TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
October 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
A. Kenyon distributed an email and comments received from Maureen Eberly regarding the Plan of Conservation and Development (POCD). The Commission reviewed the information, discussed the comments, timing of submission, and the process. The Commission noted that the Planning and Zoning Commission closed the public hearing on October 13th. The public hearing was the last step in the POCD update, which was over a year-long process. During the POCD update, the Development Commission had an advisory role and reviewed several sections, this review concluded earlier in the year. The Commission also questioned the analysis in the comments provided and discussed the use of Artificial Intelligence. It was concluded that the comments should be forwarded to the Planning and Zoning Commission.

Action on Minutes of September 14, 2026
On a motion by M. Brady, seconded by J. Caldwell, the Commission voted (6-0-0) to approve the meeting minutes of September 14, 2026 as presented.

Discussion of possible redevelopment of 261 Salmon Brook Street / adjacent properties
A. Kenyon reported that she received notification from the interested party that they are no longer able to attend the meeting. It was requested that the item be postponed to the November meeting. The Commission noted that the November agenda may be full with the Granby Center and T1 Zone items. A. Kenyon will coordinate with M. Schwager to set the agenda and will decide when to reschedule this item.

Granby Center Study Tasks Review and Recommendations
The Commission reviewed the proposed Granby Center Zone boundary from the Granby Center Study and as modified after discussion at the September meeting. Modifications included the inclusion of three properties on the north side of Hartford Avenue just east of Bank Street, 41 Hartford Avenue, and 6 North Granby Road. The Commission discussed the formation of early towns and the history of the area, noting towns featured a church, meeting house, and cemetery. The Commission agreed on the proposed boundary including the additional properties.

The Commission then discussed the proposed use table. The use table was based on the table from the Granby Center Study, showing the existing COCE uses and proposed Granby Center uses. The CE and CC Zones proposed uses were also included. A. Kenyon modified this table to show the current CE and CC Zone uses so the Commission could compare the differences. The Commission discussed the uses and the table in detail. It was decided that this is an opportunity

to review the uses and definitions and seek to simplify them and to also ensure consistency across zones. A. Kenyon will prepare a revised table for discussion at the November meeting.

Commission review and discussion of T1 Regulations previously drafted by the Planning and Zoning Commission

In 2022, the Development Commission presented proposed changes to the T1 Zone to the Planning and Zoning Commission. After the presentation, the Planning and Zoning Commission considered the proposed changes and made some modifications. The Development Commission compared the two versions. It was agreed that the Planning and Zoning Commission version will be used as the starting point. A. Kenyon will add the changes that have been adopted to the zone to the document so there is a clean starting point. This document will be provided at the next meeting, she will also review the buffer requirements and sidewalk location proposed in the regulations. The document will include notes about any proposed changes to the uses to ensure that they align with uses in the other zones. The Commission discussed consistency and definitions for uses across zones in more detail.

Commissioner Reports and Correspondence

A. Sogliuzzo reported that there have been some price reductions recently and inventory has increased a little. The Commission discussed mortgage rates and the impact this has had on the housing market.

Adjourn

On a motion by M. Brady, seconded by K. Kuhl, the meeting adjourned at 9:18 PM.

Respectfully submitted,

Abby Kenyon