**TOWN OF GRANBY**
**GRANBY DEVELOPMENT COMMISSION**
**MEETING MINUTES**
**September 14, 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 7:02 PM.

**Public Session**
None

**Action on Minutes of June 8, 2026**
On a motion by J. Caldwell, seconded by K. Kuhl, the Commission voted (5-0-0) to approve the meeting minutes of June 8, 2026 as presented.

A. Sogliuzzo arrived at 7:04 PM.

**Granby Center Study Tasks Review and Recommendations**
M. Schwager provided a brief overview of the Granby Center Study process and the memo that was presented to the Planning and Zoning Commission outlining how the Development Commission will address the tasks. The Commission started by reviewing the proposed Granby Center Zone boundary map that was included in the final Granby Center Study document. After discussion, it was agreed that the boundary should be extended to the east along Hartford Avenue to include 41 Hartford Avenue. There was also consensus to recommend the inclusion of 28, 30, and 32 Hartford Avenue in the proposed Granby Center Zone. It was agreed that this area is the entrance to the Granby Center core and should be considered for inclusion. The Commission also discussed inclusion of the cemetery property at 6 North Granby Road. It was suggested that while the use for this property is already determined, visually it would balance the center area, and inclusion could benefit adjacent properties. These boundary changes will be part of the Commission's recommendation to the Planning and Zoning Commission for further consideration.

The Commission then discussed the uses in the proposed Granby Center Zone, using the table from the study as a starting point. It was agreed that staff will compile a table showing existing and proposed uses in the Center Commons, Center Edge, Commercial Center, and the proposed Granby Center Zones so the Commission can discuss further at the October meeting.

It was noted that the Commission may schedule a meeting with the Planning and Zoning Commission in January to review progress.

**Discussion of the economic climate, real estate, and current activity**
The Commission discussed the real estate climate. It was reported that there are only nine houses on the market, five of which are new construction. The Commission discussed interest rates, the

cost of new construction, and other factors that impact the housing market. The commercial real estate market was also discussed, including the vacancies in Granby Center.

**Commissioner Reports and Correspondence**
In response to a question, A. Kenyon reported that at the upcoming meeting, the Planning and Zoning Commission will be considering an application for a detached accessory apartment and an application for processing earth material. The Planning and Zoning Commission will also hold a public hearing on the 2026-2036 Plan of Conservation and Development in October.

**Adjourn**
On a motion by M. Brady, seconded by K. Kuhl, the meeting adjourned at 9:05 PM.

Respectfully submitted,

Abby Kenyon