Town of Granby is inviting you to a scheduled Zoom meeting.

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TOWN OF GRANBY – Board of Selectmen
Special Meeting Agenda
Tuesday, February 17, 2026 – 7:30 p.m.

Town Hall Meeting Room

1. Pledge Of Allegiance
2. Communications
   - 2.I. Granby Center Study - Community Update

     Documents:

     STUDY RECOMMENDATIONS FOR DISCUSSION_02.10.2026.PDF
   - 2.II. Connecticut Legislative Housing Bill Overview And Discussion

     Documents:

     MEMO HB 8002 OVERVIEW_02.10.2026.PDF
   - 2.III. Kearns School Senior Housing Update
3. New Business
   - 3.I. None
4. Public Session
5. Adjournment

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, March 2, 2026 in the Town Hall Meeting Room.

Recommendations for Next Steps

	To Planning and Zoning Commission	Timeline	Partners
1	Consider the final study in POCD update.	Ongoing - POCD to be completed 9/2026	POCD Committee
2	Adopt a new Center Zone district consistent with final study.	Fall 2026 - Fall 2027	Development Commission
3	Look at remaining CC and CE Zones, both land area and uses.	Fall 2027 - Fall 2028	Development Commission
4	Adopt zoning district boundaries consistent with final study.	Fall 2027 - Fall 2028	Development Commission
5	Adopt land use regulations and bulk standards consistent with final study.	Fall 2026 - Fall 2027	Development Commission
6	Develop and adopt specific architectural and design standards (including sign standards) for Center Zone.	Summer 2026 - Spring 2028	TBD Committee
7	Develop and adopt specific architectural and design standards (including sign standards) for the historic overlay district.	Summer 2026 - Spring 2028	Salmon Brook Historic Society
8	Adopt a specific pedestrian/circulation/walkability plan.	BOS #1/#2?	
9	Require all development to conform to the adopted pedestrian/circulation/walkability plan and require applicants to contribute to the development of the plan (through ROW dedications, construction of improvements, financial contributions, etc.).	Ongoing after plan adopted	
10	Provide a timeline for completing each of the above, no later than 5 years from study completion.		

	To Board of Selectmen	Timeline	Partners
1	Evaluate the study's findings/recommendations on pedestrian/circulation/walkability plan, Town Center Green plan, and bike route connection(s).	Spring 2026 - Spring 2027	
2	Establish implementation goals and timelines for desired action on pedestrian/circulation/walkability plan, Town Center Green plan, and bike route connection(s).	Spring 2026 - Spring 2027	
3	Evaluate plan to install sign/banner attachments to street lights.	Summer 2027 - Spring 2028	DPW
4	Adjust capital improvement plan as necessary.	Ongoing	Town Manager/Board of Finance
5	Timeline for completing each of the above, no later than 5 years from study completion.		

	Priorities	Timeline	Partners
1	Town Green function and design.	Assigned to BOS? Spring 2026 -	TBD Committee
2	Pedestrian circulation, with sidewalks within the ROW/on Town Property prioritized.	BOS Spring 2027 (#1/#2)	Town Engineer
3	Trash cans and benches updates and other minor streetscape/landscaping improvements within the ROW/on Town Property.	BOS Spring 2029	DPW
4	Signage.	PZ Spring 2028 (#6/#7)	
5	Design standards/design guidelines.	PZ Spring 2028 (#6/#7)	

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission
Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

DATE: February 10, 2026

RE: Overview of November Special Session Public Act No. 25-1 (House Bill No. 8002) An Act Concerning Housing Growth

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Governor Lamont recently signed HB 8002 An Act Concerning Housing Growth into law. This bill will require the Planning and Zoning Commission to amend its zoning regulations to address middle housing, which is a residential development with 2 to 9 housing units, and parking space requirements for residential uses. This bill will also require Granby to adopt a Municipal Housing Growth Plan or participate in CRCOG's Regional Housing Growth Plan. As part of this plan, Granby will identify an affordable housing goal and outline specific implementation activities to achieve that goal. The following provides a summary of these requirements.

At the end of this document is an overview of other applicable elements of the bill. While these elements may not require immediate Town action, it is important to be aware of other activities related to housing and infrastructure that will be undertaken by others. This also includes grant opportunities and programs that the Town may be eligible for in the future. The bill in its entirety may be reviewed online here https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&which_year=2025&bill_num=8002.

Zoning Regulation Changes

By July 1, 2026

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

- The Zoning Regulations must be changed to allow 2-9 unit 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 (summary review—can consider public health / safety). There can be no special permit or public hearing required.
- This regulation would apply to the C2, ED, COCE Zones, 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 toward 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 to allow a developer to submit a parking needs assessment. The parking needs assessment is paid for by the developer, analyzes existing public and private parking that could be used, public transportation options, projected future needs for off-street parking, and any relevant local traffic, parking, or safety study. Based on that, the assessment will propose the number of parking spaces to be provided. The Commission shall condition approval on the option that results in the least required number of spaces.
- If under 16 residential units are proposed, the regulations can't require minimum parking space requirements unless Granby adopts, and the development falls within, a conservation and traffic mitigation district. The Town can adopt two such districts. These districts can't exceed 4% of the land area (8% total) and the districts must be submitted to OPM upon adoption. Within this district, the regulations can require one parking space for each studio/1 bedroom unit and two spaces for 2+ bedrooms OR parking needs assessment. When approving an application, the Commission must use the option that results in the least number of spaces.
- Outside of the conservation and traffic mitigation districts, there can be no minimum required parking for residential uses.
- The Commission can't deny an application based on parking unless it is found that lack of parking will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on viability of the development.

To be addressed: What if a development has exactly 16 units?

Municipal or Regional Housing Growth Plan

By June 1, 2028

Background

- Municipal or Regional Housing Growth Plan is due by June 1, 2028. This replaces the Granby Affordable Housing Plan that was adopted in 2022.
- Towns can either submit a Municipal Housing Growth Plan or participate in a Regional Housing Growth Plan.
- By June 1, 2027, the Capitol Region Council of Governments (CRCOG) is to recommend an affordable housing goal for each member municipality. The goal, along with methodology, is to be published and municipalities notified. No affordable housing goal shall exceed 20% of the occupied dwelling units in the municipality.

- Within 30 days of receiving notice of the affordable housing goal, Granby can elect to comply with the goal and participate in the CRCOG regional housing growth plan.
- If not following the regional housing growth plan, Granby must adopt an affordable housing goal and if it is different from that identified by CRCOG, must provide written explanation to CRCOG as to why it is different.
- Plan must be adopted and updated every 5 years.
- Following adoption of plan (either the Municipal Housing Growth Plan or Regional Housing Growth Plan), strategies and policies to be implemented and annual progress report to be submitted to Office of Policy and Management.
- Adoption and implementation are needed to be eligible for housing growth program funds (grants for infrastructure improvements to support housing) and school construction reimbursement (increase of 5% points to reimbursement rate).

Plan Elements (Municipal and Regional Housing Growth Plan requirements are very similar)

- Consistency with Granby Plan of Conservation and Development (POCD), Regional POCD, and State POCD.
- Identify specific zones or parcels that may be developed to meet the affordable housing goal through the process of summary review together with maximum allowed residential density for each such area. (Summary Review means site plan approval, no public hearing / special permit to be required.)
- Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
- Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
- Inventory of developable land within the town (developable land is any land that does not include land already committed to a public use or purpose; open space, parks, recreation areas dedicated to public or conservation easement; land subject to restriction on or prohibition of development; wetlands or watercourses; areas of .5 acres or more of contiguous land that are unsuitable for development due to topographic features).
- Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
- Identify projected infrastructure needs to meet affordable housing goal.
- Implementation schedule for the policies, strategies, and other actions to achieve the affordable housing goal.

Other dates

- By March 1, 2026, OPM to issue guidelines about reporting requirements.
- By July 1, 2026, GIS within OPM, in coordination with council of governments, to develop data tools for towns to use to compile inventory of developable land.

Overview
An Act Concerning Housing Growth
HB No. 8002

Section 5 (Effective January 1, 2026)

Municipal Housing Growth Plan (MHGP)

- Every five years prepare and adopt plan.
- Due by June 1, 2028.
- May elect to comply with the requirements of the regional housing growth plan (RHGP) developed and adopted by CRCOG, provided:
    - Town elects to comply with RHGP within 30 days of receiving notice of town's affordable housing goal (AHG) from CRCOG.
    - RHGP is approved by CEO and PZC.
- If not following RHGP, town must adopt an affordable housing goal. If AHG is different from that identified by CRCOG, must provide written explanation that specifies reason for the difference.

*Affordable Housing Goal (Section 7): number of affordable housing units identified as a development goal for a municipality in a MHGP or a RHGP.

- The MHGP shall address the following:
    - Consistency with POCD, Regional POCD, and State POCD.
    - Identify specific zones or parcels that may be developed to meet AHG through the process of summary review together with maximum allowed residential density for each such area. (Summary Review – ie Site Plan Approval. Able to be approved in accordance with the terms of a zoning regulation without requiring that a public hearing be held, a variance, special permit be granted, or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.)
    - Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
    - Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
    - Inventory of developable land within the Town (developable land = any land that does not include land already committed to a public use or purpose; open space, parks, recreation areas dedicated to public or conservation easement; land subject to restriction on or prohibition of development; wetlands or watercourses; areas of .5 acres or more of contiguous land that are unsuitable for development due to topographic features).
    - Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
    - Identify projected infrastructure needs to meet AHG.

    - Implementation schedule for the policies, strategies, and other actions to achieve the AHG.
- 90 days prior to submitting MHGP, submit to CRCOG. CRCOG review and may submit amendments to plan. If town does not accept proposed amendments, town to provide written explanation to CRCOG explaining why not.
- OPM shall approve or reject MHGP within 120 days of receipt.
- Following approval, town shall adopt and implement strategies.
- Annual progress report to be submitted to OPM. Eligibility for awards from the housing growth program conditioned on demonstrated progress
- By March 1, 2026—OPM shall issue guidelines that specify formats, mapping standards, and standardized metrics for annual reporting, including permits issued, C/O and deed-restricted units by income level.
- Town may hold meetings on MHGP and shall post proposed plan on website. If public hearing held, must post plan at least 35 days prior to the hearing. After MHGP adopted, file plan with Town Clerk and post on website.
- If fail to submit MHGP, submit letter to OPM explaining reason and date by which plan shall be submitted, provided such date is not later than 30 days from the date such plan was required to be submitted. Ineligible for 8-30g moratorium until MHGP is submitted and approved.

Section 6 (Effective January 1, 2026)

Regional Housing Growth Plan (RHGP)

- Every five years prepare and adopt plan.
- Due by June 1, 2028.
- The RHGP shall address the following:
    - Housing growth policies each town has adopted or shall adopt to reduce regulatory barriers to development of dwelling units and to promote additional dwelling units in the town.
    - Identify specific zones or parcels that may be developed to meet AHG through the process of summary review together with maximum allowed residential density for each such area.
    - Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
    - Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
    - Inventory of developable land within the Town
    - Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
    - Identify projected infrastructure needs to meet AHG.
    - Implementation schedule for the policies, strategies, and other actions to achieve the AHG.
- OPM shall approve or reject RHGP within 120 days of receipt.
- CRCOG may hold meetings on RHGP and shall post proposed plan on website.

- Following approval of RHGP, each municipality that has elected to comply with the requirements of the plan, shall adopt and implement the policies and strategies and shall submit annual progress report to OPM. Eligibility for awards from the housing growth program conditioned on demonstrated progress.

Section 7 Effective January 1, 2026

Definitions, Regional Housing Needs Program, and Affordable Housing Goals

- By December 1, 2026, OPM Secretary, Commissioner of Housing, Commissioner of Economic and Community Development, COGs, and others selected by the Secretary shall evaluate the need for housing and develop housing growth targets for the state and each COG.
- By June 1, 2027, and every 10 years thereafter, COGs shall develop regional housing needs assessment that establishes a recommended affordable housing goal for each municipality. This must be submitted to OPM for approval.
- COG shall publish goal for each municipality on website, publish methodology used to determine goal, and notify each municipality of goal.
- No affordable housing goal shall exceed 20% of the occupied dwelling units in the municipality.
- By July 1, 2026, GIS within OPM, in coordination with COGs, shall develop statewide data tools for municipalities to use together with local data to compile inventory of developable land.

Sections 8, 9, 10 Effective January 1, 2026

Priority Housing Development Zone

- DOH Commissioner approves proposed regulations.
- Optional zone, shall permit, as of right (subject to site plan or subdivision approval only), multifamily housing. Minimum density = 4 units/acre for single family; 6 units/acre for duplexes/townhouses; 10 units/acre for multifamily.
- Priority housing development zone shall not be less than 10% of total developable land within a municipality.

Sections 11, 12, 13 Effective January 1, 2026

Transit Oriented Development (Work, Live, Ride)

- Qualifying Transit Oriented Community is any municipality that is a qualifying rapid transit community or qualifying bus transit community; or borders a municipality that has one or more rapid transit stations or regular bus service stations, and that designated a transit-oriented district.
- Granby would be considered a transit adjacent community—so this could apply.

Section 14

Council on Housing Development

- Establishes Council to assist the State Responsible Growth Coordinator in reviewing regulations, developing guidelines, and establishing programs about housing growth. Also review MHGP or RHGP if needed.

Section 15 Effective January 1, 2026

Housing Growth Program

- OPM to establish and administer a housing growth program to provide grants-in-aid to assist municipalities in paying costs related to the construction, improvement or expansion of public infrastructure (water, sewer, roads, bike/ped infrastructure) associated with the development of new housing units.
- To be eligible for funding, a municipality must:
    - Be in compliance with Section 5 regarding MHGP or RHGP, and demonstrate steps taken to implement its housing growth policies, **AND**
    - Have been determined to be a qualifying transit-oriented community; have adopted a development district established pursuant to a memorandum of agreement with Connecticut Municipal Development Authority ; or meet additional eligibility criteria to be developed by the secretary.

Section 16 Effective July 1, 2026

Middle Housing or Mixed-Use Developments

- After July 1, 2026, zoning regulations shall allow for the development of a transit community middle housing development (residential building containing 2-9 units—including but not limited to town houses, duplexes, triplexes, perfect sizes, and cottage clusters) or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review.
- Zoning regulations may allow for transit community middle housing in any lot that allows for residential use subject to summary review.
- Any municipality that adopts regulations that allow for the development of a transit community middle housing on a lot for residential use, shall be awarded ¼ housing unit-equivalent point for each unit of middle housing for which a certificate of occupancy has been issued

Section 17 Effective January 1, 2026

Summary Review Definition

- Able to be reviewed in accordance with the terms of a zoning regulation including but not limited to requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

Sections 18 and 19 Effective July 1, 2026

Minimum Parking Requirements

- Municipality may require a minimum number of off-street parking spaces for a residential development that contains more than 16 units provided that the municipality allows a developer to submit a parking needs assessment. The Commission shall condition the approval of such development on the construction of off-street parking spaces not exceeding: 1) One parking space for each studio/1-bedroom and two spaces for 2+ bedrooms OR 2) the number of such spaces recommended for the development by

the parking needs assessment that was submitted, whichever results in the least required number of spaces.

- Parking needs assessment: paid for by developer, analyzes existing public and private parking that could be used, public transportation options, projected future needs for off-street parking, and any relevant local traffic, parking, or safety study.
- Fewer than 16 units: a municipality may adopt not more than two conservation and traffic mitigation districts in the which municipality may require a minimum number of off-street spaces provided 1) district shall not be larger than 4% of municipality's land area, 2) municipality shall submit description to OPM upon adoption, 3) zones may be contiguous, and 4) municipality shall allow developer to submit parking needs assessment. Must use parking needs assessment or 1 space for studio/1 bedroom or 2 spaces for 2 + bedrooms, whichever is less.
- Otherwise, the zoning regulations can't require a minimum number of off-street motor vehicle parking spaces for any residential development. Commission can't deny an application based on parking unless it is found that lack of parking will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on viability of the development.

Section 24 Effective January 1, 2026

Petition Threshold

- Changes petition threshold to challenge zoning regulation or zone boundary change, and allows simple majority vote by Commission to pass.

Section 25 Effective January 1, 2026

Grants to COGs

- OPM may provide grants to COGs for public transit, bike, or ped infrastructure.

Section 30 Effective January 1, 2026

Regional Planning Incentive Account

- Funds distributed to COGs to support regional projects/services.

Section 33

Wastewater Capacity Study

- By July 1, 2026 OPM in coordination with Council on Housing Development and DEEP, shall conduct a statewide wastewater capacity study that evaluates the capacity, flows, physical conditions, regulatory compliance and vulnerabilities to natural hazards of publicly and privately owned wastewater infrastructure. Shall also make recommendations for efficient investments in wastewater infrastructure to support housing and economic development while protecting public and environmental health.

Section 35 Effective January 1, 2026

Fair Rent Commission

- Any municipality may, and each municipality with a population of 15,000 people or more shall, establish a fair rent commission. May also join a regional fair rent commission.
- COG may establish a regional fair rent commission.
- Granby would not be required to establish, or join a regional, fair rent commission.

Section 41 Effective January 1, 2026

Priority Housing Development Zone

- Change to CGS 8-30g regarding housing points given for completion of projects in the priority housing development zone (Section 10).

Section 46 Effective January 1, 2026

School Construction Grants

- Increase of 5% points to reimbursement rate for school construction projects if town is in compliance with MHGP or RHGP; qualifying transit-oriented community; or development district with Connecticut Municipal Development Authority.

Section 47 Effective January 1, 2026

Water Quality Project Loans

- OPM to establish and administer program to provide loans to towns for eligible water quality project for sewer collection and conveyance system improvements—1.5% interest rate for 20 years, up to 100% of project costs.
- To be eligible, must:
    - Population under 50,000 people,
    - Letter from OPM confirming project is consistent with State POCD,
    - Ensure project is funded, designed, and constructed in compliance with state and federal statutes/regulations, AND
    - Demonstrate steps taken to implement an approved MHGP or RHGP; be a qualifying transit-oriented community; OR adopted development district pursuant to MOA with CMDA.

Section 49

Greyfield Revitalization

- Municipality that allows for the conversion or partial conversion of any commercial building into a residential development shall be given priority funding by DECD.