TOWN OF GRANBY
BOARD OF SELECTMEN
SPECIAL MEETING
MINUTES
February 17, 2025

BOARD OF SELECTMEN MEMBERS PRESENT: Mark Fiorentino, First Selectman; Margaret Chapple, Vice-Chairman; Kimberly Becker, Mark Neumann, Frederick Moffa (via Zoom)

PLANNING & ZONING MEMBERS PRESENT: Eric Myers, Vice-Chairman; Christine Chinni (via Zoom), Eric Lukingbeal, Steven Muller, Brennan Sheahan, Paula Johnson and Meg Jabaily

ABSENT: Mark Lockwood and Robert Lavitt, P&Z

ALSO PRESENT: Abby Kenyon, Director of Community Development and Martin Schwager, Development Commission Chairman

First Selectman Mark Fiorentino called the special meeting of the Town of Granby Board of Selectmen to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

2. COMMUNICATIONS

2.I. Granby Center Study – Community Update

First Selectman Mark Fiorentino provided a brief background on the process and work done by the Granby Center Advisory Committee and introduced the recommendations for next steps.

The selectmen and commissioners discussed the action items in detail, reviewed timelines and agreed on responsibilities. The recommendations will be updated based on the discussion and redistributed.

The complete list of recommendations from the Granby Center Advisory Committee is posted on the Town of Granby website.

2.II. Connecticut Legislative Housing Bill Overview and Discussion

Director of Community Development, Abby Kenyon provided an overview of HB 8002 An Act Concerning Housing Growth which was recently signed into law by Governor Lamont. The following sections of the bill were highlighted as they have an impact on the Town of Granby and will require action by the Planning & Zoning Commission.

<u>Zoning Regulation Changes Required by July 1, 2026</u>

Middle Housing (2-9 units) or Mixed-Use

- The zoning regulations must be changed to allow 2-9 residential buildings (transit community middle housing development) or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject to site plan review and approval only. There can be no special permit or public hearing required.

- This regulation would apply to the C2, ED, COCE Zone and possibly the CC, CE and T1 Zones (commercial is currently allowed by special permit in those zones).
- The commission is to consider if 2–9-unit residential buildings (transit community middle housing) is to be allowed on any lot that allows for residential use. This is not required but if adopted, additional points under 8-30g can be awarded if housing is constructed, which then counts towards a moratorium.

Minimum Parking Requirements

- The zoning regulations must be changed to address parking requirements for residential developments.
- If over 16 residential units are proposed, the regulations can require one parking space for each studio/1 bedroom unit and two spaces for 2+ bedrooms. However, there must also be an option for a developer to submit a proposal for the number of spaces needed based on a parking needs assessment. The commission would then condition approval on the option that results in the fewest required spaces.
- If under 16 residential units are proposed, the regulations cannot require minimum parking spaces unless Granby adopts, and the development falls within, a conservation or traffic mitigation district. The Town can adopt two such districts which cannot exceed 4% of the land area (8% total) and the districts must be submitted to OPM upon adoption. Within this district, the commission can impose the same requirements as for under 16 units.
- Outside of the conservation and traffic mitigation districts, there can be no minimum required parking for residential uses.
- The commission cannot deny an application based on parking unless it is found that lack of parking will have an adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on viability of development.

The legislation that was passed also eliminated affordable housing plans and will require towns to submit either a Municipal or Regional Growth Plan by June 1, 2028. The elements and the requirements of the two plans are similar. Using the Municipal Growth Plan, the Town would set a target number of affordable units to be constructed and outline steps the Town would take to achieve that goal and encourage affordable housing. The target number for the regional plan would be set for each municipality by CRCOG. Granby will review both plans to determine which approach to take for the town.

2.III. Kearns School Senior Housing Update

The Town has been working with two developers Seven Summits and Good Samaritan for a number of months to design a 120-unit housing development on the Kearns School property. The units would be comprised of 80 senior restricted with about 25% at market rate and 75% would be income adjusted rent. The remaining 40 units would be considered workforce housing with roughly the same split, about a quarter would be at market rate and the other 75% would be adjusted on area gross income. These units would not meet the state standards for affordable housing.

Good Samaritan has recently withdrawn from the project and the Town negotiating team has agreed to allow Seven Summits to attempt to find a new partner to continue

the project. At this point, the terms sheet for the project has been turned over to the Town attorney to develop a memorandum of understanding to go before the Board of Selectmen within the next 30 days. The purpose of the document is to allow the developer to demonstrate some legal control over the property to gauge what state funding is available. The developers will take a few months to research the funding and then return to the negotiating committee to discuss next steps.

3. NEW BUSINESS

3.I. None

4. PUBLIC SESSION

David Desiderato, 88 Simsbury Road, West Granby commented on the regulations outlined in the Granby Center study for accessory apartments.

5. ADJOURNMENT

ON A MOTION by M. Neumann, seconded by M. Chapple, the Board voted (5-0-0) to adjourn the meeting at 8:41 p.m.

Respectfully submitted,



Betsy Mazzotta
Recording Secretary