TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
MARCH 9, 2026
7:00 P.M.

Present: Chairman Marty Schwager, Matt Brady, Jim Caldwell, Ken Kuhl, Rob Rome, and Anna Sogliuzzo. Abby Kenyon, Director of Community Development, was also in attendance.

The meeting opened at 7:00 PM.

Public Session
None

Action on Minutes of February 9, 2026
On a motion by J. Caldwell, seconded by M. Brady, the Commission voted (6-0-0) to approve the meeting minutes of February 9, 2026.

POCD Committee Update
K. Kuhl provided an overview of the POCD Committee work to date, noting that the last Committee meeting the Committee discussed housing in Granby. A. Kenyon reported that a public workshop is scheduled for Thursday March 12th at 7 PM in the Senior Center. The purpose of the workshop is to receive input on the draft goals, policies/strategies, and actions.

Review and Discuss Granby Center Zones
M. Schwager informed the Commission that there was a joint meeting with the Board of Selectmen and Planning and Zoning Commission on February 17th to review the Granby Center Study. As part of that meeting, tasks were assigned the various boards and commissions to help move the study forward and implement the recommendations. The Development Commission was identified as a partner for four tasks. The Commission discussed the Granby Center Zone boundaries and uses as well as the recommendation for architectural standards. It was determined for the next meeting, to define exactly what each task is and the responsibility of the Commission. It was also suggested that in this process, the Commission prepare a working draft of proposed regulation changes based on the study recommendations that the Planning and Zoning Commission can then use as a starting point. It was also noted that there may be other tasks that the Commission can assist with. The Granby Center Study assigned tasks will be discussed further at the April meeting.

In response to a question to re-open the public session, the session was opened.

P. Lareau, 17R Reed Hill Road, commented on the Granby Center Study implementation tasks and the proposed approach by the Commission.

Discussion of the economic climate, real estate, and current activity
It was reported that there are very few homes on the market. Hartford County remains one of just a few markets in the United States that is still considered a seller's market.

Commissioner Reports and Correspondence
In response to questions about pending land use applications, A. Kenyon reported that the Planning and Zoning Commission will be considering an application for the use of two tenant spaces at 14 Mill Pond Drive. There will also be a discussion about Public Act 25-1 An Act Concerning Housing Growth and changes that will be needed to the Zoning Regulations in response to this. A. Kenyon also reported that the vote to sell 83 Salmon Brook Street passed at the Town Meeting last week and the closing will be scheduled. The Town Attorney is also reviewing a draft terms sheet regarding the redevelopment of the Kearns School property for senior and workforce housing.

M. Schwager reminded Commissioners to contact the Town Clerk to be sure everyone is sworn in.

Adjourn
On a motion by A. Sogliuzzo, seconded by J. Caldwell, the meeting adjourned at 8:35 PM.

Respectfully submitted,

Abby Kenyon