TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
May 11, 2026
7:00 P.M.

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

The meeting opened at 7:02 PM.

Public Session
None

Action on Minutes of April 13, 2026
On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-1) to approve the meeting minutes of April 13, 2026. K. Kuhl abstained.

Discuss and Define Granby Center Study Tasks, including proposed timeline/priority
The Commission discussed the four Granby Center Study tasks they were identified as partners to the Planning and Zoning Commission. It was agreed that the first step should be to review the proposed Granby Center boundary as established and recommended in the Granby Center Study document. This would include the uses of the zone and the bulk standards, including setbacks, building height, coverage, and would also include density and parking requirements. Following this, the Commission should examine the remaining CC and CE Zones, including the boundaries of these zones, the uses, and the bulk standards. This work would culminate with one comprehensive set of regulations for the Planning and Zoning Commission to consider.

The Commission discussed architectural standards and how these should be addressed.

It was agreed that at the June meeting, the Commission would draft a memo outlining the proposed process, which will then be communicated to the Planning and Zoning Commission.

Discussion of the economic climate, real estate, and current activity
It was reported that there are 16 homes on the market. Meanwhile there hasn't been any change on the commercial side.

Commissioner Reports and Correspondence
In response to questions about pending land use applications, A. Kenyon reported that McLean Game Refuge has applied for a building addition and site improvements at their facility on Barn Door Hills Road. There will also be an informal discussion about 137 Salmon Brook Street and a possible residential development. It was noted that the regulations require a 150-foot buffer from adjacent residential uses, the potential applicant is interested in reducing this required buffer. The Commission discussed the T1 Zone and changes that had been proposed several years ago. It was noted that it may be time to revisit this. A. Kenyon awilltated that the Planning and Zoning

Commission would continue the discussion about changes to the regulations to address Transit Community Middle Housing Developments.

Adjourn
On a motion by A. Sogliuzzo, seconded by J. Caldwell, the meeting adjourned at 8:39 PM.

Respectfully submitted,

Abby Kenyon