various sections of this Plan will, therefore, have an impact on the future size and makeup of the population. The following are general goals, which address the needs of our existing, growing and changing population.

Population statistics and projections for the Town of Granby can easily be found on the internet and will not be reproduced here. However, in preparing this plan the Subcommittee spent a great amount of time considering past present and projected data, particularly information from the US Census. Data of interest can be found at http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

For recent population projections, see . <http://web2.uconn.edu/ctsd/c/projections.html>.

Of great interest and concern to the subcommittee is the continuing decline in the number of school aged children, the increasing number of elderly residents and the median age, which has risen to 47.

http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Also see:

http://pschousing.org/files/PSC_25-34PopulationChange.pdf

http://pschousing.org/files/PSC_SuburbanCT.pdf

<http://www.towncharts.com/Connecticut/Demographics/Granby-town-CT-Demographics-data.html>

<http://ctdatahaven.org/profiles/granby>

GENERAL GROWTH DATA OF THE TOWN OF GRANBY

The following data outlines changes in the size and makeup of Granby's population since 1980. Information for the years 1980-2014 is based on census data. It is interesting to note that from 1980 to 1990 Granby's population rose by 17.8%, while the number of housing units rose by almost 33%. These percentage variations reveal the declining number of persons per household. However, from 1990 to 2000 Granby's population and the number of housing units rose by almost the exact percentage, 11%. The 2010 population rose 9% from the year 2000, while the number of housing units rose by over 12%. The Connecticut State Data Center projects that Granby's population will grow to 11,535 in 2015, 11,696 in 2020 and 11,826 in 2025. The Town's projected 2025 population is estimated to be only 4.6% higher than the 2010 population.

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2014</u>
Town Population	7,956	9,369	10,347	11,282	11,310
% Change in Pop. Density	29.4	17.8	10.4	9.0	0
Population Density - sq. mile	196	230	252	275	275
Median Age	31.2	35.6	39.6	44.6	46.7
Number of Housing Units	2,630	3,492	3,887	4,360	4,689
Persons per household (household size)	3.08	2.56	2.71	2.66	2.59
% Change in Number of Housing Units	41.2	32.8	11.3	12.2	8.0
Median Gross Rent	\$282	\$686	\$815	\$1,027	\$933
Total Work Force		5,255	5,430	6,452	
% Work at Home		2.2	4.1	3.7	5.0
Average Driving Time to Work		25.6 min.	28.1 min.	28.9 min.	26.8 min.
% Driving Alone to Work		83.6	86.0	86.9	87.5
Population 25 and Older	4,812	6,299	7,179	7,826	8,027
% of population 25 and older	60.5	67.2	69.4	69.4	70.9
% of Age 25+ With Bachelor's Deg. or Higher		44.3	51.8	49.9	58.6
% of Age 25+ Without High School Diploma		8.3	7.1	4.2	1.0
Median Household Income				81,151	100,262

Source: www.census.gov

Census DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates (2014 data)

GOALS

1. Manage growth within the provisions of the enabling legislation.

2. Maintain long range and comprehensive planning programs.
3. Promote cultural awareness and greater social and economic diversity within our population.
4. Recognize and meet the needs of the aging population.
5. Address the needs of our youth.
6. Encourage young families to live in Granby.
7. Continually review the latest Town wide and regional demographics.
8. Endeavor to achieve a racially, socially and economically balanced community.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Land Use Review - Planning

In the review of new land use applications, seek to maintain a pattern of land use that promotes the health, safety and welfare of the community, with recognition of the above goals. Try to assure that all proposed plans and changes are consistent with the policies of this Plan. New proposals should not force or necessitate unwanted changes in the Town's infrastructure nor impact negatively on our Fundamental Values. Continually review the impact of land use decisions to assess compliance with this Plan. Consider how proposals will impact the future makeup of the community and address the needs of our young and aging population. Update this Plan as necessary or whenever changing circumstances warrant revisions. Establish a primary study and rewrite committee at least every 10 years in accordance with State Statute

Citizen participation and information

Encourage citizen participation at all levels of the planning, zoning and land use process. Promote greater citizen awareness of demographic changes, environmental concerns, development, land use applications and the rights of all landowners. Develop innovative ways to encourage greater public participation in Granby's future planning efforts. Consider expanding the use of the Town Web site to notify and keep residents informed. Regularly place on the Town Web Site various statistical data, charts and maps which outline the changing makeup of our community and the region.

Adherence to Goals

Adhere to the goals and policies outlined within this Plan that will aid in diversifying the economic, racial and social makeup of our population. Prioritize and implement policies specifically directed towards our senior citizens and young people. As the percentage of older residents continues to grow, implement policies outlined throughout this Plan that meet their needs. Promote recreational and social activities for families.

GOALS AND IMPLEMENTATION

ENVIRONMENT



The Town's quality of life is largely based on the quality of Granby's environment. Granby's environment is more than the trees and the hills, the fields and crops. It's more than homes and businesses. It's more than today, it's a part of yesterday and a glimpse of tomorrow. In Granby, we seek a balance with the natural and the built environment. A balance where we can enjoy today without jeopardizing the opportunity for people in the future to enjoy tomorrow. Our rural residential environment is a blend of the natural and man-made environment. Through our planning we endeavor to conserve the natural, preserve the historic and cultural and thrive in the marvels of 21st Century technology. We seek to make Granby a sustainable environment for all who choose to live here today and tomorrow.

http://www.granby-ct.gov/Public_Documents/GranbyCT_CommDev/OpenSpace2015.pdf

GOALS

1. Promote biodiversity.
2. Preserve and maintain natural, cultural and historic resources.
3. Protect ground water resources.

4. Protect, preserve, promote, and create wildlife habitat and corridors in an effort to protect our fish and wildlife.
5. Preserve native vegetation for its scenic value and for its value as a food source for wildlife.
6. Protect, upgrade and maintain the quality of wetlands, watercourses, and watersheds.
7. Preserve the scenic quality of ridge tops and ridgelines.
8. Allow for the reasonable extraction of sand, gravel and other earth resources.
9. Preserve our farmlands, the existing farm operations, agricultural soils, and farm architecture.
10. Preserve, manage and maintain our forest lands.
11. Prohibit development within the floodplain.
12. Preserve scenic views.
13. Minimize light pollution.
14. Minimize noise pollution
15. Reduce Stormwater Runoff

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Actions in Support of the Environment

Continuously review and modify the Zoning and Subdivision Regulations in response to new information, studies and technological advances, particularly where such information will allow development that minimizes negative environmental impacts. Encourage the removal of invasive vegetation and discourage the planting of invasive plants. Require developers to use the established best management practices in both the design and actual development of new subdivisions. Work towards the adoption of innovative Storm Water management plans. Utilize the Conservation Commission's Natural Diversity Database when reviewing applications.

Flood Plain Management

Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Energy and Environmental Protection. Adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers and amend the regulations as necessary. Promote passive recreation and agricultural uses for floodplain areas while restricting any new development within the flood plain.

Sand and Gravel Resources

Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior to development. Monitor the newly adopted Earth Excavation Zoning Regulations for their effectiveness in regulating the reasonable extraction of the resource while protecting the surrounding areas.

Preservation of Flora and Fauna

Enact creative zoning that protects and preserves wildlife habitat. Encourage scientific management of forestlands and wildlife populations. Avoid construction of barriers to wildlife movement. Maintain un-fragmented wildlife corridors, wherever possible. Review the Principles of Wildlife Corridor Design from the Center for Biological Diversity. Consult the DEP Natural Resource Inventory when reviewing land use applications. Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.

Wildlife Conservation, Herbicides and Pesticides, Recycling & other Programs & Education

Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program. This program trains participants in the fields of wildlife management, natural history and interpretation. Upon completion participants will be capable of providing education, outreach, and service for town boards and commissions, environmental organizations, libraries, schools, and the general public. Recommend that the Conservation Commission establish programs that; encourage Town residents to conserve, recycle and reduce pollution impacts; support continued and expanded hazardous waste collection programs; educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease and encourage the construction of "Rain Gardens". Encourage the Conservation Commission to study and report on the effects of herbicides and pesticides.

Logging

Review the State Statutes regarding the regulation of logging operations. Consult with officials with the State Department of Energy and Environmental Protection in an effort to adopt basic standards for the logging of properties. Form a subcommittee to undertake this process in an effort to establish a specific regulation or ordinance for the logging of properties, consistent with state regulations.

Town Arboretum

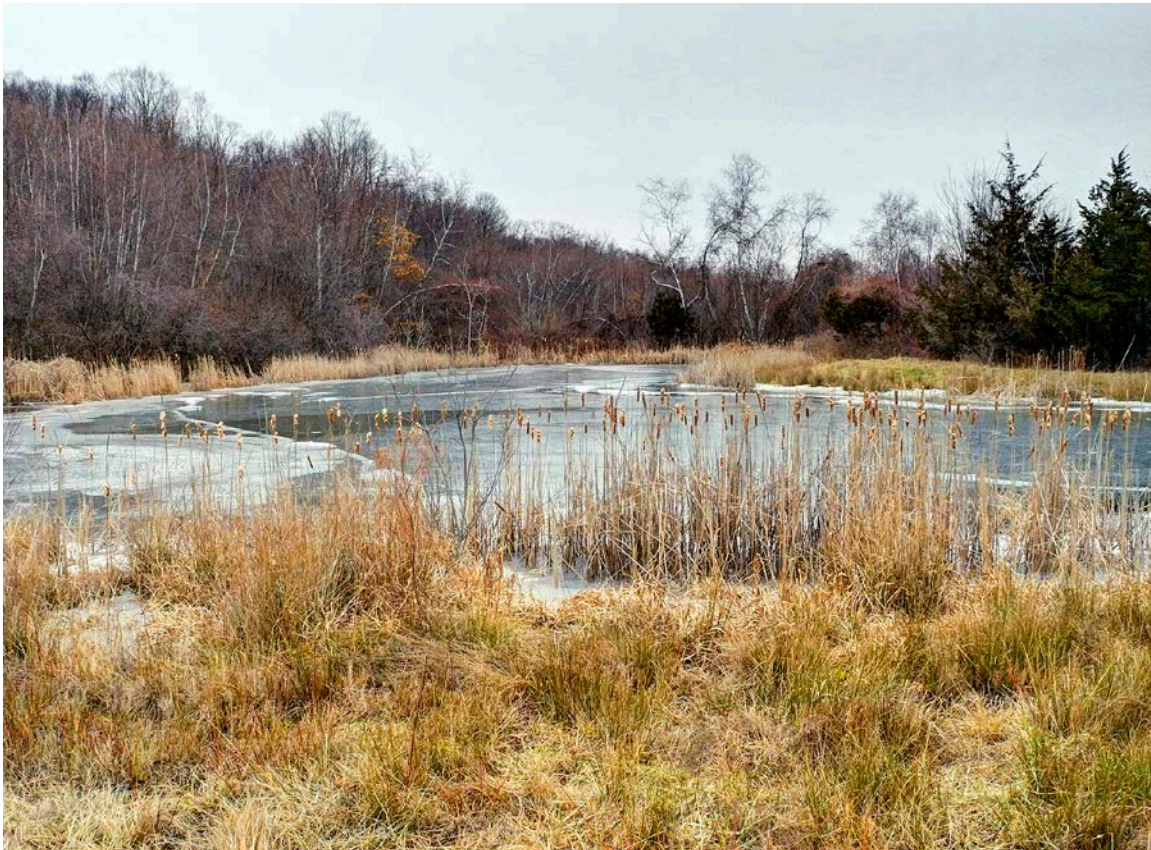
Create a Town arboretum, or tree/shrub farm on existing Town property, such as the Holcomb Farm. Within such an area, low cost seedlings can be planted and managed for future transplanting where existing trees have died or wherever such trees and shrubs are needed. The area might be managed in cooperation with the local schools and volunteers and used for educational purposes.

Tax Policies

Maintain the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development. Review the existing wording and re-write as necessary.

Cooperative Efforts of Conservation Groups

Continue the Town's cooperative relationship with private organizations to protect natural open space. Work closely to promote the conservation and preservation efforts of the Granby Land Trust, McLean Game Refuge, Salmon Brook Watershed Association and Farmington River Watershed Association. Encourage local participation in such groups.

**Setbacks along the Town's Waterways**

Consider modifications to the Zoning and Subdivision Regulation to provide appropriate setbacks along the town's waterways and water bodies in all zones and support the use of best management practices to reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances from reaching such areas. Promote best management practices on farms to reduce nutrient and sediment loading to streams.

Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides

State of Connecticut Wildlife Action Plan

As of the writing of this plan the State of Connecticut, was revising its Wildlife Action Plan so as to establish both a state and national framework for proactively conserving our fish and wildlife, including their habitats, for the next decade of 2015-2025. Connecticut's List of Species of Greatest Conservation Need also is being revised. This entire effort involves adding new information on climate change and its impacts to wildlife conservation, updating resource mapping, refining conservation threats, and incorporating information gained through the implementation of the first Wildlife Action Plan completed in 2005. The revision will include the identification of new or revised conservation actions to help advance wildlife conservation over the next decade. Participation by conservation partners, academic institutions, and the public is key to making the revised Wildlife Action Plan an effective tool for conserving Connecticut's diversity of wildlife resources for future generations. The Town should keep apprised of this revision and support the effort through education, promotion and regulatory action.

Low Impact Development (LID)

Low impact development is an alternative way of developing land and managing stormwater that is aimed at minimizing the impacts of urbanization on natural habitats and hydrology. The creation of hardened surfaces such as roads, parking lots and rooftops in combination with culverts and other structures that alter the natural movement of water all contribute to degraded rivers and streams. The overall goal of LID is to design with nature in mind; work with the natural landscape, hydrology and unique features of a site to avoid unnecessary water pollution, environmental degradation, and flooding. LID accomplishes this by controlling runoff close to the point of generation and retaining more water on the site where it falls, rather than funneling it into pipes that drain into local waterways. The Town has adopted numerous Zoning and Subdivision Regulation amendments that promote LID. However, the Town's regulations, ordinances and general practices must be regularly reviewed to assure that the Town is in compliance with the recommendations and requirements of the State DEEP and the State General Permit Requirements for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems.

http://www.ct.gov/deep/lib/deep/Permits_and_Licenses/Water_Discharge_General_Permits/MS4_gp.pdf

Erosion and Sedimentation Control Ordinance

Update as necessary the Town's Erosion and Sedimentation Control Ordinance which establishes minimum standards and promotes best management practices to limit erosion and sedimentation. Continue to utilize the 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, (prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection,) until such time that a revised addition becomes available.

Ridgeline Protection

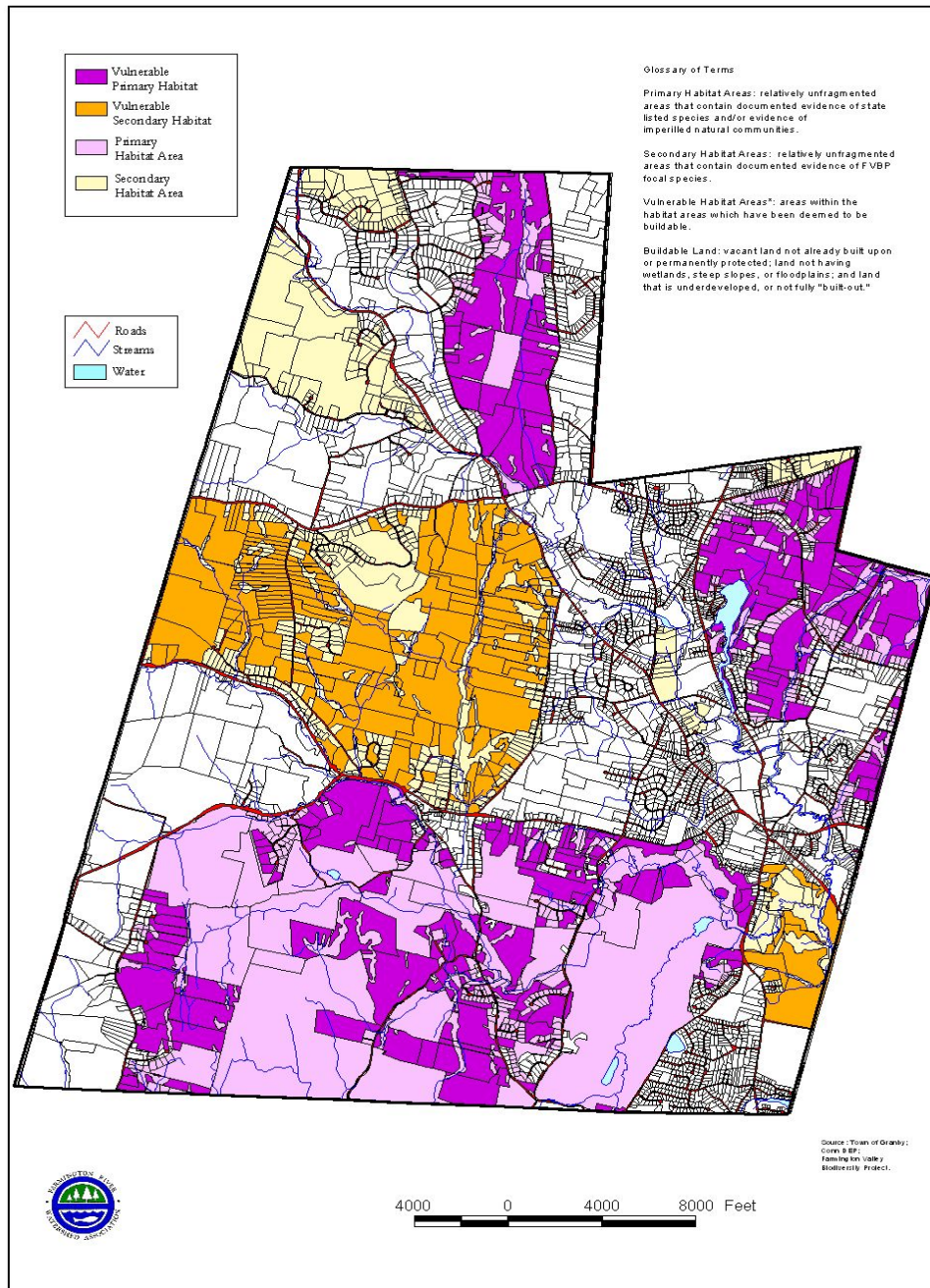
Form a study Committee to consider the adoption of regulations for the preservation of Granby's ridgelines and trap rock ridges. Maintain the natural defining contours of our ridgelines including tree lines and vegetation during development. Establish standards to minimize the visual impact of homes or other structures, including cell towers and wind

mills, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.

Biodiversity

Continue to use the Farmington Valley Biodiversity Project's Conservation Area Map and associated databases in the Planning and Zoning and Inland Wetland Commission's land use review process. Where appropriate make regulatory changes to promote biodiversity. http://www.frwa.org/publications/biodiversity_report_final.pdf

FARMINGTON VALLEY BIODIVERSITY PROJECT GRANBY VULNERABLE HABITAT AREAS



Lighting Standards

Develop guidelines to lessen light impact within residential neighborhoods. Apply minimum lighting standards for commercial development. Promote the use of Dark Sky initiatives and continue the policy of discouraging street lights except where necessary for safety.

Sustainable living

Promote Sustainable living, a lifestyle that attempts to reduce each individual's or society's use of the Earth's natural resources and personal resources. Seek a dialog on *sustainable living* offering ways to reduce each citizen's carbon footprint by altering methods of transportation, energy consumption, and diet. See The CRCOG - Sustainable Land Use Code Project, Model Land Use Regulations 2014.

<http://www.crcog.org/publications/Booklet%204.4.2014.pdf>

<http://www.sustainabledevelopmentinfo.com/what-is-sustainable-living/>

Coal-Tar-Based Sealant

Ask the Conservation Commission or other group to study the issue and as necessary prepare an ordinance that prohibits the use of coal-tar-based sealant for residential driveways. Rainfall runoff from pavement treated with such products have been found to be extremely harmful to aquatic life, according to two studies by the U.S. Geological Survey (USGS)

GOALS AND IMPLEMENTATION

HOUSING

This Plan of Conservation and Development recommends that Housing within the Town of Granby remain predominantly single family, owner occupied. However, a greater variety of housing options should be considered to serve the needs of a more diverse population. Granby will see a rise in the percentage of elderly residents, an increase in the number of single person homes, a change from the traditional family household and a demand for higher density walkable neighborhoods. The Town's land use regulations should evolve with the changing demographics and market forces to provide appropriate housing opportunities for our existing and future residents. Studies show that the vast majority of older residents want to stay in their own homes for as long as possible and our residential requirements should be reviewed to assure that they don't inhibit this desire. While we can expect that new housing will be constructed, such new development should be done with consideration of the environment goals of the previous section. New housing that is sustainable and adaptable to long range demographic, market and environmental changes should become a common goal and expectation.

See: http://www.pschoosing.org/housingprofiles2015/PSC_2015HsgProfile_Granby.pdf

GOALS

1. Encourage the location and site design of new housing that enhances the rural residential identity of Granby.

2. Provide the opportunity for the construction of multi-family homes where appropriate.
3. Encourage the construction of active adult and elderly housing.
4. Encourage the construction of new affordable housing.
5. Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.
6. Respect the integrity of our established residential neighborhoods.
7. Encourage the preservation of historic homes.
8. Encourage the continued maintenance and rehabilitation of our existing housing stock.
9. Consider a rezoning of developed residential areas to adequately reflect the existing development of the area.
10. Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.
11. Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.
12. More adequately define and address Accessory Uses.



IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Flexible Residential Development Density Revisions

Continue to work with the concept of open space development. Utilize the open space regulation, Flexible Residential Development (FRD), which provides an adaptable approach to the arrangement of housing lots and open space. Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons. Where public water and/or public sewer exist, consider a modification to FRD which would allow for the new construction of single family homes on FRD sized lots with a reduced open space requirement.

Preservation of Traditional Patterns of Residential Development

While this Plan recognizes the environmental, preservation, social and economic benefits of FRD development and promotes higher density housing, it also recognizes and supports traditional patterns of residential development. Therefore, this Plan should not be interpreted as prohibiting large lot residential development, five acres or more, particularly where such lots will be used for the raising of crops, the keeping of horses and other livestock, the building of barns or will otherwise promote, protect, retain and encourage Granby's traditional New England agricultural character.

Two-Family Structures

Consider an amendment to the Zoning Regulations, which would allow the construction of two-family structures or a mix of one and two family structures in compatible areas where public sewer and/or public water are available and in areas with soil conditions that can accommodate such structures in compliance with the Public Health Code.

Increased Opportunities for Accessory Apartments

Continue to allow accessory apartments. Consider amending the regulations to allow accessory apartments in buildings that are not attached to the primary residence.

Preservation of Older Homes and Established Neighborhoods

Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior. Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site. Carefully examine the impact of all zoning and subdivision amendments on established homes and neighborhoods.

Home Occupations

Continue to allow a broad range of home occupations with concern for potential negative impacts on neighboring properties. Consider a new regulation which balances the level of the home occupation with the size of the lot, location of the property and density of the neighborhood. Consider a zoning amendment that permits a mix of housing and commercial use as appropriate for the particular area

Accessory Residential Activity, Use and Structures

Our residents enjoy their homes and properties and spend long hours working on them,

beautifying them and relaxing in peace and harmony. They add accessory uses and structures such as playscapes, pools, basketball hoops, soccer backstops, tree houses and more and use all types of motorized, maintenance and recreational equipment. These accessory uses and structures enhance the enjoyment of one's property, but can change in intensity and evolve to an activity or create an appearance which can be an annoyance to the neighboring property owners and devalue their property values. It is important for our residents to understand what type and level of accessory use and structure they can have and anticipate what their neighbor may have. In an effort to clarify this matter the Town should study the issue and adopt zoning changes and/or ordinances which define an appropriate level of accessory residential activity, thereby offering protection and clarity for the home owner and their neighbor.

Diversifying the Town's Housing Base

The vast majority of the Town is zoned R2A, which requires a lot size of 2 acres or more. Today, some 10,000 acres of the town are permanently preserved as open space and 1,000s of additional acres have been identified as unsuitable for development. Since the early establishment of land use regulations, the Town's zoning plan has provided for higher density development within the Town Center and progressively lower density development as you move away from the center. This concept was based on existing infrastructure, soils and other environmental issues. As public water and sewer lines were improved and expanded throughout the center and the south eastern portion of town, a variety of multi-family units were approved. These units have found success and helped to diversify the town's housing base. With demographic changes, construction innovations and the desire to further diversify the Town's housing base the Town should now endeavor to reduce the current minimum lot size of vacant and underutilized properties, where public water and sewer exists. Such an effort would be positive for the Town of Granby and consistent with the States effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian environment and reduce dependence on the automobile and further increase affordability.

Limiting Housing Density in Rural Areas

Discourage higher density land uses in rural areas where existing and proposed infrastructure is inadequate and where such development is inconsistent with the concept of sustainable development.

Maintaining the Existing Housing Stock

Regularly examine the condition of our housing stock and seek opportunities to maintain its quality. Continue funding the Housing Rehabilitation Program and seek and promote other state and federal sources of home improvement funds. Educate the public as necessary on the importance of long term and consistent home maintenance.

Amending Zoning Regulations to More Accurately Reflect Existing Developments

Review the zoning of existing neighborhoods where lot sizes are consistently smaller than the minimum size required by the Zoning Regulations. In areas such as Zimmer Road, Birch Road, Canton Road, Kearns Drive, Meadow Brook Road and others, consider amending minimum yard and other requirements to more accurately reflect existing conditions and allow for the greater use of such properties without the need for variances.

Promoting Energy-efficient, Green, Sustainable Homes

Encourage the development of energy-efficient, green, sustainable homes and housing developments. Consider a new regulation which would provide a density bonus for such developments that propose to incorporate such features.

GOALS AND IMPLEMENTATION

BUDGETING, TAXATION AND GRAND LIST VARIATIONS

The past ten years have seen significant changes in the state and national economic climate, local home values and personal income. Projections for the next ten year period are relatively flat compared to previous growth periods. Projections of grand list growth are around 0.5% per year, with cost drivers in the 2-3% range. This calls for a renewed focus on a stable tax structure and sound financial planning. Granby's long range financial planning model helps provide visibility to these factors, foresees impacts, and provides for the planning of operating budgets and capital investments. The types and quality of Town services has a significant impact on the Granby community. The importance of such services will certainly increase with the aging of our population. If the Town is to continue to provide existing and new quality and innovative services, the Town must exercise fiscal restraint while seeking creative financial solutions.

GOALS

1. Diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.
2. Maintain a stable and predictable tax rate.
3. Adopt, maintain and follow a capital improvements plan.
4. Encourage and maximize the use and effectiveness of Granby citizen volunteers.
5. Continue to seek alternate sources of revenue.
6. Anticipate the need for changes in public services based on changes in demographics.
7. Continually evaluate the cost and effectiveness of existing public services.
8. Update the Town's Open Space Tax Policy.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Expand the Commercial Portion of the Tax Base

Encourage and provide for the expansion of existing commercial and industrial operations. Continue a working relationship with the Granby business community. Recognize the needs of existing businesses and anticipate the impact of any new regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Conservation and Development. Promote the construction of commercial projects in an effort to have commercial development make up 10% of the town's total grand list.

Reallocate Service and Reduce Administrative Costs based on Demographic Changes

Reallocate Town services as necessary in recognition of the Town's changing demographics and make the difficult decision to reduce services and administrative costs in relation to such changes.

Long-range Financial Planning

Continue the Town's long-range financial planning efforts. Seek creative ways to avoid increases in expenditures. Recognize the implications that taxes have, particularly on those with fixed and limited incomes. Work on increasing the options and choices available for those residents unable to afford the property taxes. Be cognizant of, and anticipate the impact on the overall community when any particular group is provided with a tax break.

Regional Sharing of Services

On a service-by-service basis, investigate the cost savings, which could be afforded the Town through the regional sharing of services. District services, such as those provided by the Farmington Valley Health District, should be explored for other public services. Continue working with the Farmington Valley Town Collaborative, where surrounding towns interact and learn from each other.

Volunteers

Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town. Encourage the participation of future volunteers and provide educational resources where possible. Continue to work closely with the Lost Acres Fire Department with recognition of the overwhelming benefit that a volunteer fire department offers the Town.

Sources of Funding

Seek creative sources of program/service funding. Determine if there are services, which should be paid for directly by those individuals receiving the benefit and consider a direct fee system. Where direct fee is required provide a mechanism to help those who are unable to pay and who want to participate or require the service.

Donations and Grants

Encourage donations to fund programs and special events and set up a system to receive charitable contributions. Set up a system to continuously explore the availability of, and regularly make application for, grant funds.

Property Taxes

Recognize the overall economic impact of any proposed property tax increase. Understand the impact of municipalities competing against one another for business, rather than working together. Work with the State to reduce the negative impact that property taxes have on attracting business and home buyers to the State of Connecticut. Encourage the State to make additional funding mechanisms, other than the property tax, available to municipalities.

Open Space Tax Policy

Continue the Town's favorable taxation policies towards undeveloped lands. Review and revise the existing policy in an effort to serve the principal goal of avoiding a situation where owners of undeveloped properties, which can be further developed, are forced to sell due to high property taxes. The current policy appears to provide tax reductions for properties that have little or no opportunity for additional development; for lots within completed subdivisions; for lots of less than one and a half acres, for approved rear lots with no chance of resubdivision and for lots that are fully and actively being used by the homeowners. A re-write of the open space tax policy should take into account such things as the size of the property, the area and potential for future development, the soil types, slopes and existing easements. This does not suggest that existing properties which fall under the open space designation be removed, but recommends that revised standards be adopted for future open space applications.



GOALS AND IMPLEMENTATION

TRANSPORTATION

Our roadways are an integral part of our community and they need to be safe and convenient while providing an attractive passage throughout the town, whether walking, driving, bicycling, or taking public transportation. We understand that to get from one place to another the vast majority of Granby residents currently depend on motor vehicles. However, we seek to overcome the need to design and approve developments that are primarily based on the convenience of motor vehicle use. Over the past 90 years, it has been the motor vehicle that has dictated land use patterns and individual site design. But, during the past 30 years, Granby has begun to alter this pattern by decreasing the road widths in new developments, preserving scenic roads, limiting curb cuts and requiring buffers between existing roads and new developments. While the Town must continue to emphasize a smooth and efficient transportation system, the system should not take precedence over quality site design, the convenience of pedestrians and the Town's Fundamental Values. Major changes in transportation are not anticipated over the next 10 years, but change is on the horizon. The design and types of motor vehicles is rapidly changing. Today's vehicles are not only more energy efficient, but they are lasting much longer, need a reduced amount of service and are much safer. With new design and battery improvements, electric cars may soon make up a significant percentage of the country's vehicle fleet. This will further impact the car maintenance industry and impact the types of re-fueling stations. Bicycle transportation has been steadily rising throughout the Country. Granby's terrain, seen by many as a hindrance to bicycle transportation, may become more feasible with improvements to electrically assisted bikes. There is little doubt that we will soon see driverless vehicles on predetermined routes. With new technology our roads and our transit system should become greener, safer and more efficient. While it may be that Granby will be on the back burner of the most significant transit innovations over the next 10 years, we must understand the coming changes and plan to take advantage of them as they become available.

<https://www.superpedestrian.com/>

<http://www.pedbikeinfo.org/>

http://pedbikesafe.org/BIKESAFE/guide_background.cfm

<http://www.smartgrowthamerica.org/complete-streets/changing-policy/policy-elements>

<http://mutcd.fhwa.dot.gov/>

GOALS

1. Prepare and regularly update a town wide transportation improvement plan.
2. List, prioritize and improve problem intersections.
3. Provide easy access to a variety of transportation systems within and through Granby.
4. Recognize and support modes of transportation other than the motor vehicle.
5. Keep apprised of advances in transportation technology and anticipate the changes necessary for Granby to benefit from such advances.

6. Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.
7. Provide for the safety of residents through proper street maintenance and the design of new roadways and intersections.
8. Continue to provide for the networking of roads between existing and proposed subdivisions.
9. Continue to promote and encourage the preservation of scenic roads.
10. Avoid the construction of straight and direct roads within subdivisions.
11. Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts along all roadways.
12. Continue to review and participate in regional long-range roadway and traffic plans for Granby.
13. Encourage the maintenance and design of town roads with regard to the overall goals of this Plan of Conservation and Development as well as the Town's Fundamental Values and based on traffic engineering principles.
14. Continue to participate in the Greater Hartford Transit District, particularly in regards to access and improvements to public transportation.
15. Improve access and egress to Salmon Brook Park.
16. Encourage the State to move forward on the planned improvements to the Granby Center Route 10 intersections and other problem areas.
17. Support the State's effort in the design and construction of a round-about at the Route 10, East Street and Notch Road intersection.
18. Relocate, redesign or eliminate the Hungary Road/Route 20 intersection



IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Improvements within Granby Center

Peak hour congestion at the Granby Center/Route 10 intersections is a daily occurrence. While the situation is well known, little if any progress has been made to address this issue. Large trucks have great difficulty turning north onto Route 10 from Route 189/20. Due to this situation, large trucks are often found bypassing the Center and travelling on local roads, which were not designed for such traffic. During the peak traffic hours, long delays can occur to the frustration of drivers, while causing problems for pedestrians, bicyclist and hurting local businesses. The State of Connecticut must see this as a significant problem and quickly work towards a solution. Any increase in the number of lanes on Route 20 will only exacerbate the problem. The most reasonable solution lies in a realignment of the intersections and a regional plan that provides other options for motorists passing through Granby from other areas of the State. The Hungary Road/Route 20 intersection has long been recognized as too close to the Route 10 intersection and should be redesigned, eliminated or if possible relocated. Any proposed local realignment of the intersections must be consistent with the Town's Fundamental Values. Note: Activities in regards to this area were moving forwards at the time of adoption of this Plan of Conservation and Development.

Linkages Between Developments

Continue to require transportation and pedestrian linkages between developments. Such linkages encourage one-stop shopping and walking to complete local errands and reduce traffic movements to and from the roadways. Develop a system of central parking areas and user-friendly sidewalks that include landscaping and benches to encourage pedestrian traffic and reduce vehicular movements.

Complete Streets

Implement policies such as “Complete Streets” and “Safer People, Safer Streets” which promote the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. A complete streets policy is a commitment that all future transportation projects will take into account the needs of everyone using the road. The decisions the town and its community leaders make in funding, planning, designing, maintaining, and operating our roadways should be aligned with the Fundamental Values of this document. The Town should look to minimally increase lane widths for roads without adequate shoulders when roads are reconstructed/repaved to accommodate the safe passing of vehicles, pedestrians and bicycles. Seek opportunities to provide bicycle paths or lanes and encourage their use for short trips where and when practical. Require bicycle and pedestrian paths between adjacent subdivisions. Implement changes and policies consistent with the requirements of a “Bicycle Friendly Community”.

<http://www.smartgrowthamerica.org/complete-streets/changing-policy/policy-elements>
<http://www.transportation.gov/policy-initiatives/ped-bike-safety/mayors-challenge-1-complete-streets>; <http://www.bikeleague.org/community>

Alternative Transportation

Participate in the long-range planning of the Greater Hartford Transit. Seek to ensure easy access to the transportation system for Granby residents by establishing convenient park-and-ride accommodations. Together with future developments, provide areas for express bus stops in and around the center of Granby. Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation. Seek to add bus stops along the Hartford Transit Bus Routes. Anticipate the need for a future transit station should mass transit such as the “CT fastrak” work its way to Granby. Encourage people to use mass transit by making it safe, convenient and affordable. Study the success of the Senior Van Program. Following this lead, design additional programs such as dial-a-ride services to promote shared trips. Consider offering a local ridesharing or ride offering program, perhaps using a smart phone based request service.

<http://ctfastrak.com/>

Traffic Calming Techniques

Encourage new street designs that complement residential neighborhoods. Such designs should reduce vehicular traffic volume and the speed of vehicles on residential streets. New streets should be designed with horizontal and vertical curvature and should employ the use of various traffic calming techniques. Curb extensions, roundabouts, landscaped median strips, pavement treatments, and increased roadside vegetation should be explored in an effort to decrease speed and improve the aesthetics of the residential environment. Sketches of appropriate street calming techniques should be prepared and

included within the Subdivision Regulations to provide a clear understanding for future developers. These calming techniques should also be considered on existing residential streets, where excessive traffic, noise and speed have reduced neighborhood livability.

Dead End Roads

Recognize that dead end roads do not serve the transportation needs of the general public and fall outside of the Town's transportation road network. Minimize the construction of new cul-de-sac roads except where they are designed as private drives. Consider reducing the maximum length of a dead end road.

Subdivision Streets Linkages

Apply a comprehensive and long-range view when considering the design of proposed subdivision streets. Require rights of way in various locations along proposed streets to accommodate linkages to future developments. Such linkages can provide for future residential vehicular, pedestrian and bike movements between neighborhoods. Such connections can improve safety, reduce vehicle trips, add convenience, reduce costs, preserve fuel and expand the neighborhood environment without increasing traffic volumes or vehicle speed.

Problem Intersections

Develop a list of roads, sections of roads and intersections, which are deficient in safety or design and prepare a long-range plan for their continuous improvement. Any such list should include, but is not limited to: Simsbury Road/State Route 20; Bushy Hill Road/State Route 20, Day Street/State Route 189, Mechanicsville Road/State Route 189; Meadowbrook Road/State Route 10 and Case Street/State Route 219. Clear vegetation, regrade and continually maintain the sight line at intersections. As many of these intersections involve state roads, the town should work closely with the state in moving the improvements forward.

Sidewalks and Crosswalks

With the approval of commercial and multifamily developments, require the construction of sidewalks. Provide for the construction of pedestrian and bike paths throughout the Center area and along the westerly side of Route 10, extending from Floydville Road to the Granby Middle/High School. Establish crosswalks where necessary and convenient, particularly within appropriate locations along Bank Street, Salmon Brook Street, Hartford Avenue and East Granby Road. Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan. As sidewalks will always be limited to the southeastern portion of the town, the burden of sidewalk maintenance should fall to the Town rather than the individual residential property owners who abut the sidewalks.

Roundabouts

The use of roundabouts at troublesome intersections has taken hold in Connecticut and throughout the country. The State now proposes to construct a roundabout at the Route 10, East Street and Notch Road intersection. This proposal will slow traffic through the area, make the intersection much safer and establish a distinctive northern entranceway to our Town. Town officials should review the data on roundabouts, support the proposed roundabout and seek to have the State speed up the process to construction. Additionally, as roundabouts gain acceptance throughout the state and motorists become more comfortable with the design, the Town should explore the feasibility of using the designs

at intersections such as Day Street and Route 20 and Bushy Hill Road and Route 20. While the current alignment of these intersections meets current DOT standards, vehicle speeds, road grades and sight lines present safety concerns. Roundabouts could be an ideal way to slow traffic and improve safety.

http://www.ct.gov/dot/lib/dot/roundabouts_in_connecticut.pdf

<http://www.ct.gov/dot/cwp/view.asp?a=4109&q=468558>

Transportation Subcommittee

Establish a volunteer traffic board or a transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, pedestrian and bicycle paths, public transportation emergencies and other transportation issues.

GOALS AND IMPLEMENTATION

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

In our Towns early history commercial/industrial use was simply a part of residential use. Farming was the primary commercial activity followed by a variety of local in-home production and repair services. During the 1900s as industries were developed which needed large numbers of workers home industry declined. In Granby the separation of commercial and residential uses began after WWII and the construction of the interstate highway system. With population growth and the adoption of model zoning regulations a regulatory process was established which required a clear separation of uses. Today, with high speed internet and improved technologies like the 3D printer, greater numbers of people have returned to home occupations, particularly office and service use and minor production services. Today a person is just as likely to purchase goods over the internet as they are at a retail store. (The system is not that dissimilar to the Sears catalog stores of old, but today you order from a website.) This has led to a reduction in the demand for retail storefronts and office buildings. Most new commercial buildings and businesses tend to be service oriented. These are restaurants, personal service shops like beauty salons, fitness centers and specialty shops. Today, grocery stores increasingly imitate restaurants, selling prepared foods and often with seating. The increase in restaurant activity is highlighted by the fact that sales at restaurants and bars recently surpassed those at grocery stores for the first time since the Commerce Department started collecting data in 1992. Declining sales at retail storefronts is confirmed by the news that Amazon sales have now surpassed Walmart sales. Not surprisingly, the ever increasing product delivery market has led to the construction of greater numbers of large warehouses. Not only are commercial services increasingly provided from a home business, commercial services are increasing provided in-home. These include home health care, cleaning, assisted living, property maintenance, Air B-n-Bs and a variety of instructional services. Today's transformation in commercial and industrial use will likely bring about significant changes in land use regulations and perhaps lead to an overhaul of the state's property tax system.

In Granby, with over 90% of our tax revenue received from residential properties, the changes in the commercial market place are less of a concern. We have approximately 100 acres of land currently developed for commercial or industrial use, most of which are retail or service uses. These developments are clearly a benefit to the residents and the tax base and provide significant employment opportunities. Fortunately for Granby, as our commercial uses primarily serve our local market, it is unlikely that future economic shifts will create many commercial vacancies or impact our tax base. However, our commercially zoned land appears less and less likely to be developed within rigid categories of commercial uses. It is therefore important for the town to re-define commercial use and identify those uses that might expand and diversify our tax base while being consistent with our fundamental values.

GOALS

1. Maintain our existing commercial base and encourage appropriate and acceptable expansion, rehabilitation, redevelopment and revitalization.

2. Promote and guide development in order to broaden the tax base in accordance with our Fundamental Values.
3. Increase opportunities for employment within the Town.
4. Increase the availability of local commercial services.
5. Establish and maintain a high standard of quality for all commercial developments.
6. Provide opportunities for new commercial and industrial development.
7. Provide greater opportunities for mixed use commercial and residential development.
8. Provide increased opportunities for residents who wish to establish in home businesses.
9. Recognize commercial activity as an integral part of agricultural uses.
10. Provide for low intensity commercial or light industrial uses that can serve as a transition between commercial and residential developments.
11. Provide adequate buffers between differing uses as appropriate.
12. Protect industrial and commercial land from residential encroachment.
13. Provide vehicular and pedestrian linkages between abutting commercial developments.
14. Study the North Granby Center, C2 zoned properties and surrounding area to determine appropriate uses.
15. Study and consider a Tax Increment Financing strategy.
16. Increase the amount of land available for commercial and mixed use development.
17. Discourage small scale, poorly placed, individual commercial developments along our major routes.
18. Improve infrastructure to encourage development.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Progressive Business Zoning Changes

Continually review the Zoning Regulations in response to innovations taking place in the commercial and industrial marketplace. Recognize that business activities that are unknown today may become fashionable tomorrow. Be prepared to offer amendments to the regulations as necessary to allow such businesses where they will be compatible with the surrounding area. Provide greater opportunities for mixed use developments in appropriate areas.

Home Occupations

Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances that such uses will not interfere with the quality of the residential environment.

Infrastructure Improvements

Improvements to the Town's infrastructure will increase opportunities for new, expanded and improved commercial development. Consider an extension of the existing sewer lines where such extensions will encourage new commercial use or provide for commercial expansion. Consider extending sewer lines along Floydville Road; east of Bank Street along Hartford Avenue and East Granby Road; and north of the middle school along Salmon Brook Street. Work with the Connecticut Natural Gas Company to extend gas lines throughout the Center and east of Bank Street.

Tax Incentive Programs

Many Towns have tax incentive programs to encourage commercial development. These programs can attract new businesses and commercial interest and provide growth in the Town tax base. Undertake a study to determine if such programs can encourage new job creation, promote the development of start-up companies within the Town and attract forms of commercial development not currently offered. The Town's Development Commission could take the lead in proposing a tax incentive program and could serve to review all requests and make recommendations to the Board of Selectmen.

New Commercial Uses

The Development Commission is encouraged to prepare a list of commercial uses, products and services that are presently unavailable within the Town and identify those uses that would have a positive impact on the community. Upon completion of the list, the zoning regulations should be reviewed to see if barriers exist that would prevent the establishment of such uses and if so amendments should be prepared to allow such uses as appropriate.

Economic Development Zone

Establish a subcommittee to review and update the Economic Development Zone. This zone contains over 250 acres and was created over 15 years ago when it was changed from an industrial zone. Since the original preparation of this zone there have been many land use changes within the area, market changes, societal changes and changes in

regards to the needs of our community. While most of the property continues to be used for container grown ornamental trees and shrubs, its future development should be based on a zoning plan that recognizes the prior development of the surrounding area, which includes both commercial and residential development. A new zone might encourage a mix of uses to create a vibrant central area where residents can live, work and meet their daily needs without having to rely on automobiles as the sole means of transportation. With public water and sewer available, the site is large enough to include an area of community supported agriculture and include arts and entertainment. Any development within this zone should be linked with the surrounding Greenway Village Apartments and area condominiums, along with access to the Farmington Valley Greenway, McLean Game Refuge and YMCA.

Avoiding Strip Developments

Avoid the construction of small scale, individual commercial and strip developments along our major routes by requiring minimum distances between curb cuts and placing size limits on new or modified commercial buildings. The restrictions may be greater for retail/service uses and reduced for office development.

Architectural Guidelines

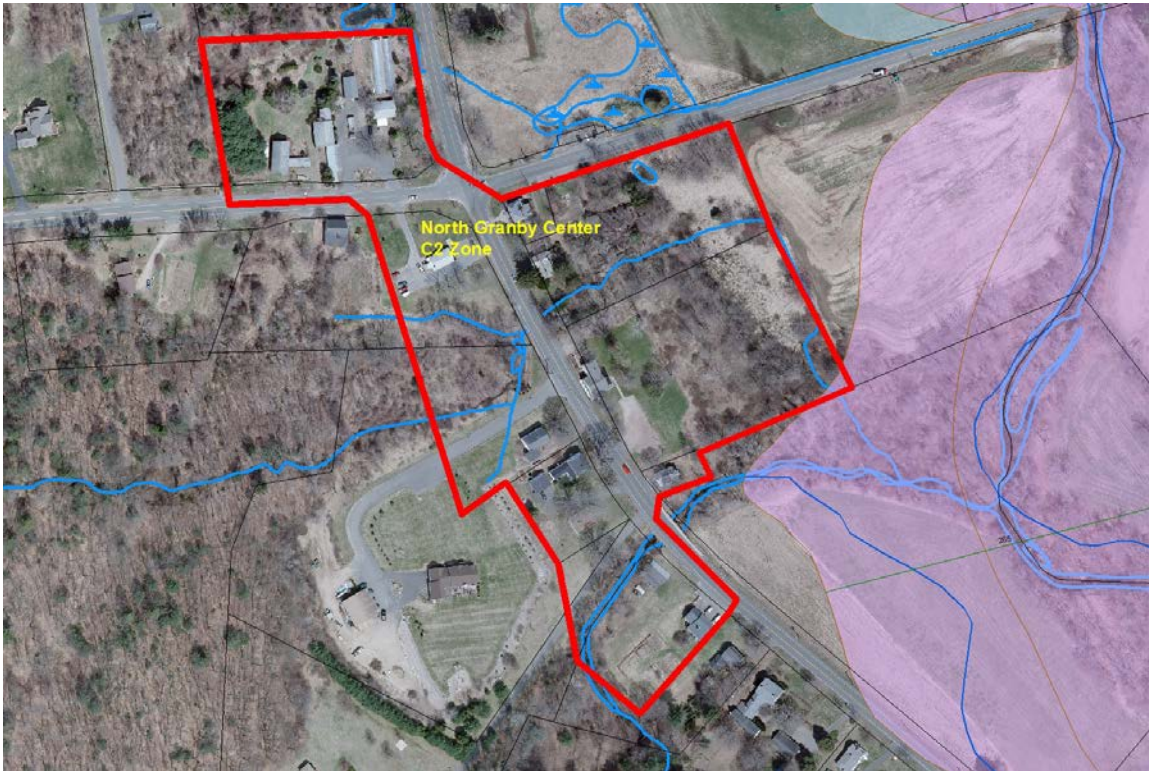
Establish a subcommittee to consider possible amendments to the Zoning Regulations that require specific architectural guidelines to be used in the design of commercial buildings, as appropriate for the zone and area where such buildings are proposed.

T1 zone

Review the T1 zone and consider amendments in response to changes that have occurred within the general area and in recognition of the changes that have occurred in the real estate market. The T1 zone was created in 2006, yet no new development has occurred within the zone during this time. Over the past 10 years the commercial market has continued to change along with the prospects for development. Therefore the town should consider allowing greater opportunities for mixed use development and multifamily development within the T1 zone and the abutting areas. Explore the possibility of enticing artists to live and work within this and other areas.

North Granby Center

Within the North Granby Center area there are currently 13 acres zoned for commercial use (C2). None of these properties are being used commercially at the time of this writing. It is anticipated that many of these properties will see a change in ownership or use in the coming years. The Planning and Zoning Commission should study this area and consider adopting a new zone for the area or rezone the properties to encourage or promote uses and development that are compatible with the surrounding area. This should be done following the adoption of a “vision” for North Granby Center. Such a vision should define the boundaries of the area, address the historical nature of the area, identify real possibilities for future use, recommend architectural design considerations and understand the limits of the infrastructure.



Tax Increment Financing

The Town should study the possible benefits of adopting a Tax Increment Financing strategy. In 2015 the Connecticut State legislature improved opportunities for municipalities to use Tax Increment Financing (See: *An Act Establishing Tax Increment Financing Districts*, P.A. 15-57). The legislation allows municipalities to allocate the future property tax revenues from a project or a project area, that are above and beyond what would have been generated without project, to costs associated with the project. Under this method, the tax increases generated from the project are used to help fund the project. Additionally municipalities are now allowed to form TIF districts that include both the project and other properties that will experience property value increases as a result of the project.

<http://w11.peer360.com/b/9HSiu16ohKARElkYZh41/article.asp?MID=314712>

GOALS AND IMPLEMENTATION

GRANBY CENTER

The Granby Center contains approximately 340 developable acres and is the Town's most densely populated area. The Center is the only area in town where the majority of properties are connected to public sewer and water and where many property owners now have access to natural gas. The area makes up only 1.5% of the Town's total acres, but it is the primary area for historical, governmental, commercial, medical, educational and residential activity. Like most Town Centers, Granby Center has had highs and lows throughout its existence, primarily associated with the periodic changes in the state of the economy. Throughout the years a variety of businesses have come and gone, but overall, the area regularly maintains a low commercial vacancy rate. For most of the past 40

years, vehicular traffic has experienced delays within the Center during the weekday peak hours. These delays can be frustrating and are a slight detriment to business activity. However, the condition is not unusual within such areas where numerous State routes converge and the situation can certainly be improved. Today, Town Centers like ours are experiencing significant revitalization, redevelopment and beautification as people gravitate towards small urbanized areas that offer charm and convenience. Granby Center is a very small part of the Town's 40 square miles and unique in the availability of an infrastructure that can support a higher density, pedestrian oriented lifestyle. Through the cooperative efforts of the Center businesses, the residents and the local government the Granby Center will continue to flourish.



GOALS

1. Continually develop and re-develop the Center as a cohesive, dynamic, mixed use area for the benefit of the residential and business community.
2. Improve pedestrian access throughout the Center and link area businesses, particularly those separated by State Routes 10, 20, and 189 with sidewalks and crosswalks.
3. Maintain the Center Green as a special focal point within the Center.
4. Increase the number of and variety of businesses, particularly restaurants.

5. Promote organized social and special events within the Center.
6. Study, review and understand traffic flow within the Center.
7. Expand public sewer, water and natural gas lines.
8. Add additional street and business lighting to enhance nighttime activity and advocate for underground wiring.
9. Obtain a greater mix of new housing units, particularly multi-family and rental units.
10. Work to preserve historic buildings and the character of the Salmon Brook Historic District.
11. Promote harmonious and attractive signage and landscaping throughout the Center and unify the Center through other visual linkages.
12. Develop a comprehensive, conceptual design plan for the Center.
13. Provide improved pedestrian access and convenient services particularly for the senior citizens who reside within the Center.

<http://www.towngreens.com/datacenter/index.cgi/view/66/historical>

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Center Development

Continually monitor the effectiveness of the Granby Center Zone to determine if it is having the desired effect. Appoint a study group to review the zone and the development changes which have occurred under the revised regulations. Consider amendments that will further the goals of this section. Require cohesive visual linkages in the design of new developments and encourage the redevelopment of properties which detract from the appearance of the Center. Take an active role in the removal of unused and unsightly buildings, which have a detrimental effect on the Center. Engage a landscape architect to prepare comprehensive concept Center improvement drawings.

Center Vehicular Traffic

Continue to work with the State DOT to resolve the Center traffic problems with consideration given to maintaining the appearance of the Center and Town Green. It is essential that intersection alignments and traffic flow patterns be improved. However, it should be understood that serious congestion is mostly limited to the peak hours of traffic. Avoid widening Route 20 beyond the existing 2 lanes, from Bank Street to the East Granby Town line.

Center Promotion

Work with the Center businesses on efforts to promote the Center as a unified business

district. Promote common signage, lighting, cooperative advertising and promotional events. Seek areas for public parking. Provide for sidewalk sales, music and other entertainment. Work with the Granby Artists Association to add both temporary and permanent art displays, murals and sculpture to the Center. Design and adopt a Granby Center logo and promotional materials. Work to beautify the Center. Design a unique Granby Center flower planter, with a logo and make them available to Center businesses. Establish groups to arrange the planters and offer recognition awards for outstanding flower designs. Add common hanging flower baskets to light posts and commercial buildings.

Special Events

Work to increase the number of special events within the Center, such as concerts, parades, road races, and sporting events. Consider a winter carnival with a snow sculpture contest on the green and elsewhere within the Center. Work with the South Congregational Church to use their parking lot for special events and provide a pedestrian walkway through the Connecticut Valley Commons parking lot to the north.

Pedestrian Convenience and Improvements

Endeavor to make the Center pedestrian friendly. Continue to link and extend the existing sidewalks and establish crosswalks where necessary and convenient. Modify the Zoning Regulations as necessary to require sidewalks and recreational paths throughout the Center area and east to the Farmington Valley Greenway. Explore ways to create additional pedestrian linkages between the Town Municipal Complex and the Center businesses. Link all new residential areas to the Center sidewalks. Provide new sidewalks from Rushford Meade, Windmill Springs and Meadowgate to the Center. Link the Center Green to the business area. Extend sidewalks along Route 20.

Housing Opportunities

Provide opportunities for a greater number and mix of new housing units, particularly multifamily units, rental units and single family units on reduced size lots. An increase in the number of residents who live in the Center will ultimately result in a more vibrant, pedestrian friendly Center.

Future Development

Inventory undeveloped and underdeveloped areas within the Center. Analyze the possibilities for future development and determine the suitability of connecting these sites to public water, public sewer and natural gas. Study the relationship of these sites to existing developments, considering linkages and buffering opportunities. Determine the need to amend regulations to enhance opportunities for commercial, multifamily, elderly housing and mixed-use development.

Center Historic Properties

Recognize the uniqueness and importance of the Center historic properties. Understand the long-range risk to these properties from excessive traffic, maintenance costs and pressures for conversions to higher intensity uses. Encourage a continuation of the existing residential use for these structures. However, consider the adoption of specific regulatory tools, which permit the conversion, or reuse of a structure where such change will result in an improvement or greater protection of historic structures. An office, bed-and-breakfast, inn, antique shop, restaurant or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with

a facade easement or other permanent preservation tools to maintain the integrity of the historic homes within this area. Consider the appointment of a special study committee to undertake this task.

Town Green

Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area. Consider the relocation of the WWI Memorial to the Town Green.

GOALS AND IMPLEMENTATION

OPEN SPACE AND RECREATION

Granby is, in large part characterized by its abundant Open Space, defined as undeveloped land, and by Recreation, defined as an unlimited variety of outside activities most often occurring within the open space. Granby is very fortunate to have over 10,000 acres of permanently preserved open space, brought about primarily by the generous donations of people who cherish the Town and who wanted to preserve parts of it for the enjoyment of future generations, wildlife and for a variety of environmental purposes. The state, the local government, McLean's, the Granby Land Trust and others have all worked independently and cooperatively to preserve our open space. These open space preservation efforts continue and in most years additional properties are added to the list of permanently preserved lands. The previous Plan of Conservation and Development sought to maintain a level of 1 acre of preserved land for every 2 residents. However, over the last 10 years the level of preservation has far exceeded the increase in population and the Town today is closer to a ratio of 1 acre for every 1 resident. Recently the town has been more focused on specific areas of preservation and the linkage of existing open space areas. As noted in the other Sections of this Plan a primary focus of preservation involves the maintenance of contiguous forest lands, the maintenance of biodiversity, the preservation of our waterways and wildlife habitat, the protection of scenic views, the preservation of farm land and preservation of ground water. The permanent preservation of open space will significantly aid in achieving these goals, while permanently preserving significant areas for outdoor recreation.

GOALS:

1. Maintain the character of Granby through the preservation of important open space areas.
2. Establish open space corridors by connecting existing permanently preserved parcels.
3. Maintain and preserve the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities.
4. Utilize wetlands, streams and floodplains as open space linkages.

5. Provide a system of parks and facilities that addresses the leisure and recreational needs of the community.
6. Preserve, maintain, create and extend existing hiking, biking and horse trails for non-motorized vehicles.
7. Minimize habitat fragmentation through strategic open space preservation.
8. Develop methods to increase funding for the purchase and preservation of strategic undeveloped properties.
9. Promote, encourage and provide for a wide variety of recreational outdoor activities beyond those of team and organized sports.
10. Recognize the special need for adult recreation and youth recreation. Embrace all recreation that encourages outside activity and moves people from their sedentary life style and away from their electronic devices to the outdoors.
11. Design and utilize throughout the town a specific post or sign, which identifies preserved areas of open space.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Open Space preservation within Subdivisions

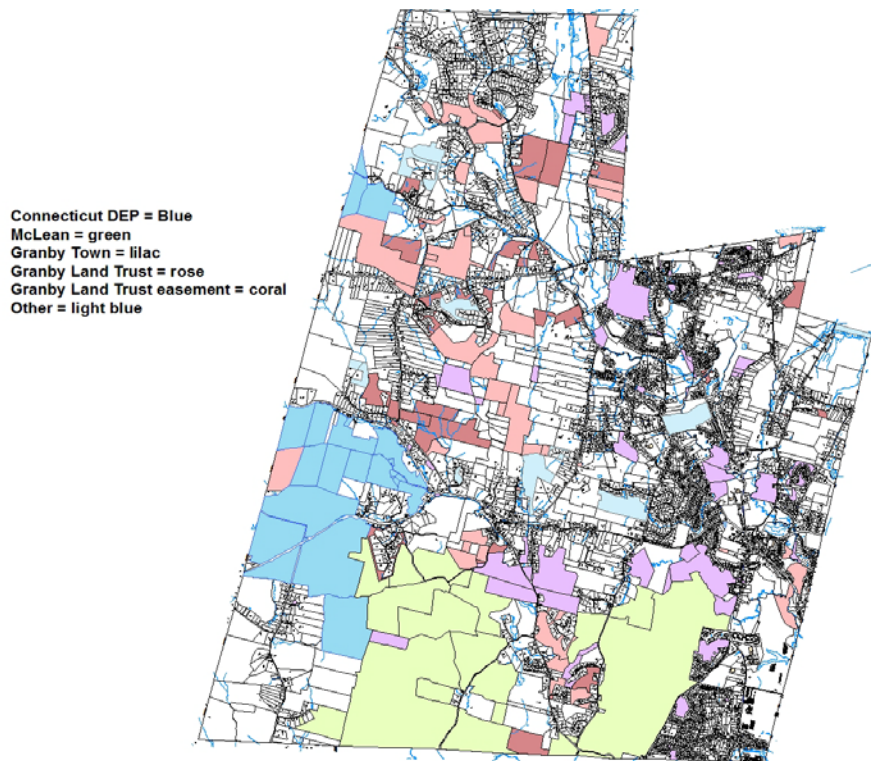
Continue to require the dedication of open space with all subdivision applications, placing emphasis on those areas that can link existing open space parcels. Encourage Flexible Residential Development particularly where larger areas of open space will benefit the community and where the quality of the individual building lots can be maintained. Work with applicants early on in the design of their projects to identify the ideal placement of the open space areas. Require subdivision applicants to provide a fee in lieu of open space where no beneficial land areas are included within the land proposed for development. Link existing preserved areas with undevelopable areas such as wetlands, streams and floodplains. Prioritize conservation easements over areas where public access is not anticipated and where the goal is primarily the preservation of flora, fauna and environmental features. Consider an amendment to the existing regulations to increase the width of buffers and setbacks to provide adequate corridors adjacent to wetlands and watercourses and to provide linkages between open space parcels.

Collaborate, Identify and Preserve Future areas of Open Space

Work to maintain the cooperative relationship of the Town's various preservation groups. Promote an active dialog with such groups in our adjacent communities, recognizing that important linkages cross town and state boundaries. Establish a procedure for the notification of preservation groups when important land becomes available for sale. Re-establish the Open Space Advisory Committee to update the Open Space Plan. When

making land use decisions, review the September 1, 2015 Summary Report of the Granby Town Owned Land, Study Committee. Consider updating the report every 10 years.

http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/TOLSCfinalreport9-2015.pdf



Trails and the Use of Open Space

Preserve, maintain and increase the number and length of trails. Establish a dialog with existing property owners regarding public access to trails that might be located on their private property. Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property. Encourage the public to use trails and expand the allowable use to mountain biking, running, riding, hiking and winter uses as appropriate for each area. Promote orienteering, trail races, group hikes, group rides, bird watches, nature talks, and other such activities to encourage the recreational use of open space. Preserve the Holcomb Farm trails. Encourage community groups to adopt a trail or open space area and assume responsibility for the long-term maintenance of such areas including placement of road signs and the development of parking areas where appropriate. Create and regularly update a Town wide trail map. Work to establish a ridge trail from Crag Mountain to Southwick and work to open up trail networks throughout the Old Messenger Road area.

Promote and Provide for Greater Outdoor Recreational Activities

Expand the use of the Town Parks and other outdoor properties for uses far beyond organized sports. Our parks should be areas for residents to meet and socialize. They can provide opportunities for new and evolving special recreational challenges and other events involving a wide variety of outdoor activities. Today many of our younger generation are involved in the new genre of obstacle and endurance races. Such activities are a good fit for our community. As the Granby road race enters its 45th year the Town might consider offering a ½ or full marathon, perhaps starting from one of our parks or

the Holcomb Farm properties. Improved access to the Land Trust's Diamond Ledge might draw more climbers to this natural gem. Encourage the establishment of running and hiking clubs. Consider providing cross country ski trails on the East Street Farm and the Holcomb farm. Outside enthusiasts are a natural fit for Granby and they will make wonderful future stewards of the Town's Fundamental Values. Embrace the three primary Strategies in "Today's Land - Tomorrow's Legacy", of the Connecticut Forest and Park Association. <http://www.ctwoodlands.org/about-us/looking-forward-where-the-vision-leads-us>

Open Space Fund

Continue to add to the Open Space Fund for the purchase, improvement and maintenance of open space and recreational areas. The new fee in lieu of open space program has provided a new source for such funds. However, the establishment of a budgeted annual contribution to this fund would assure the availability and immediate access to funds as needed. Open Space funds were of critical importance where the Land Trust, the State and the Town participated in the preservation of the Davis Farm and the Bushy Hill Orchard. Having a dedicated fund allows for quick and easy access to such funds when opportunities are presented. Utilize the fund for the Town's direct purchase of open space, for the maintenance of open space areas and to improve such areas for specific recreational activities. Open Space funds can also assist the Granby Land Trust or other group in acquiring open space areas, to supplement the State's purchase of development rights program and used as matching funds with State and federal open space acquisition program grants.

Open Space Map:

http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/OpenSpace2015.pdf

GOALS AND IMPLEMENTATION

AGRICULTURE

Our Town's rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. However, beginning in the 1950s, agricultural lands began to steadily decline with the construction of new housing developments. With the adoption and evolution of subdivision and zoning regulations the Town began to address the need to preserve and encourage agricultural use through the adoption of farm friendly regulations and supportive government programs. However, national and even international competition for the sale of agricultural products, as well as governmental intervention has changed the way consumers purchase and farms produce most of the food that we consume. Today a Granby farm might be a horse farm, an "organic" vegetable farm or a vineyard. Farms that raise specialty beef cattle now outnumber dairy farms. Goats and sheep are commonly raised and chickens can be found everywhere, with local eggs sold throughout the town. Farms are not just for farmers, but are places where residents can go sample their products and attend events. Many residents have begun to support local farms through their participation in Community Supported Agriculture (CSA), or the Granby Sampler, where they support the farm through an annual monetary contribution while in return receiving fresh produce throughout the growing season. While silage may still be the most visible crop, today's diversity of agricultural activities actually exceeds those of years past.

http://www.ctplanningforagriculture.com/guide/2012_planning_for_ag.pdf

GOALS:

1. To preserve Granby's remaining productive farmland.
2. To maintain and preserve the Holcomb Farm for agricultural purposes in addition to its open space, social, educational and recreational activities.
3. To encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.
4. To anticipate how climate change can impact local crop production.
5. To encourage sustainable farming methods.
6. To encourage the production of crops that will serve the local population.
7. To inventory existing farmland and identify areas with primary farmland soils.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Holcomb Farm and other Town Owned Properties

The Town's Holcomb Farm is an extremely valuable Town owned agricultural property. It has been used for agricultural purposes for over a century and is an important part of the Town's agricultural history. The soils of the Holcomb Farm are "primary agricultural soils" and together with its close proximity to water for irrigation, the site is ideal for the production of crops and other food products. Continue to use the Farm for agriculture and seek opportunities for expansion. Regularly review the farm management for assurance that the farm operation is managed in the most efficient, productive, economic and environmentally sustainable manner. Continually review and consider how Holcomb Farm crops might best serve Granby and the region. Continue to provide fresh produce for the elderly and those of less economic means. The Town of Granby owns additional agricultural properties such as the East Street farm, farmland along Barn Door Hills Road and many other areas. Currently these properties are being leased to local farmers for agricultural purposes. This practice should be continued and additional Town lands should be explored for such use. The Town should understand the production value of its agricultural lands and consider modifying the types of crops produced should such need arise. Additionally, the Town has hundreds of acres of grasslands/fields which could be converted to crop production. Such a conversion should be considered if and when such fields are no longer needed for its current use. Survey other existing town owned open space in an effort to identify future properties that might be used for agricultural purposes and to support the local agricultural community. The Town's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food. The town should expand the gardens as the need arises. Overall the Town's Agricultural

Commission should play an important advisory role on the use of Town properties for agriculture.

Extension of Agricultural Uses.

Encourage and permit agricultural operations to engage in activities that seek to sell the agricultural experience and to use the agricultural experience to attract consumers and sell farm products. Work with the Granby Agricultural Commission to develop regulations that address the diverse commercial elements of today's agricultural operations. Many such uses are today inadequately defined, to the possible detriment of the agricultural enterprise and the nearby residential property owners. Any such regulations should continue to encourage and support Agricultural Tourism and allow as of right or by Special Permit commercial enterprises that complement the more traditional harvesting of crops and raising of livestock. Today's agricultural enterprises commonly include such things as Community Supported Agriculture (CSA), farm tours, petting zoos, pumpkin patches, corn mazes, farm housing/accommodations, bed and breakfasts, wool processing, farm camps, farm vacations, agricultural education programs, hay and sleigh rides, horseback riding, pick-your-own, Christmas tree cutting, production and sale of homemade foods, wine tasting and agricultural stores. Agricultural tourism uses may also include special farm visits by a wide variety of groups for education, training, entertainment or leisure activities.

Pro Farm Tax Policies

Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development. Consider the adoption of a farm property abatement ordinance as outlined in CGS 12-81m. Such an ordinance would allow for the abatement of up to 50 percent of property taxes of a dairy farm, fruit farm, vegetable, nursery, or similar farms. The abatement does not apply to farm residences. The abatement is in addition to that allowed under PA 490. Consider other methods to avoid economic pressures which force land into development.

https://www.cfba.org/images/resources/property_tax_abatement.pdf

Permanent Preservation of Farmland

Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing. Continue to preserve and acquire productive farmland. When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.



Farm Friendly Zoning Regulations and Support for Agriculture

Review all proposed regulations for any negative impact on the farming community. Utilize the Granby Agricultural Commission, when considering applications that could impact existing farmland or agricultural operations. Ask the Agricultural Commission to undertake a comprehensive review of the Zoning Regulations Section 8.15 regarding Agriculture, particularly in regards to Farm Stores and to review and modify the Zoning Regulations definition of a “Farm”. The Granby Agricultural Commission can also be useful in finding solutions to agricultural/residential conflicts and for making recommendations on the need for buffers between existing agricultural operations and proposed new developments.

Anticipating Food Production with Climate Change

Climate changes may lessen the reliability of crop and other food production throughout the country and the world. Wide swings in the cost of specific products due to weather events should be anticipated. Our local crop and food production is perhaps too limited to address such concerns. However, it might be useful to research and understand how local food production can play a role in addressing future food production concerns. Therefore the town should consider undertaking a study to understand how much food is annually produced locally, how it is marketed, when it is harvested and the primary concerns regarding overall crop production.

Agricultural Best Management Practices

Agricultural Best Management Practices, BMP, (also called Conservation practices) are practical, cost-effective actions that agricultural producers can take to reduce the amount of pesticides, fertilizers, animal waste, and other pollutants entering our water resources and to conserve water supply. Such practices are also useful in creating buffers and field borders, managing woodlands, controlling invasive species, limiting odors, controlling vermin and insects and reducing erosion. By utilizing best management practices farmers will not only find greater economic success and improved environmental conditions, they will also reduce neighborhood conflicts and help maintain the wonderful relationship that farmers and non-farmers enjoy throughout our community. Over the years the Natural

Recourses Conservation Council (NRCS) has played a valuable role in working with our farmers in implementing BMPs.

http://www.ct.gov/deep/lib/deep/water_inland/wetlands/2009_seg3_bmp_webversion.pdf

Barn Preservation

The value of our Granby Farms far exceeds the value of the products they produce. Farms supply us with the great scenes, sights, smells, sounds and social activities that provide additional meaning to life here in the Town of Granby. The great variety and number of old barns that are scattered throughout the town are an important part of Granby's agricultural heritage and provide us with a visual treat as we view their setting upon the landscape. Unfortunately many of these barns are falling into disrepair and without intervention may be gone in the near future. The Town should consider working with the Salmon Brook Historic Society in an effort to establish a process or fund to help with the repair and maintenance of such barns so that they are preserved for future generations.

<http://connecticutbarns.org/> <http://connecticutbarns.org/map/granby>

Granby Agricultural Survey:

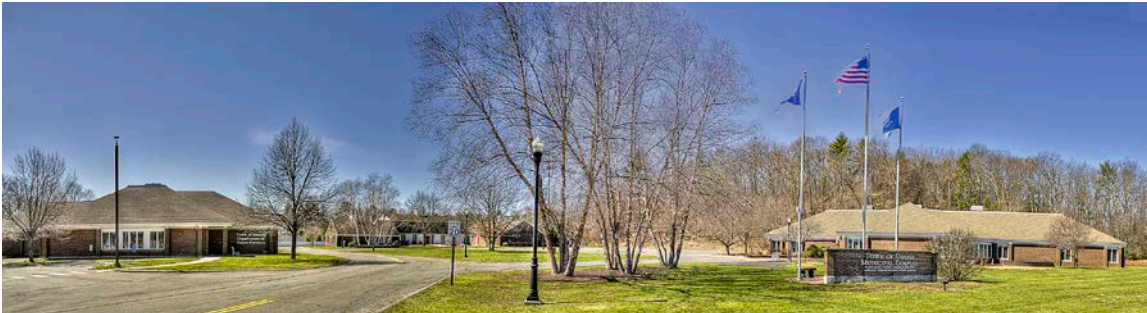
http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/AG%20Survey%20Results%20-%20Final.pdf

Granby Agricultural Businesses: <http://www.granbyag.org/>

GOALS AND IMPLEMENTATION

GOVERNMENT SERVICES AND PUBLIC FACILITIES

The Town of Granby provides a wide range of services to meet the needs of its citizens. Granby's attributes include a very low crime rate, an extraordinary school system, well-maintained roads and facilities, and knowledgeable and accessible public officials. The majority of the Town's public buildings and facilities have been designed, constructed and updated to adequately serve the Town. The Town must continue to monitor change and be prepared to efficiently respond to the growing and changing demands on government.



GOALS

1. Establish a committee to review this Plan of Conservation and Development and to adopt a strategy for implementation.
2. Maintain the current level of Town services and public facilities.
3. Manage the growth and cost of government services to the community, while maintaining a high quality of service.
4. Limit the amount of new regulation and to balance the cost of implementing and managing new regulations with the need for such regulation.
5. Maintain the necessary number of volunteers and to encourage new volunteers who can serve the Town in the wide variety of elected and appointed positions.
6. Regularly document and update the average daily flow of sewage, anticipate future needs and re-allocate service as appropriate.
7. Modify the existing Sewer Service Area Map, allowing for an expansion of the Sewer Service Area north and south of Floydville Road, to the boundary of East Granby and eliminating areas north of Crest Road, along North Granby Road.
8. Promote the extension of water lines along the southern portion of Salmon Brook Street and Floydville Road.
9. Allocate the necessary funds to maintain our high standard of education.

10. Regularly review the changing demographics and to adjust municipal services accordingly, particularly in regard to the aging of the population.
11. Seek opportunities to combine services with other communities in an effort to reduce costs and maximize the public benefits.
12. Seek opportunities to share services and to improve communication between various Granby Town agencies and departments.
13. Undertake a comprehensive review and re-write of the Town's Zoning Regulations.
14. Undertake a comprehensive review and re-write of the Town's Subdivision Regulations.
15. Develop a strategic Town marketing strategy and to define a Town identity.
16. Identify and acquire important land areas around existing municipal facilities, parks and uses where such acquisitions can clearly benefit the community in value due to proximity or future costs savings.
17. Identify and acquire strategic properties that will benefit the Town esthetically, economically and historically.
18. Take a more active role in the preservation of historic and significant structures.
19. Take a more active role in beautifying the community.



IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate, should be considered:

Plan of Conservation and Development Implementation Committee

This Plan of Conservation and Development contains a wide range of goals and extensive recommendations designed to achieve those goals. As was done with the previous Plan, it is expected that the Planning and Zoning Commission will regularly review these recommendations and make land use decisions in accordance with these recommendations. However many of the recommendations found throughout this plan can be best implemented by other Boards or Commissions, by the various Town Departments or in cooperation with Town and private parties. In order to effectively move forward with the goals of this plan, it is recommended that the Board of Selectmen appoint a Plan of Conservation and Development Implementation Committee to prioritize goals, identify the primary parties most necessary in achieving the goals and to develop strategies for implementation.

Avoiding the Adoption of Excessive and Unnecessary Regulation

In comparison to many of the towns in our region, Granby has very little regulation. Town officials have hesitated to propose new rules, requirements or regulations except as required by the State or based on a clearly defined issue or concern. The Town should continue this policy and refrain from adopting new regulations or ordinances that appear to settle isolated issues and recognize that when such regulations are applied unilaterally they often cause more problems than they solve. In general the Town's citizens can responsibly make their own decisions concerning their private property and most live peacefully and with respect and concern for their neighbors. New regulation often comes about due to the unreasonable actions of property owners and the negative impact that they have on their surrounding neighborhood. If we are to avoid the adoption, enforcement and costs of new regulations, we must seek other ways to address the circumstances that bring about the call for such actions. The Town should explore a mediation process to help reduce neighbor conflicts, prepare a Statement of Cooperation and Consideration, which outlines the qualities of a good neighbor and have at its ready ordinances and regulations found in other towns that can start a discussion on the many issues that can arise from simple disputes. It should be understood however, that mediation is voluntary. No one should feel forced to engage in mediation. No one should feel forced to accept a resolution suggested by a mediator, should a suggested resolution be proposed. Mediation should not be viewed as a substitute for enforcement of the regulations by the appropriate authority. A mediation process may be helpful in some situations, but all citizens are entitled to enforcement of the regulations, and should feel comfortable declining to participate in mediation. While the Town should seek to avoid new regulation and balance the need of such regulations with the cost of enforcement, it should not hesitate to adopt new regulations that are clearly necessary to serve the public.

Value Our Volunteers

Recognize the value of our volunteers and understand that our town programs and activities are significantly enhanced by their participation. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the costs would be substantial. The Town should look for ways to continually recognize these individuals for their efforts. All volunteers must feel that the hours of

service that they donate to the community are greatly appreciated. Encourage retirees to volunteer and remind the public of the value of our volunteers and of the importance of volunteering.

Public Water Service

Granby is served by 2 private water companies, The Salmon Brook Water District and the Aquarian Water Company. The Town should maintain a map which outlines the location of the water lines and update it as necessary. The Town should keep apprised of the growth plans of the water companies. Copies of this Plan of Development should be made available to these public water suppliers and further studies concerning the extension of water mains should be considered as outlined within the plan. The extension of public water lines north and south along Salmon Brook Street should be explored. The Canton Road water lines should be linked to Salmon Brook Street and Floydville Road and extended east towards the East Granby line along Floydville Road, East Granby Road and Hartford Avenue.

Education

The Town recognizes and supports our high quality of public education. Granby's school system is known for its high standard of education and the community is committed to maintaining this standard. The relationship between property values and the quality of the Town's school system is well documented and accepted. It is important that the Board of Education remain innovative in its educational philosophy while operating in a cost-effective manner. Town should continue to provide the highest standard of education at an appropriate and reasonable cost to the taxpayers. As enrollment declines and the with future shifts in education, the Town should not hesitate to engage in conversations with the adjoining Towns and explore how the Towns might merge in an effort to offer greater educational opportunities while benefiting from consolidated services.

Regionalization

The Town should continue to pursue the regional benefits of shared services. Regionalization involves the cooperation among towns that results in a more efficient, cost effective, timely or informed delivery of government services. As the Farmington Valley Health District (FVHD) cooperatively provides our area towns with Health Code related services, perhaps a similar organization could provide wetlands enforcement, engineering and similar services. Currently the Granby Building Department provides the Town of Hartland with building inspection and related services and the Granby Police Department provides dispatching services for the Town of East Granby. Such arrangements should be expanded wherever possible and explored for educational services. Given Granby's proximity and close relationship with East Granby, the two towns should explore the possibility of sharing a wide range of governmental services. Areas of regional cooperation must continually be explored in an effort to provide improved service, moderated costs or improvements in the function and delivery of town services.

Future Development and Beautification

The town should seek to acquire important land areas around existing municipal facilities, parks and uses. By acquiring such areas the town can maximize the use of existing infrastructure, concentrate municipal use in areas previously established, maintain existing municipal development patterns and save on the costs of establishing new sites. The town should prepare an inventory of important and desirable properties

that abut existing municipal properties and be prepared to act quickly when such properties become available for purchase. The Town should also consider acquiring strategic properties and adopting other strategies that will benefit the Town esthetically, economically or historically. The town could play a more active role in protecting neighborhoods from abandoned or blighted properties by acquiring and reselling them. Where specific areas or individual properties present a negative impression of the community and reduce neighboring property values, the Town may wish to acquire such properties and rehabilitate them. One such area is located along the northern portion of Salmon Brook Street. Some of the eastern properties that abut the waters extending from Manitook Lake are vacant and unattractive and viewed regularly by passing motorists. These properties can be cleaned up and cleared of unsightly brush and debris, thereby presenting an attractive view of the waterway and the eastern hills. Historic structures, including barns can be rehabilitated with assistance from the town through purchase and re-sale, low interest loans, grants or other methods. The Town should consider purchasing and removing or rehabilitating properties that are holding back the progress of our commercial areas, particularly the Granby Center. These efforts can be promoted through the action of existing commissions such as the Development, Agricultural or Conservation Commission, or the Selectmen may wish to establish a new beautification committee to undertake the role of actively promoting improvements to specific properties or areas of concern. Residents should not have to wait year after year in the hope that some buyer/developer might finally purchase a fire damaged or other blighted structure that is bringing down the value of their home or neighborhood.

Marketing our Identity

The Town of Granby has traditionally maintained a low profile among the States 169 Cities and Towns. While Granby citizens and their families and friends, as well as those living in neighboring communities may know of the Town's special qualities, most people do not. People outside of Granby may view the Town as an average rural community. Some may have heard of the outstanding educational system and abundant open space. But few appreciate the overall appeal of life in Granby. The Town's recreational opportunities, the high level of educational attainment, the strong family relationships, the responsible financial management, the elderly programs, the agriculture, the low crime rate, the abundance of preserved open space, the environmental consciousness and more is seldom seen as the all-inclusive picture that defines Granby. Today, many parts of the country are seeing declines in family size, increases in the median age, downsizing of larger homes and the relocation to areas that may better fit people's values and lifestyles. For these reasons many communities will see slow growth, no growth and decreases in population. Therefore, it is important for Granby to regularly attract new residents particularly young families to the Town. This is important not only for those who will want to sell their homes in the future, but important to maintain or increase home values. In an effort to attract future residents and to aid in attracting those residents who will continue to cherish our Fundamental Values, the town should develop a town marketing strategy which identifies the Granby brand. A study committee should therefore be formed, made up of a diverse number of residents, business owners, farmers, school officials and others, to develop a Brand from those attributes which are broadly outlined within our fundamental values.

Government

The Town Manager form of Government has been very effective in overseeing the local function of governmental services. The various departments and staff are kept aware of the wide variety of activities that occur and staff can quickly respond to public inquiries. However, the Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and other services. The Town should regularly review its workforce to determine if the staffing level is adequate to serve the needs of the community.

Zoning Exemption

As provided by State Statute, the Town of Granby is exempt from zoning regulations by ordinance of the Board of Selectmen, first adopted in 1964. While many Towns are exempt by ordinance many other cities and towns achieve the same benefit by simply allowing unlimited municipal uses as a permitted use throughout the various zoning districts. Whether it is by ordinance or regulation the need to allow municipal activities to occur without an added municipal process is common and useful for the government to function quickly, efficiently, effectively and economically. Further, State Statute requires a reasonable review of municipal activities by the Planning and Zoning Commission under the Connecticut General Statutes. Unlike private entities, the municipality is established to serve the people, and the local government operates by and for the people. Each and every municipal decision is held up to public scrutiny and when a sizable number of citizens object to municipal actions the local government will respond. It is useful to note here that the State and Federal Government are exempt from local land use regulations and unlike the local municipality they are less subject to the concerns of the local residents. It is therefore recommended that Granby continue to be exempt from zoning and that the Town periodically review and revise the ordinance as necessary.

Update of the Zoning and Subdivision Regulations

Over the next 5 years the Commission should review, re-write and re-organize the Zoning Regulations and Subdivision Regulations. These regulations have been amended numerous times over the past 20 years and while they remain effective, they have become cumbersome and less user friendly. The regulations should be reviewed for consistency with amendments to the Connecticut General Statutes and judicial decisions regarding land use and with consideration of the recommendations of this Plan of Conservation and Development. Additionally some amendments adopted over the past years have rendered older regulations obsolete. Such regulations should be eliminated or reorganized within existing areas. The Commission should review and consider the adoption of a variety of new zoning techniques which have proven to be affective and are now being used in other towns throughout the state.

Sanitary Sewer Lines

As noted throughout this Plan the Town will remain a very low density, Open Space and Agricultural community. This is primarily due to the historic land use development patterns, the Town's abundance of permanently preserved open space and to the significant areas of undevelopable land. This is one of many reasons why the Plan recommends focusing future development and revitalization within the Town Center and within areas where public sewer and public water exists and where such lines are expected to be extended. In the past years as public water and sewer lines were improved

and expanded throughout the center and the south eastern portion of town, a variety of higher density residential developments were approved and constructed along with commercial developments such as the Stop and Shop Plaza. These developments have found success and helped to diversify the town's housing and commercial base. This Plan recommends that the Town continue to diversify its commercial and housing development by reducing residential minimum lot sizes of vacant and underutilized properties and by permitting higher density developments where public water and sewer exist. The Plan anticipates extending the existing sewer lines where such extensions will encourage increased housing opportunities, new commercial use or provide for commercial expansion.

The Town contains over 40 square miles of land area, but has only 4 linear miles of sanitary sewer lines. (See attachment C1) These sewer lines are located within the Town Center, where they originated, and continue south along Salmon Brook Street to the Simsbury Town Line. The Salmon Brook Street sewer line was constructed in 1980, when the Town's sewer system was connected to the Simsbury Water Pollution Control Facility. Following that construction, a sewer line was extended north on Salmon Brook Street to the Meadowgate Nursing home and along North Granby Road to serve the Granby High School. Most recently a sanitary sewer was extended along Mill Pond Drive and along Canton Road and onto a portion of Archie Lane and Burleigh Drive. As noted elsewhere within this plan the Town should consider extending sewer lines; east of Bank Street along Hartford Avenue, along East Granby Road to the East Granby Town Line; north along Salmon Brook Street to intersection of Mechanicsville Road and east along Floydville Road to the East Granby Town Line. Such efforts would be positive for the Town and consistent with the States effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian environment and reduce dependence on the automobile while increasing affordability.

In 2006 the Simsbury Sewer Treatment Plant increased the design capacity from 2.85 to 3.98 million gallons per day. Per agreement with the Town of Simsbury the Town of Granby can use up to 10% of the sewer plant capacity. This is equal to 398,000 gallons per day. Currently the average daily flow of sewage to Simsbury is less than 150,000 gallons per day. The Town of Granby's cost for the update of the Sewer Treatment plant was 2.5 million dollars.

As part of the proposal to expand the Treatment Plant, in 2002, following a Sewer Waste Water Flow Report of Granby's sewer system, prepared by Earth Tech of Glastonbury CT, and discussions with the State DEP and OPM a Granby Sewer District was established. The sewer district as established is shown in Sewer District Map. (See attachment C2).

The Sewer Service area should be expanded to include properties located at 90 Salmon Brook Street and 35 Floydville Road. Including these areas within the sewer service area is consistent with the Town's Plans for Development dating back to at least Granby's 1963 Pilot Plan of Development. It is also consistent with the 1980 extension of the sewer line, the Regional Plan of Conservation and Development and the Connecticut Conservation and Development Policies Plan, dated 2013 -2024. (See Revised Sewer District Map . (See attachment C3).) While no immediate land use change is anticipated, within this area, the future development of this area will be more compatible with the

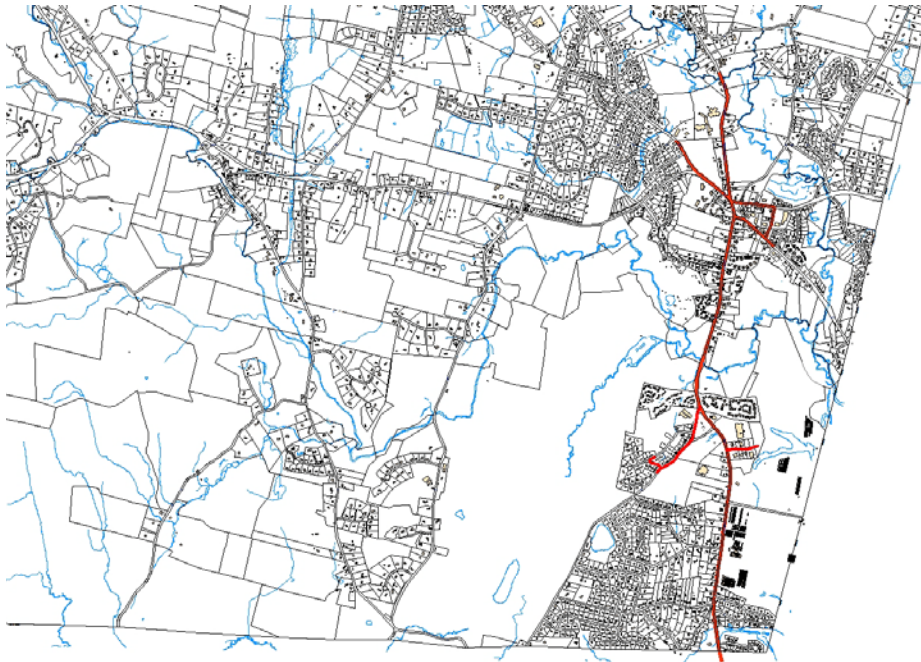
Town, Regional and State development plans and more beneficial to the Town and the region if such development has access to public sewer.

Currently the Sewer Service Area permits the extension of sewer lines north of Muriel Drive, along State Route 189 and northwest along Kelly Lane to the Kelly Lane School. This area is fully developed, with no history of excessive septic failures. The soils along this route are moderate to excellent and residential lots are compliant with Zoning and sized to accommodate septic repairs. The Kelly Lane School has a recently installed septic system and there is no indication that such system cannot be maintained into the distant future. To service the school the existing sewer line would need to be extend over 4000 feet, while providing little benefit to the adjacent area. Therefore it is recommended that this area be studied further to determine if the area north of Crest Drive as outlined in Revised Sewer District Map (See attachment C4) should be removed from the Sewer Service area.

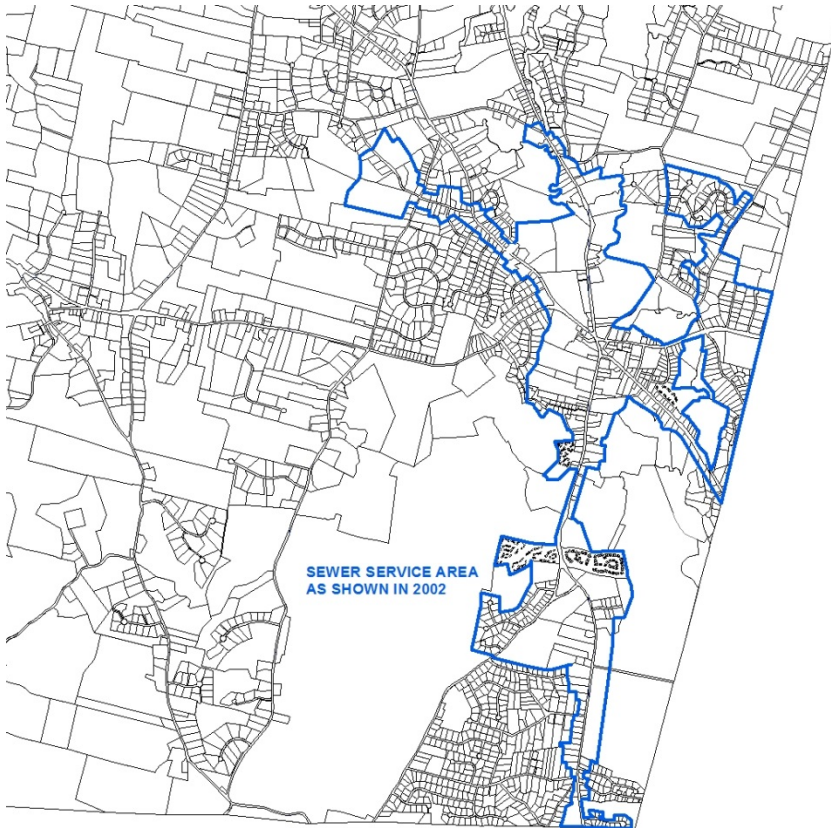
Sewer Avoidance

This Plan recommends that sewer lines not be extended outside of the areas outlined above in **Sanitary Sewer Lines**. As noted throughout, this plan recommends that the Town remain predominantly a low density residential, open space, agricultural, recreational community. As such, there is no need to extend sewers, beyond those areas noted above. The vast majority of developed Granby properties have private wells and septic systems which function without concern. Such systems support ground water recharge and can function for many years into the future. The residential density provided in the Zoning Regulations, outside of the Sewer Service Area, is consistent with the soil types necessary for the installation of septic systems to support the zoned development.

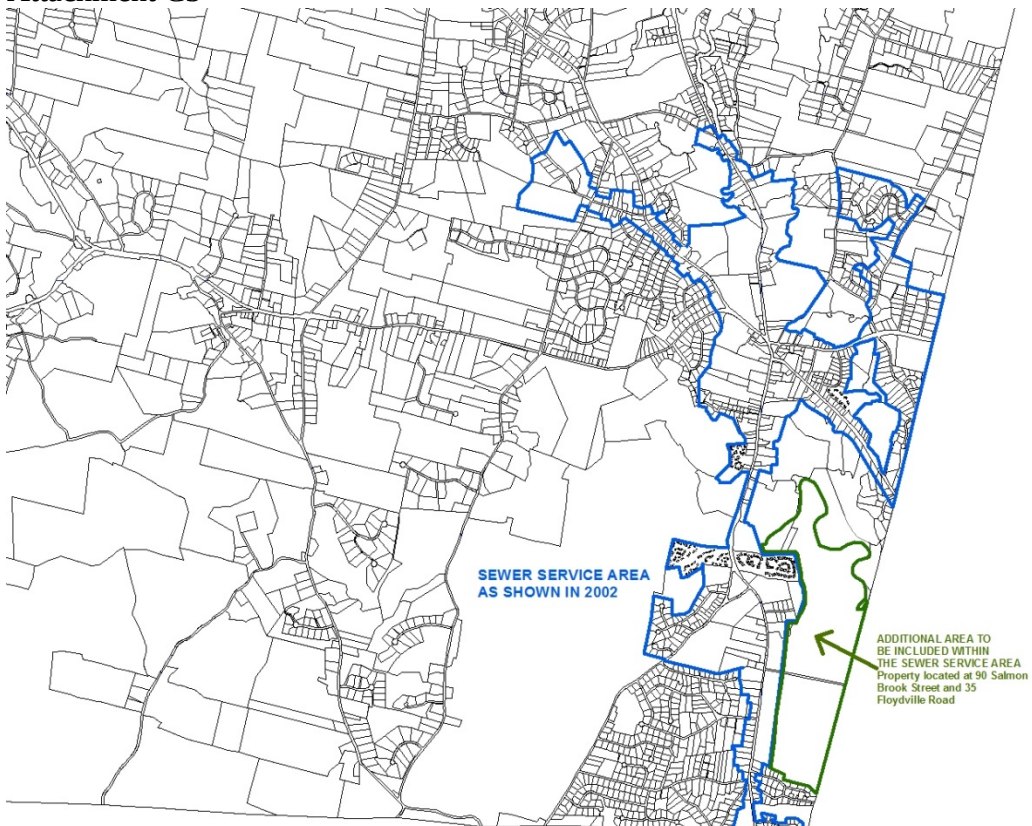
Attachment C1

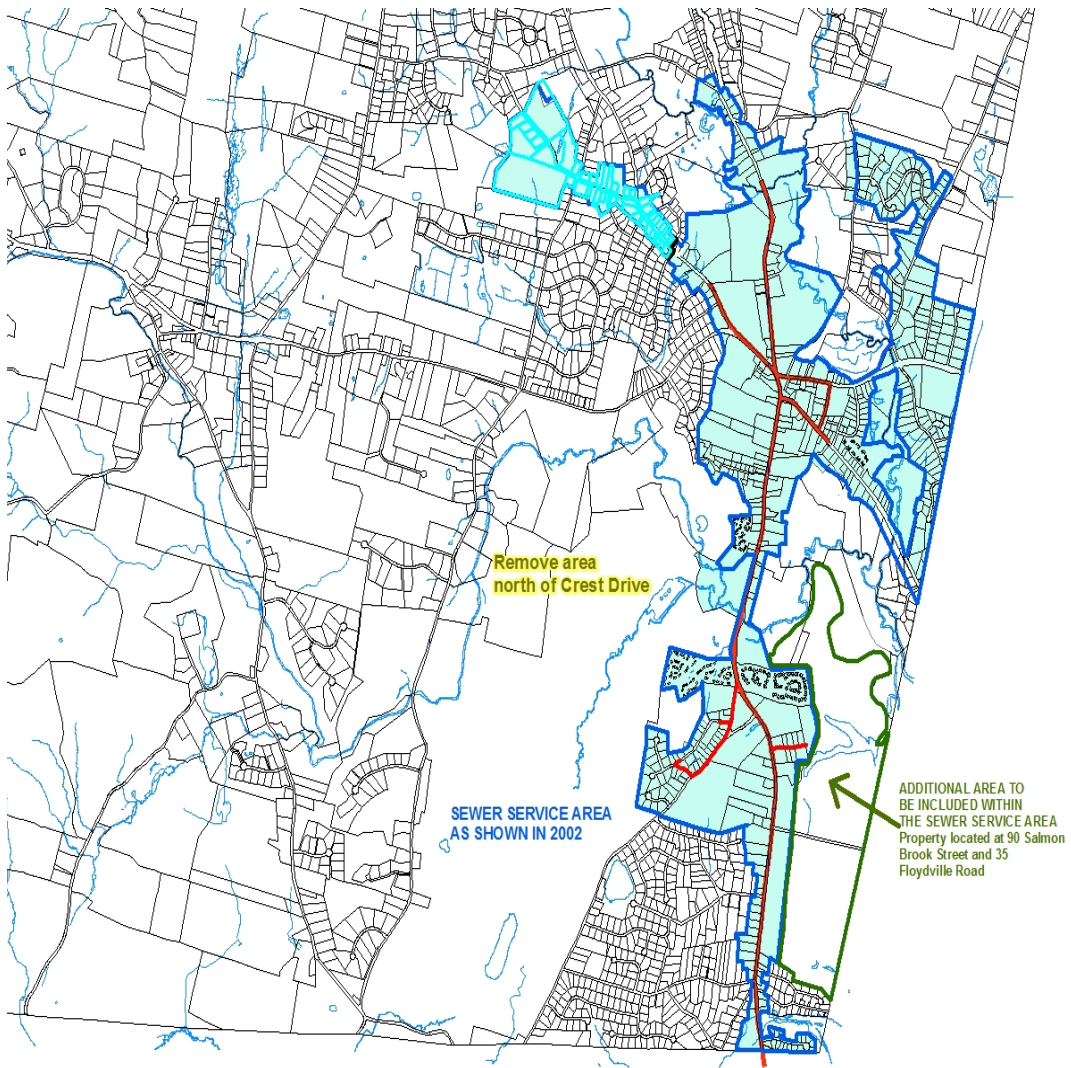


Attachment C2



Attachment C3





ADDENDUM

UNITED STATES CENSUS DATA

The United States Census Data is the most accurate data available for statistical information. The 2014 data can be found at:

http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Here you can type in Granby, or any other variety of places and get an incredible amount of information through 2014.

The United States Census Explorer, found at:

<http://www.census.gov/censusexplorer/censusexplorer.html>, is a wonderful resource of information regarding population, age groups, educational attainment, labor force, housing ownership, and median household income. Here you can focus on the town census tract level and by pointing your mouse get instant information. For example: using the educational tool you can quickly see that Granby's percentage of population, age 25 and older, with a bachelor's degree or greater, is 61%. By moving the cursor slightly north to the next tract in Granville, MA, you will see 28%. Heading west to Hartland shows 35%.

At the USA.com sites you can view Granby Census Tracts at:

<http://www.usa.com/CT003468102.html>

and

<http://www.usa.com/CT003468101.html>

Here you can also view data for each of Granby's 3 zip codes, and find a summary report and specific information such as:

Median Family income

06035 = \$91,250 ranking 85th of Connecticut's 274 zip codes

06090 = \$104,766 ranking 48th of Connecticut's 274 zip codes

06060 = \$126,065 ranking 21st of Connecticut's 274 zip codes

Finally, based on US Census data is Connecticut Population Projections 2015-2025, <http://ctsd.c.uconn.edu/projections.html>, which predicts that Granby will have a 2015 population of 11,535, a 2020 population of 11,696, and a 2025 population of 11,826.