TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
June 8, 2026
7:00 P.M.

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

The meeting opened at 7:03 PM.

Public Session
None

Action on Minutes of May 11, 2026
On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-0) to approve the meeting minutes of May 11, 2026, as amended. Under 'Commissioner Reports and Correspondence', the minutes are corrected to read "A. Kenyon stated that the Planning and Zoning Commission."

Review Revised Center Study Tasks and Proposed Timeline
The Commission discussed the four Granby Center Study tasks and the memo that was drafted for the Planning and Zoning Commission outlining how the Development Commission proposes to address the tasks. 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 and recommend changes to the zoning regulations. Following this, the Commission will 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 to be presented to the Planning and Zoning Commission for further consideration. It was agreed that the Development Commission would start this work in September and should be concluded by February or March 2027. The Commission will target a Spring 2027 presentation to the Planning and Zoning Commission. The memo will be modified to address this, and it will be included in the Planning and Zoning Commission's July meeting packet.

The Commission discussed architectural standards and how these should be addressed. It was agreed as part of the memo, to suggest that the Development Commission partner with the task. The Salmon Brook Historical Society would be identified as a stakeholder and consulted during this process.

M. Schwager will finalize the memo.

Discussion of the economic climate, real estate, and current activity
It was reported that there are few homes for sale. The Commission discussed commercial vacancies in Granby, including vacancies in Granby Center. The Commission also discussed several new coffee shops that have opened.

Commissioner Reports and Correspondence
In response to questions about pending land use applications, A. Kenyon reported that the Planning and Zoning Commission will receive applications to amend the T1 Zone regulations specific to multifamily projects and to amend the C2 Zone regulations to allow conversion of a commercial building to a multifamily use. These amendments will be scheduled for public hearing in July. The Commission will also consider outdoor dining applications for Subway and Coopertine Matcha. They will also continue the discussion about parking requirements and transit community middle housing zoning regulation changes in response to legislation that was passed. A. Kenyon also reported that an application has been submitted to the Inland Wetlands and Watercourses Commission for a 16-unit multifamily development at 37 Hartford Avenue.

K. Kuhl provided an overview of the Plan of Conservation Development update. Commissioners were asked to send photos to A. Kenyon for inclusion in the plan.

Adjourn
On a motion by K. Kuhl, seconded by A. Sogliuzzo, the meeting adjourned at 8:19 PM.

Respectfully submitted,

Abby Kenyon