TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
MEETING MINUTES
November 9, 2026
7:00 P.M.

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

The meeting opened at 7:00 PM.

Public Session
There were no comments from the public.

Peggy Lareau sent an email to A. Kenyon following the October meeting, with comments about the role of the Development Commission, public notification, and the Granby Center study. This email was distributed to the Commission.

Action on Minutes of October 14, 2026
On a motion by J. Caldwell, seconded by A. Sogliuzzo, the Commission voted (4-0-0) to approve the meeting minutes of October 14, 2026 as presented.

Commission discussion of T1 Regulations and presentation to the Planning and Zoning Commission
The Commission reviewed a redlined version of the T1 Zoning Regulations. A. Kenyon explained using the current regulations as a starting point, the redlined version incorporates changes that were discussed in 2023 by the Planning and Zoning Commission and the version also includes additional changes, primarily to the permitted and special permit uses that were not previously discussed. Many of the use changes are to simplify and ensure the uses appear consistently throughout the zoning regulations. The Commission reviewed the changes. It was note that the goal of the T1 Zone needs to be modified; single-family houses and accessory uses should be removed as a permitted use; hotels, motels, and similar establishments should be added as a special permit use; and the retail sale of alcoholic beverages should be added as a special permit use. The Commission discussed curb cuts and access management in detail. It was agreed that the proposed text should be modified to include a provision that would allow a primary curb cut on Salmon Brook Street only when a property does not have access from a secondary road. A. Kenyon will present a revised document at the December meeting.

Commission discussion of Granby Center Study: Use Table
The Commission reviewed the proposed use table. The Commission supported a change that would require special permit approval for all uses with a drive-through, regardless of the type of establishment; agreed a special permit should be required for all establishments with outdoor storage; and noted that a change should be made to the 'assisted living' use so it is consistent with the listed use in the other zones. The Commission also discussed electric vehicle charging stations. It was agreed that the use can be considered accessory to existing uses, if an applicant is

proposing to install a few charging stations in an existing parking lot. However, the use should not be a standalone use for a property.

The Commission then discussed the proposed uses in the Center Edge and Center Commons Zones. It was noted that there are very few distinctions between the uses allowed in both zones. The Commission discussed if the two zones should be combined or remain separate, or if the zone boundaries should change. It was decided that after A. Kenyon makes the changes to the use table, the Commission will review and revisit the zone boundaries at the next meeting.

Commissioner Reports and Correspondence
In response to a question, A. Kenyon reported that there are no pending applications before the Planning and Zoning Commission, but the Commission has two informal discussions scheduled. The first informal discussion is about proposed site changes to 516 Salmon Brook Street so areas can be rented to contractors, and the second discussion is about open space requirements for a possible re-subdivision application on Hungary Road.

Adjourn
On a motion by A. Sogliuzzo, seconded by J. Caldwell, the meeting adjourned at 9:24 PM.

Respectfully submitted,

Abby Kenyon