Town of Granby
Development Commission
Regular Meeting Agenda
Monday November 9, 2026 at 7:00 pm
Town Hall Meeting Room

1. Call to Order

2. Public Session

3. Action on Minutes of October 14, 2026

4. Commission discussion of T1 Regulations and presentation to the Planning and Zoning Commission

5. Commission discussion of Granby Center Study: Use Table

6. Commissioner Reports and Correspondence

7. Adjourn

**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

outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

**3.9.4.13** The provisions of Sections 3.8.4.1 through 3.8.4.4 of these Regulations are incorporated by reference into this Section, as if set forth in full herein.

**3.9.4.14** In the ED Zone, lots may be established in accordance with Sections a-f herein, when lots are created on newly constructed town roads. No lot may be approved under this section unless all of the lot lines that make up the parcel are set back a minimum of 500 feet from Salmon Brook Street and Floydville Road.

The minimum criteria that follow are reductions in the requirements outlined within Section 5. While the Commission may approve lots that comply with the reduced criteria, all subdivided lots must be in compliance with the Subdivision Regulations and all Zoning Regulations not specifically reduced herein.

**MINIMUM**

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| **a.** | Lot Area | 50,000 sq. ft. |
| **b.** | Frontage | 50 ft. |
| **c.** | Front Yard | 30 ft. |
| **d.** | Side Yard | 15 ft. |
| **e.** | Rear Yard | 15 ft. |
| **f.** | Lot Depth | 200 ft. |

## 3.10 NEIGHBORHOOD AND COMMERCIAL TRANSITION ZONE – T1

**3.10.0** Goal of the T1 Zone

The T1 zone is adopted in an effort to avoid the development of small commercial establishments along ~~Route 10~~Salmon Brook Street, through the elimination of an existing commercial strip zone. The T1 zone encourages comprehensive development and the cooperation of individual landowners. A primary goal of the zone is to avoid the establishment of commercial curb cuts along Salmon Brook Street ~~Route 10~~, while requiring that new commercial buildings be placed at least 60~~100~~ feet back from Salmon Brook Street.

**Commented [AK1]:** The front yard setback is 50 feet.

The T1 zone is designed to provide a transition of uses, from high intensity commercial use to residential use. This transition can be achieved by combining existing lots, limiting new curb cuts along Salmon Brook Street~~Route 10~~, limiting the size of commercial buildings, regulating the style and quality of construction and establishing buffer areas. ~~The objective is to create a unified commercial or mixed use area, developed with an internal service road. All applications for development within the T1 zone must take into account this concept for an internal roadway. Designs that will prevent the possibility of bringing this concept to fruition shall not be approved~~.

The transitional zone is created in recognition of the commercial growth that is occurring in this area, the relocation of the Canton Road intersection, the availability of public water and public sewer and the Town's overall success in limiting curb cuts and managing traffic flow within the overall area.

The following regulations and standards are designed to bring about the above goal.

**3.10.1 Permitted Uses**

The following uses are permitted:

**3.10.1.1** Single-family dwellings;

**3.10.1.2** Home occupations, subject to Section 8.8;

**3.10.1.3** Accessory uses customarily incidental to permitted uses, subject to Section 8.1; and

**3.10.1.4** Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood.

**3.10.1.5** Transit Community Middle Housing Development, subject to Section 8.30;

**3.10.1.6** Mixed-Use Middle Housing Development, Subject to Section 8.30.

**3.10.2** **Special Permits Uses, subject to the Special T1 Zone Criteria and Section 8.2.**

**3.10.2.1** ~~Commercial educational facilities, including day care centers, other than Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood, in public, private and institutional buildings with a valid state license~~Day care centers, preschool and similar uses;

**3.10.2.2** Bed-and-breakfast facilities~~,~~ or inns subject to Section 8.10; ~~and motels;~~

**?????** Hotels, motels or inns, including all necessary facilities to accommodate conventions or large meetings;

**3.10.2.3** Business or professional offices~~, including financial institutions; and/or office parks~~;

**????** Banks and other financial institutions;

**3.10.2.4** Commercial educational, instructional or recreational services; ~~Commercial recreational facilities, including health clubs, indoor and outdoor recreational complexes and all associated fields, courses, buildings and equipment;~~

**3.10.2.5** Restaurants, subject to Section 8.16;

**????** Restaurant limited seating;

**3.10.2.6** Retail stores, excluding the sale of alcoholic beverages; ~~sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise~~;

**?????** Indoor repair and/or rental of household appliances, equipment, automotive parts, etc.

**3.10.2.7** Personal services, ~~including, but not limited to barbershops, beauty shops, cleaning establishments, nail salons and appliance and other general repair shops, excluding automobile repair~~;

**3.10.2.8** ~~Nursing homes with a maximum density of 15 beds per acre~~ Health care facilities including hospitals, convalescent homes, nursing homes and similar uses;

**3.10.2.9** Elderly housing, assisted living facilities, independent living facilities, and similar residential uses with a maximum density of 10 units per acres;

**Commented [AK2]:** Same use in Section 3.12.1.2.5

**Commented [AK3]:** Same use in ED Zone. Similar to C2 but C2 does not reference "all necessary facilities…"

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**Commented [AK4]:** Same use in Granby Center Zones. Need to update definition to add 'instructional' use

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**Commented [AK5]:** Same use in Sections 3.1.2.5 and 3.5.2.5

**3.10.2.10** Active Adult Residential Development, in general conformity with the standards set forth in Section 8.27.3, except where such standards are in conflict with the T1 Zone Criteria of Section 3.10.3;

**3.10.2.11** ~~Assisted living facilities, independent living facilities and similar residential uses with a maximum density of 8 units per acre;~~

**3.10.2.12** Accessory uses customarily incidental to principal uses;

**3.10.2.13** Mixed use development; ~~and~~

**3.10.2.14** Multi-family residential developments with ten units or more, with a maximum density of 8 units per acre; ~~.~~

**????** Establishments in Section 3.10.1 and 3.10.2 with drive-through windows; and

**????** Outdoor storage of equipment, materials, or products, in conjunction with establishments in Section 3.10.1 and 3.10.2.

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**3.10.3** **Special T1, Zone Criteria**

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**~~3.10.3.1~~** ~~The Special Permit uses listed above may only be approved on a lot which contains a minimum of 4 acres.~~

**3.10.3.2** Maximum area of the footprint of a single commercial building is 20,000 square feet.

**3.10.3.3** All commercial buildings must be clearly separated by a minimum of 30 feet.

**~~3.10.3.4~~** ~~The establishment of commercial uses that do not currently exist within the Town shall be preferred over the replication of existing uses.~~

**3.10.3.5** The combined area of the footprints of all commercial buildings must be less than or equal to 20% of the total land area. (Example: 4.6 acres = 200,376 square feet. 20% of 200,376 = 40,075. Therefore, the total area of the footprint of any combination of commercial buildings on a property of 4.6 acres shall be 40,075 square feet, or less).

**3.10.3.6** ~~No Special Permit use may be approved unless the Route 10 curb cut (west side), which serves the Special Permit use, is separated by at least 800 feet from any other curb cut, serving a Special Permit use and also located on the west side of Route 10. For the purpose of this regulation the existing YMCA curb cut is a curb cut serving a Special Permit use. This is the only commercial curb cut that exists within the T1 zone as of the adoption of this regulation. New Special Permit developments that do not comply with the curb cut separations may not be approved.~~ There shall only be three curb cuts on the west side of Salmon Brook Street serving a Special Permit use. The existing 97 Salmon Brook Street (YMCA) curb cut is the only curb cut serving a Special Permit use that exists within the T1 Zone as of the adoption of this regulation. A curb cut serving a Special Permit use will only be allowed under the following conditions: where the property does not have access, or could not obtain access via an agreement or easement with an adjacent property owner, to an existing public or private road; or where the property is under separate ownership from an adjacent property that has access to Salmon Brook Street via an existing driveway. The Commission may permit secondary access/egress to a development with a curb cut on Salmon Brook Street after considering the distance to other curb cuts and vehicular circulation to/from the site, including emergency access. Any secondary access/egress curb cuts shall not count toward the three curb cuts permitted on Salmon Brook Street under this regulation.

~~3.10.3.7~~ ~~A primary purpose of this zone is to encourage the construction of an internal service road which extends from a point opposite Floydville Road to a point located on Canton Road Extension, as outlined above. It is anticipated that the majority of new uses will be serviced through the construction of this service road. The internal roadway shall be designed as a Town Road and easements shall be established at property boundaries to permit the future extension of the road. It is understood that the road may be constructed in segments and further understood that the actual transfer of the ownership of the road, to the Town, may occur at a future date, well after the earliest road segments were constructed. All appropriate bonds, deeds and easements shall be maintained to provide for the future transfer of the ownership of the road to the Town.~~

**3.10.3.8** All developments shall provide vehicular and pedestrian easements, at the direction, and in locations determined by the Commission, to allow passage to and from adjacent properties to achieve the goals of the T1 zone.

**3.10.3.9** No parking area, for a commercial development may be located within 30~~100~~ feet of the front property line along Salmon Brook Street ~~line~~.

**3.10.3.10** A landscape buffer area of not less than 100 feet shall separate any proposed Special Permit uses from single family homes, existing on the date of adoption of this regulation, and located within the adjacent R30 zone. The Commission shall determine the planting and design requirements for all such buffer areas. The preservation of existing trees and shrubs for buffering is preferred to the planting of new materials. However, the planting of new materials may also be required to supplement the existing vegetation. Applicants are advised not to remove existing vegetation prior to the Commission's consideration of an application. Where existing vegetation has been removed prior to the filing of an application, the Commission may deny the application and recommend that the removed vegetation be replaced.

**3.10.3.11** **RESERVE**

**3.10.3.12** A landscaped Streetscape buffer measuring 30 feet in width along the frontage of Salmon Brook Street shall be designed for each application. Where possible, applicants shall use the design elements of the landscape berm located at 124 Salmon Brook Street (Stop and Shop Plaza) as a guide in designing the streetscape buffer.

**3.10.3.13** No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval, per Section 3.10.2.16??. Parking spaces and landscaping areas shall not be used for the sales, storage, display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.

**3.10.3.14** All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

**3.10.3.15** Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. Light pollution and excessively bright or intrusive lighting is a concern in the Town of Granby. Lighting plans shall include the height and type of poles, the design of the fixtures (primarily those that provide full horizon shading), the wattage and type of lighting and a written justification, with citation to published

standards by authoritative sources, for the amount and type of lighting proposed. Lighting plans shall also include an illumination profile outlining the level of lighting, in foot-candles, produced throughout the site. Lighting shall be a specific design element of the development, comprehensively planned with uniformity of poles, fixtures and lighting. ~~Metal halide lighting shall be considered for use throughout the T1 Zone.~~

**3.10.3.16** Noise is a community concern and should be considered and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of buildings, earth berms or through a combination of these and other appropriate techniques.

~~**3.10.3.17**~~ ~~A complete site plan as outlined within Section 4 shall be prepared for all special permit uses as stated above.~~

**3.10.3.18** Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the T1 zone as stated above.

**3.10.3.19** All Special Permit Application<u>s</u> shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern is the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses which differ in their peak hours of traffic generation.

**3.10.4** Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 zone in Section 5, except as outlined herein. The Commission may waive the requirements of Section 5 to achieve the goals of the T1 zone as stated above.

**3.10.5** In accordance with the goals outlined within the preamble, the following design guidelines are offered for consideration in the preparation of all T1 zone applications for commercial uses:

**3.10.5.1** High quality masonry building materials (brick, stone, or materials having the appearance of them) should make up no less than <u>20</u>~~50~~ percent of the wall surface area, not including windows, of any façade of the building. The balance of wall surface area shall be made up of wood siding or shingle (shakes) or a combination of wood and synthetics. ~~However, synthetic materials shall be limited to no more than 25 percent of the surface area of any façade other than the rear façade and shall not be permitted in any degree on the front façade;~~

**3.10.5.2** Substantial structural elements shall be made prominent in building design to provide relief to large walls, create visual interest, define entrances, and convey a sense of permanence;

**3.10.5.3** Use of carefully chosen architectural details, such as cornices, brackets, and awnings is encouraged;

**3.10.5.4** Building material colors ~~should~~ primarily consist<u>ing</u> of neutrals and darker tones <u>are preferred</u>;

**3.10.5.5** Whenever practicable, recessed entrances should be used to allow for a small outdoor shelter, increase window display area, reduce the massing and add relief to a façade;

**3.10.5.6** Doors should be designed so as to make the doorway a unique and inviting architectural characteristic of the building;

**3.10.5.7** It is not essential that the primary entranceways be situated toward the street;

**3.10.5.8** In cases where a customer entrance is required at the rear of a building the standards of the rear façade shall equal the quality of design and materials of the façade facing the front;

**3.10.5.9** Roof materials should be chosen with respect for building sustainability and durability;

**3.10.5.10** Standing seam metal, or other dimensional, commercial grade shingle, slate, or simulated slate roofing in neutral colors should be preferred;

~~**3.10.5.11** Parking should be central to the overall development and if possible, surrounded on no less than two sides by the proposed commercial business;~~

**3.10.5.12** Parking should be situated to provide efficient pedestrian access from business to business~~; to ensure that a single parking space will be close enough to all corners of the commercial center;~~

~~**3.10.5.13** The circulation lanes of the parking area should be located adjacent to the front facade, should be characterized by benches, street trees, trash receptacles, high quality materials, textured pedestrian crossings and pedestrian scale lighting. The desired effect of such an arrangement is to create a small scale "main street" environment within individually developed cluster mixed-use or commercial centers;~~

**3.10.5.14** Extensive use of street trees and curbside landscaping should characterize the T1 zone;

**3.10.5.15** ~~A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed development and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks;~~ Sidewalks shall be required along Salmon Brook Street and may be required along the frontage of other roads and/or within a particular site when the Commission determines such sidewalks are necessary to provide connections to adjacent sites and other sidewalks in the area. All site designs shall include sidewalks, which lead from the street to the building. Where a sidewalk cannot be located within the Salmon Brook Street right-of-way, the required streetscape buffer along Salmon Brook Street as required in Section 3.10.3.12 shall be increased to 35 feet in width and no parking area may be located within 35 feet of the front property line along Salmon Brook Street.

~~**3.10.5.16** In cluster commercial settings, pedestrian pathways should be covered along the front façade by awnings or arcades to permit efficient all weather pedestrian circulation from business to business;~~

**3.10.5.17** Developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Out-door plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes should be encouraged to locate~~d~~ adjacent to and interplay with plaza areas to encourage public use of the space;

**3.10.5.18** Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view by a decorative ~~masonry~~ screen wall comprised of ~~masonry~~ materials mimicking or complimenting those used in the primary structure;

**3.10.5.19** Roof mounted mechanical equipment should be screened from public view;

**3.10.5.20** Utilities shall be located underground;

**3.10.5.21** Chain link fencing should be avoided in all but very unusual circumstances; and

**3.10.5.22** All refuse containers shall be screened from public view. Screening shall be designed with materials that mimic or complement those used in the principal structure.

**3.10.6** Multifamily developments with 10 or more units in the T1 Zone will conform to Section 3.7.4 of the Planned Development Multifamily PDM District.

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**3.11 RURAL CONSERVATION R4A**

**3.11.1 Permitted Uses**

The following uses are permitted:

**3.11.1.1** Single-family dwellings;

**3.11.1.2** Home occupations, subject to Section 8.8;

**3.11.1.3** Agriculture, subject to Section 8.15;

**3.11.1.4** Governmental buildings and facilities including fire houses; and

**3.11.1.5** Accessory uses customarily incidental to permitted uses, subject to Section 8.1;

**3.11.1.6** Utility Use, subject to Section 8.24.

**3.11.1.7** Attached accessory apartment, subject to Section 8.5.1

**3.11.1.8** Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood

**3.11.2 Special Permits**

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

**3.11.2.1** Detached accessory apartment, subject to Section 8.5.2;

**3.11.2.2** Churches, religious buildings and cemeteries and other non-profit organizations;

**3.11.2.3** Day care centers, other than Family Child Care Home or Group Child Care Home, located in a residence and licensed by the Office of Early Childhood, in public, private and institutional buildings with a valid state license;

**3.11.2.4** Bed-and-breakfast facilities or inns subject to Section 8.10;

**3.11.2.5** Antique sales subject to Section 8.9;

| USE | CE - Existing | CE - Proposed | CC - Existing | CC - Proposed | COCE | Proposed Granby Center |
|---|---|---|---|---|---|---|
| Business or Professional Offices | 🟡 | 🟡 | 🟡 | 🟡 | 🟢 | 🟢 |
| Banks and other Financial Institutions | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 | 🟢 |
| Restaurants Limited Seating | 🔴 | 🟡 | 🟡 | 🟡 | 🟢 | 🟢 |
| Restaurants, Subject to Section 8.16 | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 |
| Retail Stores, excluding alcoholic beverages and adult-oriented establishments | 🔴 | 🟢 | 🟡 | 🟢 | 🟡 | 🟢 |
| Retail Sale of Alcoholic Beverages subject to section 8.3 | 🔴 | 🔴 | 🟡 | 🔴 | 🟡 | 🟡 |
| Printing, Photography or Similar Service | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 | 🟢 |
| Indoor repair and/or rental of household appliances, equipment, automotive parts, etc. | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 |
| Personal Services | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 | 🟢 |
| Commercial Educational, Instructional or Recreational Service | 🔴 | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 |
| Arts and Entertainment Establishments | 🔴 | 🟡 | 🟡 | 🟡 | 🟡 | 🟢 |
| Daycare Centers, Preschool and similar uses | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 |
| Family Child Care/Group Child Care Home | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🔴 |
| Governmental Buildings and Facilities including fire houses | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🟢 |
| Utility Use | 🔴 | 🟡 | 🟢 | 🟡 | 🟡 | 🟡 |
| Fueling Stations for Motor Vehicles, without vehicle repairers | 🔴 | 🔴 | 🔴 | 🔴 | 🟡 | 🟡 |
| Electric Vehicle Charging Station | 🔴 | 🔴 | 🔴 | 🔴 | 🔴 | 🟡 |
| Churches/Religious Buildings/Similar Organizations | 🟡 | 🟡 | 🟡 | 🟡 | 🔴 | 🔴 |
| Establishments in Sections XXX with drive-through windows. | | | | | | |
| Outdoor storage of equipment, materials, or products in conjunction with establishments in Sections XXX | | | | | | |
| Single-Family Dwellings | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🔴 |
| Transit Community Middle Housing Development, subject to Section 8.30 | 🔴 | 🔴 | 🟢 | 🟢 | 🟢 | 🟢 |
| Multi-Family Use with 10 units or more | 🟡 (8 acres) | 🟡 (8 acres) | 🟡 | 🟢 | 🟡 | 🟢 |
| Neighborhood Retirement Housing/Assisted Living | 🟡 | 🟡 | 🟡 | 🟡 | 🔴 | 🔴 |
| Mixed-Use Middle Housing Development, subject to Section 8.30 | 🔴 | 🔴 | 🟢 | 🟢 | 🟢 | 🟢 |
| Mixed Use Development | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 | 🟡 |
| Home Occupations, subject to Section 8.8 | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🔴 |
| Agriculture, subject to Section 8.15 | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🔴 |
| Attached Accessory Apartment subject to Section 8.5.1 | 🟢 | 🟢 | 🟢 | 🟢 | 🔴 | 🔴 |
| Detached Accessory Apartment subject to Section 8.5.2 | 🟡 | 🟡 | 🟡 | 🟡 | 🔴 | 🔴 |
| Antique Sales*, Subject to Section 8.9 | 🟡 | 🟡 | 🔴 | 🟡 | 🔴 | 🔴 |
| Bed-and-breakfast facilities or inns subejct to Section 8.10 | 🟡 | 🟡 | 🟡 | 🟡 | 🔴 | 🟡 |
| Accessory Uses Incidental to Permitted Uses | 🔴 | 🔴 | 🟢 | 🟢 | 🔴 | 🟢 |

| 🟢 Permitted | 🟡 Special Permit | 🔴 Prohibited |
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**Granby Center Use Table Notes**

1.) "Business or Professional Offices" and "Banks and other Financial Institutions" separated into two uses. Sometimes they were listed separately, other times merged into one.

2.) "Retail sale, rental and/or repair of items such as food, clothing hardware…." Changed to "Retail stores, excluding alcoholic beverages and adult-oriented establishments"

3.) Clarified use so it is "Retail sale of alcoholic beverages"

4.) Added a use "Indoor repair and/or rental of household appliances, equipment, automotive parts, etc."

5.) "Personal Services" modified to be "Personal Services" only, removed "including barbershops, beauty shops, cleaning establishments" from this use. Refer to definitions to personal service uses.

6.) Removed "open air markets" as a use. Considered a special event?

7.) Removed "museum/galleries/performing arts, etc." and "movie theaters with a maximum of 80 seats", combined uses into overall use "Arts and Entertainment Establishments." Proposed new definition of this use: "Arts and Entertainment Establishment: An indoor facility primarily engaged in the performing or visual arts. This includes, but is not limited to, museums, art galleries, performing arts centers, and movie theaters with a maximum of 80 seats. It excludes adult entertainment establishments."

8.) CC Zone listed "bed-and breakfast establishments" while CE listed "bed-and-breakfast facilities and inns subject to section 8.10". Used CE listed use so it is consistent.

9.) Electric Vehicle Charging Station—new use. Need a definition for this. Intent would be a standalone charging use. Discuss this further.

10.) Added new use “Establishments in Sections XXX with drive-through windows”.

11.) Added new use “Outdoor storage of equipment, materials or products in conjunction with establishments in Sections XXX.” Discuss this further. Should it also include reference to “outdoor activities”?

12.) Discuss further “Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments”. ‘Neighborhood Retirement Housing’ is not currently defined. ‘Assisted living, appears in the ED Zone currently Section 3.9.2.4 “Assisted Living facilities for elderly persons and/or persons with special needs; Section 3.7.4 shall be used as a basic guideline in the development of such facilities;” Proposing to change T1 to “Elderly housing, assisted living facilities, independent living facilities, and similar residential uses with a maximum density of 10 units per acre”

13.) Need to check “Utility Use” cross reference.