Town of Granby
2026 POCD Committee
Special Meeting Agenda
Town Hall Meeting Room
January 27, 2026
7:00 PM

Also Available Via Zoom
https://us02web.zoom.us/j/81207033943?pwd=3i4e0kr65giMHJPc3NMhsqoTPcYijx.1
Meeting ID: 812 0703 3943
Passcode: 791123
Call-in: 1-646-931-3860

1. Call to order

2. Action on the minutes of December 23, 2025

3. Review and discuss current POCD and proposed revisions

    a. Agriculture (continued discussion from December)
    b. Transportation
    c. Commercial and Industrial Development
    d. Housing

4. Action Items for the Next Meeting

5. Adjourn

MEETING MINUTES
Town of Granby
2026 POCD Committee
December 23, 2025, at 7:00 p.m.

PRESENT: Brennan Sheahan, Bill Ross, Ken Kuhl, James Szipszky, Christine Chinni, Margaret Chapple, Mark Kennedy, Jean Donihee-Perron, Mark Lockwood, and Ken Rohde *(arrived at 7:26pm)*
ALSO PRESENT: Director of Community Development Abby Kenyon and Land Use Coordinator Renee Deltenre

1. **Call to Order**
   Co-Chair M. Lockwood called the meeting to order at 7:00 p.m.

2. **Action on the minutes of November 25, 2025**

   ON A MOTION by K. Kuhl seconded by M. Kennedy, the Committee voted (8-0-1) to approve the November 25, 2025, minutes as presented. B. Sheahan abstained.

3. **Review and Discuss Current POCD and Proposed Revisions**
   A. Kenyon provided the following revised sections using the worksheet provided by K. Rohde as a starting point. Each section begins with an introduction that will be combined with the fundamental values from the existing POCD from their respective section, followed by goals and policy/strategy, then concludes with action items. A. Kenyon and the Committee reviewed the sections line by line and provided comments.

   a. **Environment**
      Discussion ensued regarding the limited reference to wetlands and watercourses, pesticide use within a floodplain, forestry management, cold tar applications, animal-human interaction, sustainability efforts, and more. Changes were deliberated and some of the items discussed/proposed were reorganized to fall under Public Education or Agriculture.

   b. **Open Space & Recreation**
      The Committee discussed proposed changes, as well as additional items to consider for inclusion. Conversation ensued regarding the management of town-owned open space, auditing for PA490 compliance, the potential for a Flexible Residential Development (FRD) across all zones, additional funding sources for preservation, and the relationship between open space landowners; i.e., Town, Land Trust, McLean Game Refuge, State, etc.

   c. **Agriculture**
      Due to time constraints, the Committee was able to review the Introduction and Goals 3.1 and 3.2. Adoption of a Right-to-Farm Ordinance was removed and will be referenced as part of the fundamental values within the introduction. Discussion ensued regarding outside resources, such as UConn Extension, IPM, State Department of Agriculture, and more.

4. **Action Items for the Next Meeting**
   The next meeting has been scheduled for January 27, 2026, at 7:00 p.m. In preparation for said meeting, town staff will prepare and distribute revisions for the following sections: Transportation, Commercial/Industrial, Housing, and Granby Center. The Committee also deliberated on hosting a second public workshop, which will likely be held in March, and the online survey ends on December 31st.

5. **Adjourn**

   ON A MOTION by M. Chapple, seconded by J. Donihee-Perron, the Committee voted (10-0-0) to adjourn the meeting at 9:17 p.m.

   Respectfully submitted,

   Renee Deltenre

TRANSPORTATION

POCD Survey 2025
Free Form Responses to Question 17,18 & 19

Transportation Related Free Form Responses

- Free Form Comments from Questions 17,18,19 were broken into individual topics and locations
- In addition, responses that were related to Transportation but were made in response to other questions were also included if they matched these topics.

Free Form Responses	Count
Question 17	
Are there any areas in Granby where sidewalks, trails or bike facilities are needed?	180
Question 18	
Are there any specific roads or intersections that need improvements?	341
Question 19	
Do you have any comments or suggestions regarding transportation in Granby?	160
Grand Total	**681**

Response counts are based on the interpretation of Dissatisfaction or Desire for Action. A limited number of "I Like" comments were not included in these counts.

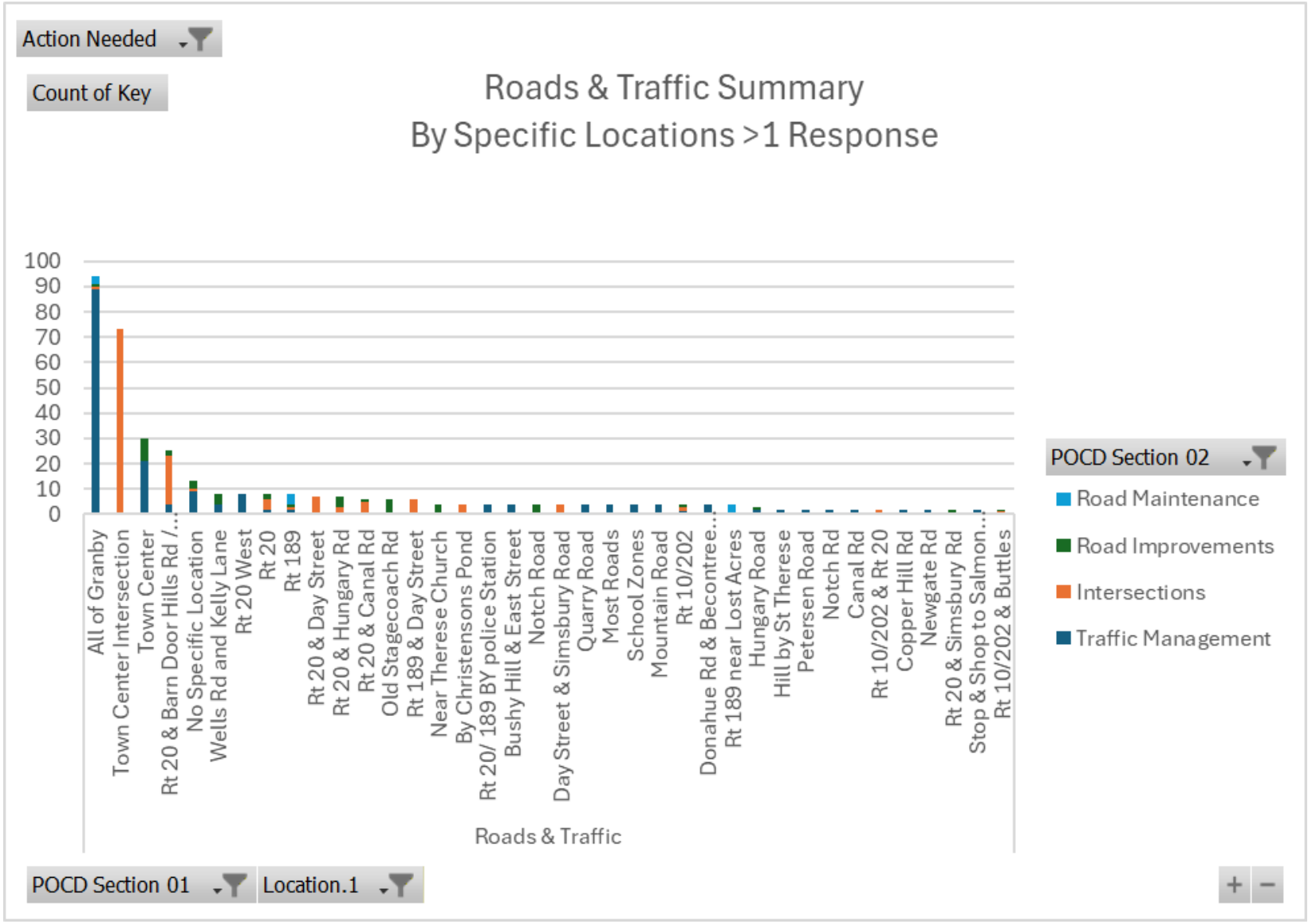
Roads – Sidewalks – Bike Lanes/Paths

Key Observations

- Traffic Management across all of Granby was a leading topic where action was desired.
- The Town Center Intersection was also a leading topic.
- Generally, the Rt 20 area was the third highest topic where action was desired.
- Desire for action related to sidewalks cut across virtually all Town Areas.

Row Labels	Traffic Management	Intersections	Sidewalks	Road Improvements	Bike Lanes & Paths	Walkability	Road Maintenance	Off Road Trails	Grand Total
All of Granby	102	2	23	5	13	13	3		161
Town Center Area	25	73	15	9	2				124
Rt 20 Area	24	43	8	16		5			96
Front Center Area			17		12	1			30
RT 10/202 Area	3	5	14	3		4			29
Rt 189 Area	2	7	4	3	2		8		26
School Areas	6		11		1				18
Notch / Quarry Rd Area	6		2	4		4			16
North Granby Area	8		4		1				13
Salmon Brook Park Area		1	8	1	1				11
Wells Rd Area	5		2	4					11
Old Stagecoach Rd Area				6					6
Copper Hill Area	4		1						5
Kelly Lane Area			5						5
Hungary Rd Area	2		1	1					4
West Granby Area		1	3						4
Christensons Pond Area		4							4
(blank)			2					1	3
Holcomb Area			1		2				3
Library Area			3						3
Simsbury Rd Area		1			1				2
Along State Highways			2						2
Park Areas			1		1				2
Neighborhood Roads			1						1
Rt 219			1						1
Grand Total	**187**	**137**	**129**	**52**	**36**	**27**	**11**	**1**	**580**

Roads – Sidewalks – Bike Lanes/Paths



Roads & Traffic Responses – by Specific Location

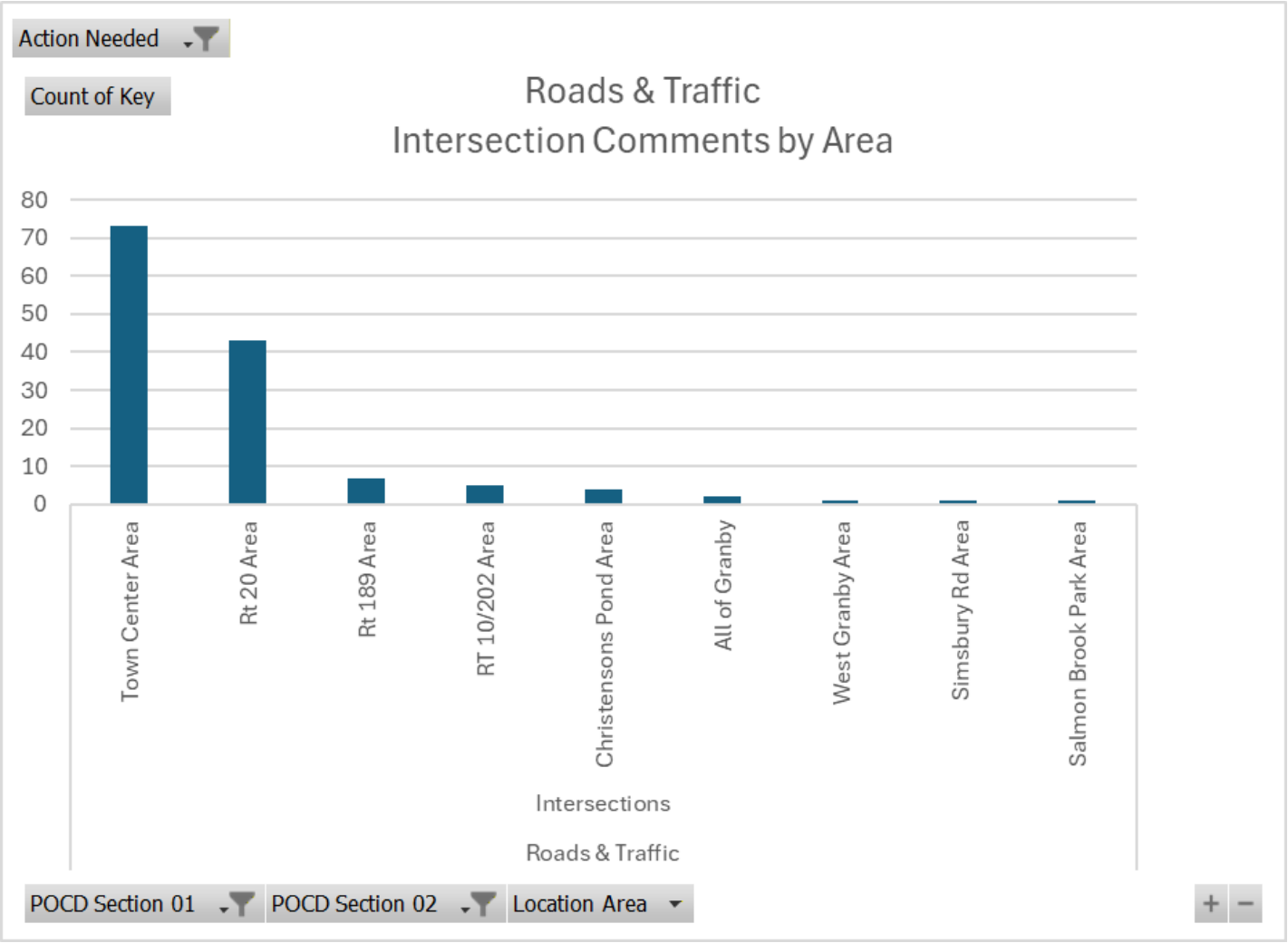
Specific Locations with more than 1 response are shown.

Row Labels	Traffic Management	Intersections	Road Improvements	Road Maintenance	Grand Total
Roads & Traffic					
All of Granby	89	1	1	3	94
Town Center Intersection		73			73
Town Center	21		9		30
Rt 20 & Barn Door Hills Rd / Bushy Hills	4	19	2		25
No Specific Location	9	1	3		13
Wells Rd and Kelly Lane	4		4		8
Rt 20 West	8				8
Rt 20	2	4	2		8
Rt 189	2	1	1	4	8
Rt 20 & Day Street		7			7
Rt 20 & Hungary Rd		3	4		7
Rt 20 & Canal Rd		5	1		6
Old Stagecoach Rd			6		6
Rt 189 & Day Street		6			6
Near Therese Church			4		4
By Christensons Pond		4			4
Rt 20/ 189 BY police Station	4				4
Bushy Hill & East Street	4				4
Notch Road			4		4
Day Street & Simsbury Road		4			4
Quarry Road	4				4
Most Roads	4				4
School Zones	4				4
Mountain Road	4				4
Rt 10/202	1	2	1		4
Donahue Rd & Becontree Heath	4				4
Rt 189 near Lost Acres				4	4
Hungary Road	2		1		3
Hill by St Therese	2				2
Petersen Road	2				2
Notch Rd	2				2
Canal Rd	2				2
Rt 10/202 & Rt 20		2			2
Copper Hill Rd	2				2
Newgate Rd	2				2
Rt 20 & Simsbury Rd			2		2
Stop & Shop to Salmon Brook Park	2				2
Rt 10/202 & Buttles		1	1		2
Grand Total	**184**	**133**	**46**	**11**	**374**

Intersections

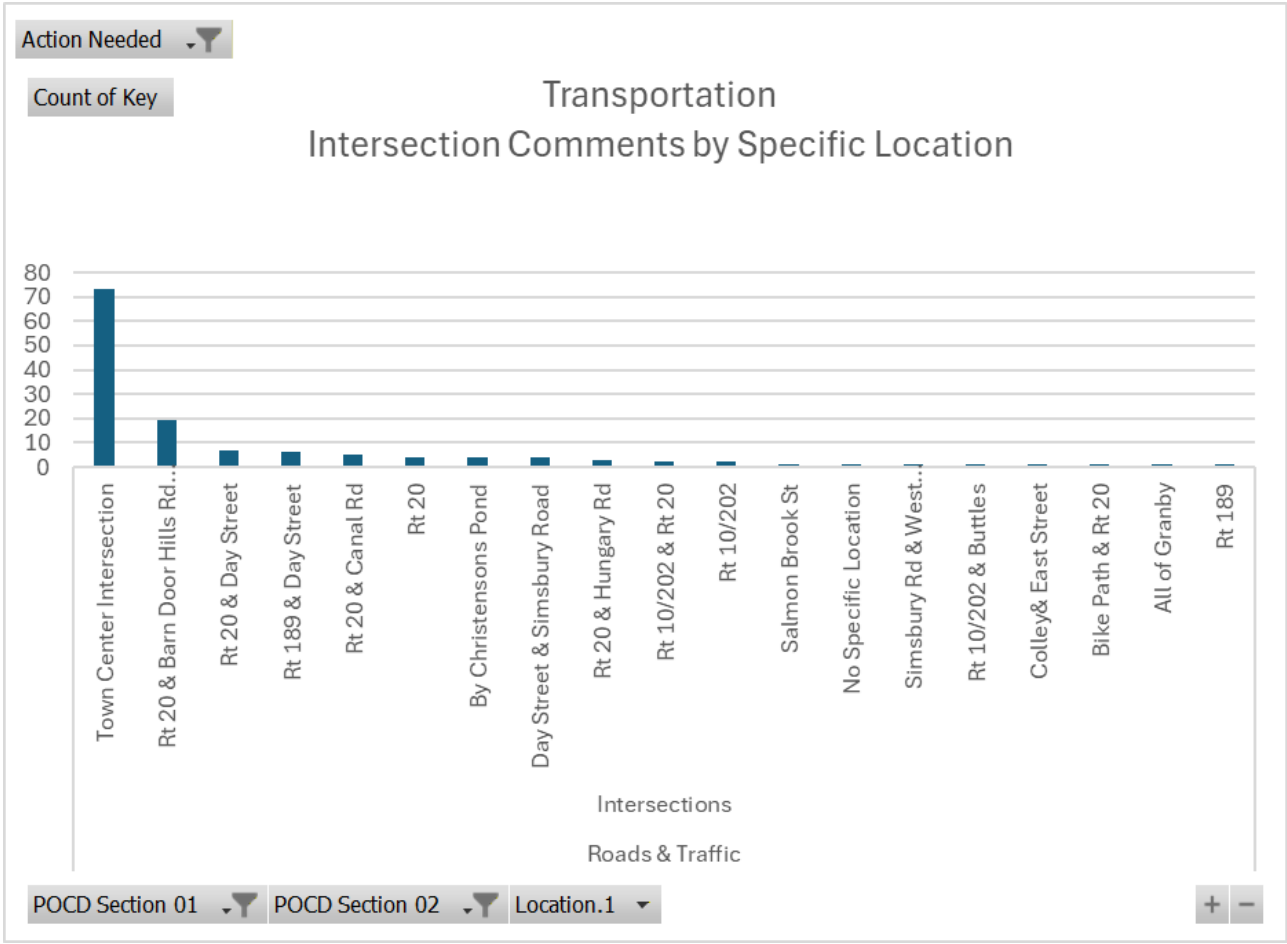
Intersection Comments by Town Area

- In addition to the Town Center Intersection, comments focused on Intersections along Rt 20.



Intersection Comments by Specific Location

Roads & Traffic	
Intersections	
Town Center Intersection	73
Rt 20 & Barn Door Hills Rd / Bushy Hills Rd	19
Rt 20 & Day Street	7
Rt 189 & Day Street	6
Rt 20 & Canal Rd	5
Rt 20	4
By Christensons Pond	4
Day Street & Simsbury Road	4
Rt 20 & Hungary Rd	3
Rt 10/202 & Rt 20	2
Rt 10/202	2
Salmon Brook St	1
No Specific Location	1
Simsbury Rd & West Granby Road	1
Rt 10/202 & Buttles	1
Colley& East Street	1
Bike Path & Rt 20	1
All of Granby	1
Rt 189	1
Grand Total	**137**



Following the Town Center Intersection, the intersections at Rt20 & Barn Door Hills Rd/Bushy Hill Rd and Rt 20/189 & Day Street were notable.

Sidewalks

Sidewalk Comments by Town Area

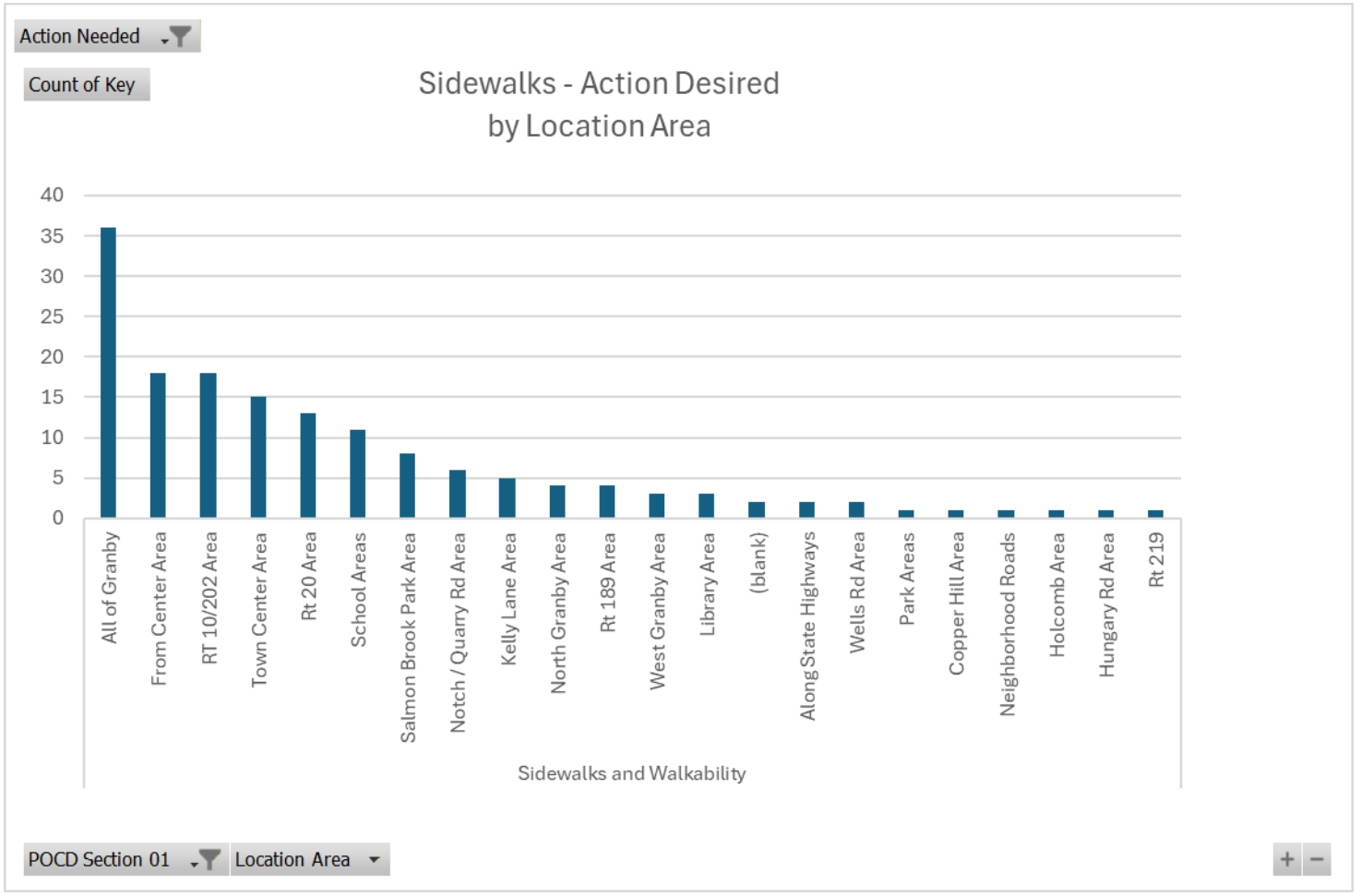
Row Labels	Need/More	Dangerous/Unsafe	Already Adequate	Vision	Needs Improvement	Not Sure about	Maintain	Better Access to	Is Special	Smashing Success	Consider Mandating	(blank)	Perform	Plow	No More	No Comment On	Grand Total
Sidewalks and Walkability																	
All of Granby	21	7	6	3	1	2	2	2	2		1		1		1	1	50
Town Center Area	15		2	4													21
RT 10/202 Area	14	2			2							1					19
From Center Area	18																18
Rt 20 Area	9	2			2												13
School Areas	11		1														12
Salmon Brook Park Area	7			1						1				1			10
Notch / Quarry Rd Area	2	2			2												6
Kelly Lane Area	5																5
North Granby Area	4																4
Rt 189 Area	3	1															4
West Granby Area	3																3
Library Area	3																3
(blank)	2																2
Along State Highways	2																2
Wells Rd Area	2																2
Park Areas	1																1
Copper Hill Area	1																1
Neighborhood Roads	1																1
Holcomb Area	1																1
Hungary Rd Area	1																1
Rt 219	1																1
Grand Total	**127**	**14**	**9**	**8**	**7**	**2**	**2**	**2**	**2**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**180**

Sidewalk Comments by Specific Location (More than 2 mentions)

Row Labels	Need/More	Dangerous/Unsafe	Vision	Needs Improvement	Maintain	Better Access to	Consider Mandating	Perform	Plow	Grand Total
Sidewalks and Walkability										
All of Granby	19	7	3	1	2	2	1	1		36
Town Center	8		4							12
Salmon Brook Park	3		1						1	5
Quarry Road	1	2		2						5
Center to YMCA / Floydville Rd	5									5
Rt 20	1	2		2						5
Rt 10/02		2		2						4
North Granby	3									3
West Granby	3									3
Rt 189	2	1								3
Center to Rail Trail	2									2
Around Town Center	2									2
Center to Salmon Brook Park	2									2
Canton Road	2									2
Center to Stop&Shop	2									2
Library Area	2									2
Granby Farms to Middle School	2									2
Salmon Brook Park to Floydville Rd	2									2
Leading to Center	2									2
Library to Salmon Brook Aux Parking lot	2									2
Center to Oakridge Drive	1									1
Rt 20 to Rail Trail	1									1
Rt 10/202 to MGR	1									1
Creamery hill	1									1
Center to Neighborhhods	1									1

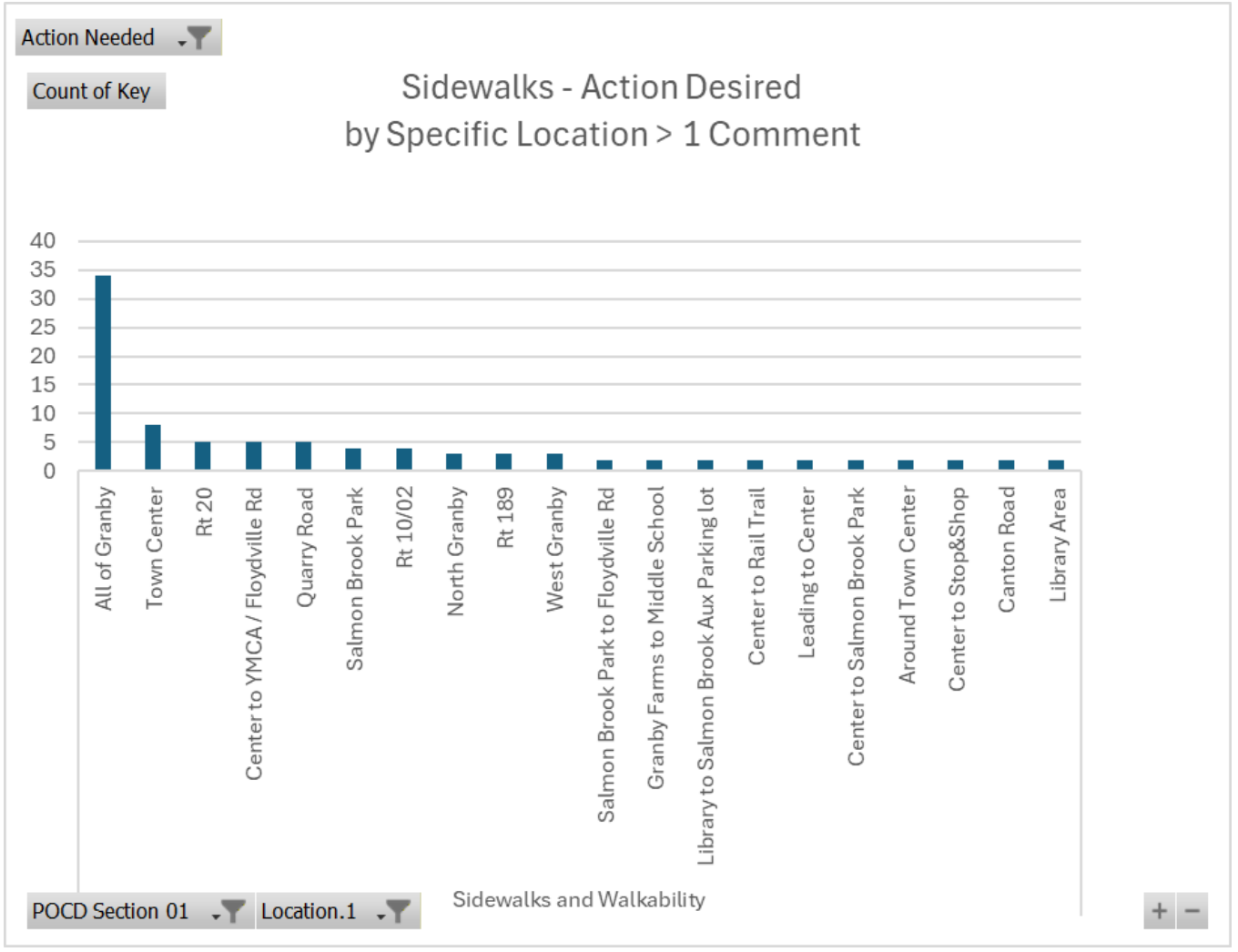
Sidewalks – Action Desired by Town Area

Row Labels	Count of Key
Sidewalks and Walkability	
All of Granby	36
From Center Area	18
RT 10/202 Area	18
Town Center Area	15
Rt 20 Area	13
School Areas	11
Salmon Brook Park Area	8
Notch / Quarry Rd Area	6
Kelly Lane Area	5
North Granby Area	4
Rt 189 Area	4
West Granby Area	3
Library Area	3
(blank)	2
Along State Highways	2
Wells Rd Area	2
Park Areas	1
Copper Hill Area	1
Neighborhood Roads	1
Holcomb Area	1
Hungary Rd Area	1
Rt 219	1
Grand Total	**156**



Sidewalks – Action Desired by Specific Location

Row Labels	Count of Key
Sidewalks and Walkability	
All of Granby	34
Town Center	8
Rt 20	5
Center to YMCA / Floydville Rd	5
Quarry Road	5
Salmon Brook Park	4
Rt 10/02	4
North Granby	3
Rt 189	3
West Granby	3
Salmon Brook Park to Floydville Rd	2
Granby Farms to Middle School	2
Library to Salmon Brook Aux Parking lot	2
Center to Rail Trail	2
Leading to Center	2
Center to Salmon Brook Park	2
Around Town Center	2
Center to Stop&Shop	2
Canton Road	2
Library Area	2
Grand Total	**94**



Traffic Management

Traffic Management by Town Area

Row Labels	Traffic management	Speed Control	Traffic Calming/Speed	Traffic Lights	Traffic Flow	Speed Cameras	Traffic Congestion	Police Officer	Rotary	Traffic Mirror	Bike Riders	Intersections	Passing Zone	Development	Traffic	Speed Traps	Grand Total
Roads & Traffic																	
Traffic Management																	
All of Granby	49	34	4	2	1	4	1	2			2					1	100
Town Center Area	13		2	6	3		1										25
Rt 20 Area	9	9					1		2			2		1			24
North Granby Area	4	2								2							8
School Areas	4	2															6
Notch / Quarry Rd Area	3	2	1														6
Wells Rd Area	2	2			1												5
Copper Hill Area	2		2														4
RT 10/202 Area	1												1		1		3
Rt 189 Area	1							1									2
Hungary Rd Area	1		1														2
Grand Total	**89**	**51**	**10**	**8**	**5**	**4**	**3**	**3**	**2**	**2**	**2**	**2**	**1**	**1**	**1**	**1**	**185**

General Traffic Management/Flow and Speed Control were the largest category of comments related to “Traffic Management”

Specific Road Improvements by Town Areas

Row Labels	Road Improvements	Sightlines	Widening	Rotary	Rt 189	Grand Total
Roads & Traffic						
Road Improvements						
Rt 20 Area	11	2	2			15
Town Center Area	9					9
Old Stagecoach Rd Area	3	2	1			6
All of Granby	5					5
Wells Rd Area	2		2			4
Notch / Quarry Rd Area	2	2				4
Rt 189 Area	2				1	3
RT 10/202 Area	2			1		3
Salmon Brook Park Area	1					1
Hungary Rd Area	1					1
Grand Total	**38**	**6**	**5**	**1**	**1**	**51**

Bike Lanes and Paths

Row Labels	Count of Key
Biking	
Bike Lanes & Paths	
All of Granby	13
From Center Area	12
Rt 189 Area	2
Holcomb Area	2
Town Center Area	2
Simsbury Rd Area	1
School Areas	1
North Granby Area	1
Salmon Brook Park Area	1
Park Areas	1
Grand Total	**36**

Bike lanes across all of Granby were mentioned as well as specifically to the Town Center and connecting with the Rails to Trails System

Bike Lanes & Paths Comments

Bike Lanes & Paths	
All of Granby	
I also see people riding bicycles, mopeds, electric bikes etc on this stretch of road and really think this area needs bike lanes to keep them safe	1
more bike friendly signs and bike lanes	4
bike lanes are needed everywhere	1
More bike trails so less bikes on roads	1
More sidewalks and bike lanes	1
Mountain bike trails,	1
We need bike lanes - but roads must be wider to accomodate them!	4
From Center Area	
Similar bike paths or bike lanes along 189 and 20 between the center of town and the Farmington Valley Trail would provide additional connectivity and loop options	2
There is currently a wide sidewalk / bike path from Floydville Rd to the YMCA It would be nice if there were bike lanes or a bike path between there, past Salmon Brook Park and to the center of town	1
Bike facilities on roads that connect to the Rail Trail	1
Bike paths would be nice and it would be nice if there was a safe bike route between the Farmington Valley Bike Path and the center of town	1
I think the transportation might be an issue, ie I wish there were bike lanes to funnel from the rail-trail to our businesses since they are separated a bit	1
A bike lane to get from the center to the the rail-to-trail	1
Connect trails to town amenities, starting with bike path on East Granby town line to downtown Granby	1
I wish there was a Farmington rail trail direct spoke to Granby Center Either from Rt 20, Rt 189 or a new cut through Biking from the rail trail to the center is too risky with the speed cars go and the long hill on Rt 20 is not friendly	1
I would like to be able to bike from the rail trail on 187 to the center of town without worrying about being hit by a car	1
It would be great if the center of town were connected to Salmon Brook Park and the Farmington Valley Trail by bike paths	2
Rt 189 Area	
Similar bike paths or bike lanes along 189 and 20 between the center of town and the Farmington Valley Trail would provide additional connectivity and loop options	2
Holcomb Area	
If limited biking were allowed through MeLean Game Refuge on the wide trails between the two main parking lots on Salmon Brook St and Barndoor Hills Rd (and maybe from Barndoor Hills Rd and Canton St) and if there were a way to connect that trail through McLean or Reed Hill Rd and Holcomb farm to the farm store you could ride from the center of town to the farm store and back safely	2
Town Center Area	
Also bike lanes might help eliminate the packs of bicycles in the center	1
In the center of town especially at the major intersections, to have bike Lanes built in	1
Simsbury Rd Area	
Bike lanes, Simsbury road	1
School Areas	
bike paths to/from schools would be great	1
North Granby Area	
That bike route could be continued along Simsbury Rd and on the closed portion of Broad Hill Rd to Cone Mountain This would connect many parts of town	1
Salmon Brook Park Area	
There is currently a wide sidewalk / bike path from Floydville Rd to the YMCA It would be nice if there were bike lanes or a bike path between there, past Salmon Brook Park and to the center of town	1
Park Areas	
Aloow somewhere that bicycles can enjoy in the woods instead of relying on East Granby's Cowels Park	1
Grand Total	**36**

Alternative Transportation

Alternative Transportation

Row Labels	Need/More	Don't support	Move	Needs Improvement	Not a Priority	Vision	Provide	Grand Total
Public Transportation	6			1	1			8
Alternative Transportation	1					1	1	3
Senior Transportation	3							3
Bus Stop			2					2
Electric Cars		2						2
Shuttle Bus Service	1							1
Bus Park & Ride	1							1
Town Shuttles	1							1
School Bus				1				1
Bus Service	1							1
Grand Total	**14**	**2**	**2**	**2**	**1**	**1**	**1**	**23**

Alternative Transportation Comments

Public Transportation	
Better public transportation	1
More public transit would likely bring in more business to our small businesses in the center of town	1
More public transportation please!	1
Public transportation	1
public transportation is not a priority the busses are empty because many work from home	1
There is nearly no public transportation in Granby For many people, those cannot own cars, those who cannot/or no longer drive this makes our wonderful town much, much less 'livable'	1
We need reliable public transportation for everyone and ride sharing options for commuters	1
While it would be great if people considered public transportation as an option, people here are unlikely to give up their cars	1
Alternative Transportation	
When denser housing developments eventually come in, we need to plan for better walking and cycling options instead of only car options	1
It would be nice if there were more transportation methods, although I don't think it's necessary	1
Stop promoting the car as king	1
Senior Transportation	
Transportation schedule increased for th senior van	1
more senior transportation	1
need more local senior transportation options	1
Bus Stop	
The bus stop on rt 189 at North Church should be moved to the corner of rt 189 and Mechanicsville Road	2
Electric Cars	
I do not agree that solar panels and electric cars are more environmentally friendly	2
Shuttle Bus Service	
See my previous answer regarding shuttle bus services	1
Bus Park & Ride	
Bus park + ride in town center would help	1
Town Shuttles	
It would be so cool to have some town shuttles that ran on a one-hour or two-hour schedule, perhaps on alternating days (or even across limited days of the week that would allow people travel options to and from town. It's a big dream, but I think it would be a great one and could certainly accomplish more than I've proposed, if a group of concern people came together to really flesh it out.	1
School Bus	
I hope that Granby will improve the schools, especially the school bus situation	1
Bus Service	
Granby needs a hop on and hop off bus on weekends in the spring, summer and fall	1
Grand Total	**23**

Questions #14-16

#14 What is your opinion on the following statements related to roads in Granby?

	Strongly Agree		Agree		Disagree		Strongly Disagree		Total	Weighted Average
Traffic congestion is an issue	24.24%	40	34.55%	57	35.15%	58	6.06%	10	165	2.23
Traffic speeding is an issue	30.91%	51	39.39%	65	27.88%	46	1.82%	3	165	2.01
Roads are in good condition	14.55%	24	73.33%	121	10.30%	17	1.82%	3	165	1.99
Roads are safe	9.09%	15	70.91%	117	15.76%	26	4.24%	7	165	2.15
It is easy to get across Granby from my home	15.76%	26	68.48%	113	14.55%	24	1.21%	2	165	2.01
									Answered	**165**
									Skipped	**0**

#15 What is your opinion on the following statements related to pedestrian and bicycle transportation options?

	Strongly Agree		Agree		Disagree		Strongly Disagree		Total	Weighted Average
There are adequate bicycle and pedestrian transportation options in Granby	14.55%	24	35.15%	58	35.76%	59	14.55%	24	165	2.5
More sidewalks are needed	32.73%	54	31.52%	52	28.48%	47	7.27%	12	165	2.1
More bike lanes and facilities are needed	18.18%	30	39.39%	65	27.88%	46	14.55%	24	165	2.39
More trails are needed	15.15%	25	45.45%	75	36.36%	60	3.03%	5	165	2.27
I feel safe walking on roads	1.82%	3	23.64%	39	49.09%	81	25.45%	42	165	2.98
I feel safe biking on roads	1.21%	2	26.06%	43	46.06%	76	26.67%	44	165	2.98
									Answered	**165**
									Skipped	**0**

#16 What type of transportation improvements are needed in Granby?

Answer Choices	Responses	
Continued road paving and reconstruction efforts	49.70%	82
Reduction of traffic congestion	43.03%	71
Improvement of intersections	51.52%	85
Traffic calming measures (speed humps, bump-outs, roundabouts, etc.)	38.18%	63
Sidewalks and crosswalks	55.15%	91
Public transit options / commuter options	22.42%	37
Improved CT Transit bus stops	12.12%	20
Bicycle paths or lanes	38.79%	64
	Answered	**165**
	Skipped	**0**

Transportation

Proposed Introduction to Combine with Fundamental Values

Our roadways are an integral part of our community and they need to be safe and convenient while providing an attractive passage throughout the town, whether walking, driving, bicycling, or taking public transportation. We understand that to get from one place to another the vast majority of Granby residents currently depend on motor vehicles. However, we seek to overcome the need to design and approve developments that are primarily based on the convenience of motor vehicle use. Over the past 90 years, it has been the motor vehicle that has dictated land use patterns and individual site design. But, during the past 30 years, Granby has begun to alter this pattern by decreasing the road widths in new developments, preserving scenic roads, limiting curb cuts and requiring buffers between existing roads and new developments. While the Town must continue to emphasize a smooth and efficient transportation system, the system should not take precedence over quality site design, the convenience of pedestrians and the Town's Fundamental Values. Major changes in transportation are not anticipated over the next 10 years, but change is on the horizon. The design and types of motor vehicles is rapidly changing. Today's vehicles are not only more energy efficient, but they are lasting much longer, need a reduced amount of service and are much safer. With new design and battery improvements, electric cars may soon make up a significant percentage of the country's vehicle fleet. This will further impact the car maintenance industry and impact the types of re-fueling stations. Bicycle transportation has been steadily rising throughout the Country. Granby's terrain, seen by many as a hindrance to bicycle transportation, may become more feasible with improvements to electrically assisted bikes. There is little doubt that we will soon see driverless vehicles on predetermined routes. With new technology our roads and our transit system should become greener, safer and more efficient. While it may be that Granby will be on the back burner of the most significant transit innovations over the next 10 years, we must understand the coming changes and plan to take advantage of them as they become available.

GOAL 4.1: Support and encourage modes of transportation other than the motor vehicle.

Policies/Strategies:

4.1.1 Seek ways to support and enhance bus service, particularly regarding access and improvements to public transportation.

Actions:

a. Continue to participate in the Greater Hartford Transit District, which will allow access to grants.
b. Examine the CTTransit bus route in Granby, including bus stop location(s), park-and-ride lot, and route timing, and consider recommendations to encourage the use of public transportation, particularly in and around Granby Center.

c. Study the success of the senior van program. Following this lead, consider additional programs to promote shared trips.

4.1.2 Increase and enhance pedestrian and bicycle facilities.

Actions:

a. Require bicycle and/or pedestrian paths between adjacent subdivisions.
b. Require the construction of sidewalks for commercial and residential developments to increase connectivity.
c. Provide for the construction of sidewalks, pedestrian crossings, and bike paths, particularly in and around Granby Center. Seek to connect these facilities to traffic generators, such as commercial and residential developments and town facilities, and to existing pedestrian and bicycle infrastructure, including the Farmington Valley Canal Heritage Trail.
d. Provide for the construction of sidewalks along Salmon Brook Street to connect Salmon Brook Park to the bike path along Floydville Road; within proximity to the schools; and other areas to enhance pedestrian safety.
e. Encourage developments to include pedestrian and bicycle amenities, such as bike racks, benches, etc.

GOAL 4.2: Provide for the safety of residents through proper street maintenance and design of roadways and intersections.

Policies/Strategies:

4.2.1 List, prioritize and improve problem intersections.

Actions:

a. Develop a list of intersections which are deficient in safety and/or design and prepare a plan for their improvement. Any such list should include but is not limited to: Simsbury Road/Route 20; Bushy Hill Road/Route 20; Day Street/Route 189; Mechanicsville Road/Route 189 and Route 10; Meadowbrook Road/Route 10; Case Street/Route 219; and Wells Road/Route 189.
b. Relocate, re-design or eliminate the Hungary Road/Route 20 intersection.
c. Clear vegetation, regrade and continually maintain the sight lines at intersections.
d. Monitor the Granby Center intersection improvement project and make recommendations to the Connecticut Department of Transportation as necessary.

4.2.2 Encourage the maintenance and design of roads based on traffic engineering principles and with regard to the overall goals of this POCD and our fundamental values.

Actions:

a. When roads are reconstructed/repaved, consideration should be given to minimally increase lane width for roads without adequate shoulders to accommodate the safe passing of vehicles, pedestrians and bicycles.

b. Continue to review and participate in regional long-range roadway and traffic plans for Granby.
c. Provide for the careful placement of curb cuts along collector and arterial roads and seek to limit the number of curb cuts along all roadways.
d. Encourage street design that complement residential neighborhoods and include traffic calming mechanisms to reduce vehicular traffic volume and speed of vehicles.
e. Consider other mechanisms to address vehicle speed concerns.
f. Continue to support road paving and reconstruction program.

GOAL 4.3: Encourage a connected transportation network.

Policies/Strategies:

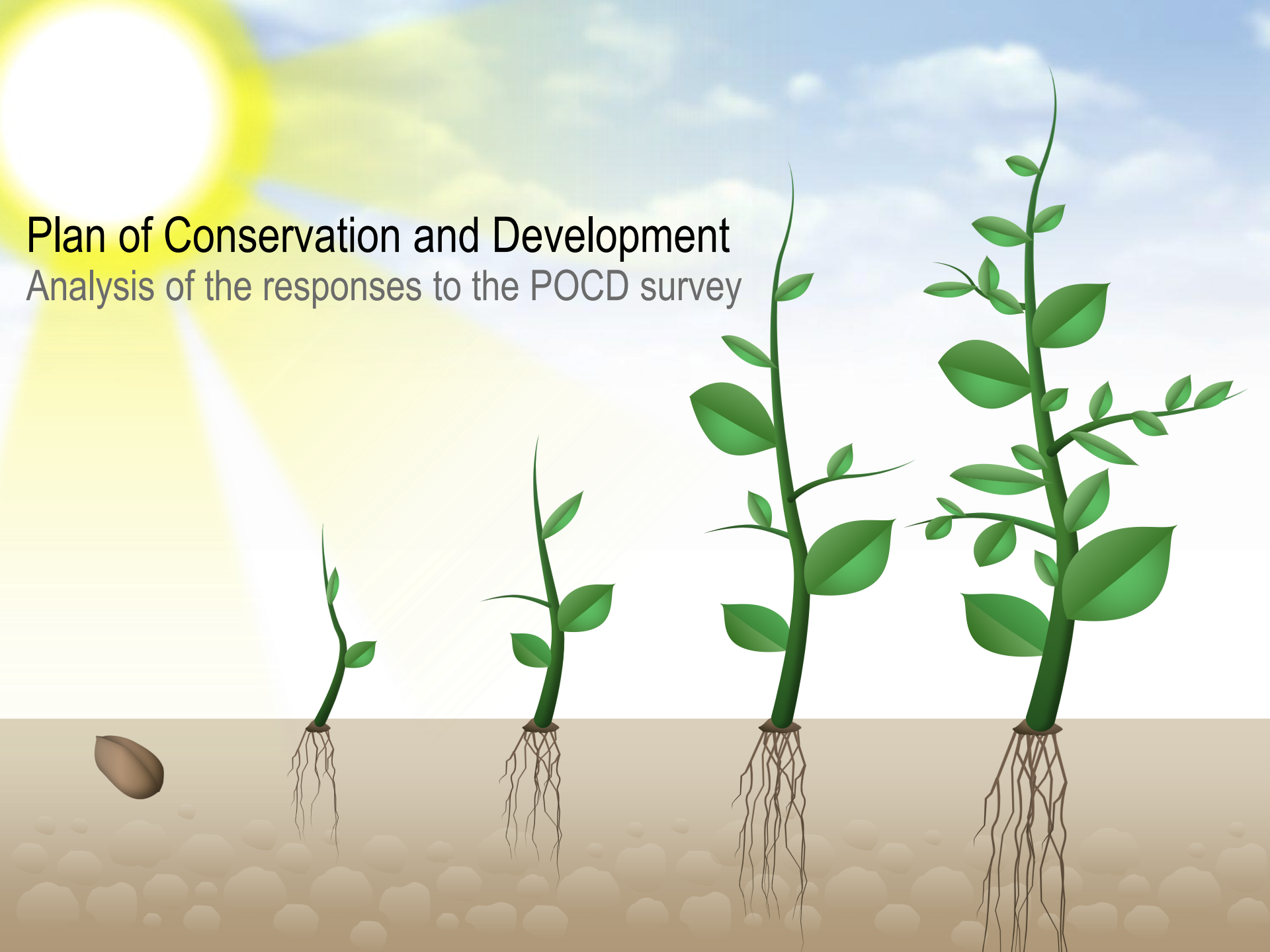
4.3.1 Require connections between developments, including provisions for vehicles, pedestrians, and bicyclists

Actions:

a. Consider a reduction in the maximum length of a cul-de-sac road and minimize the construction of new cul-de-sac roads except where they are designed as a private drive.
b. Require rights of way in various locations along proposed streets to accommodate connections to future or planned developments.
c. Develop a system of central parking areas and user-friendly sidewalks that include landscaping and benches to encourage pedestrian traffic and reduce vehicular movements.
d. Encourage right of ways and/or easements between developments to promote shared parking.

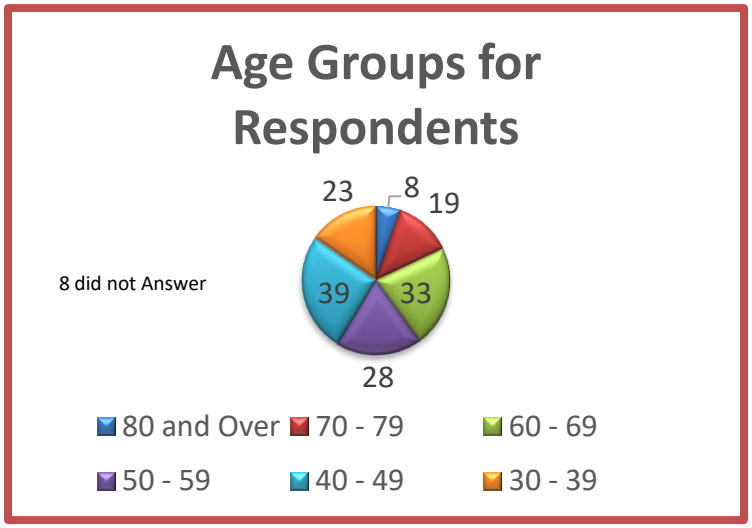
Plan of Conservation and Development

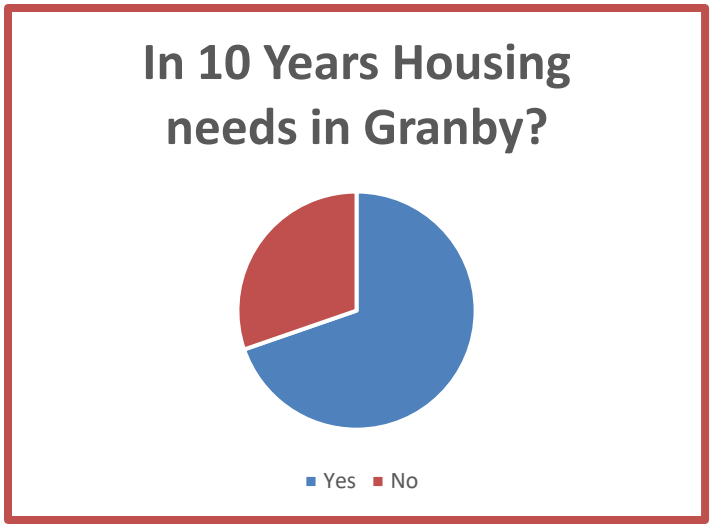
Analysis of the responses to the POCD survey

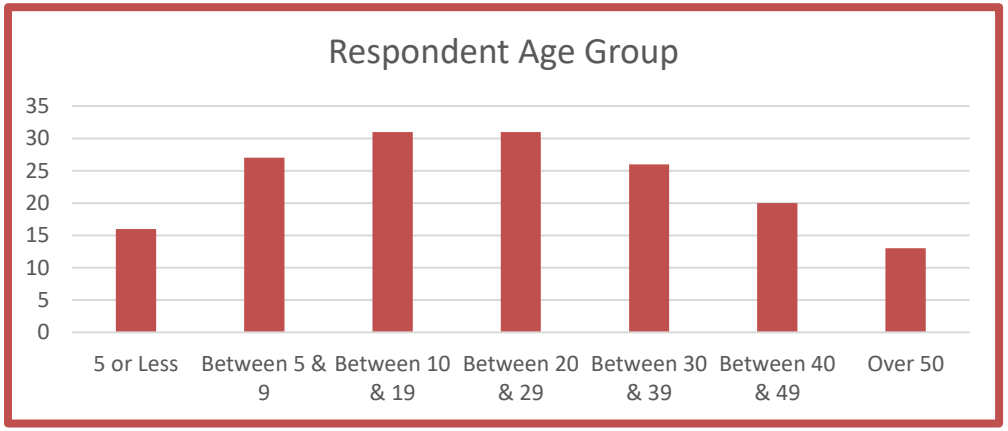


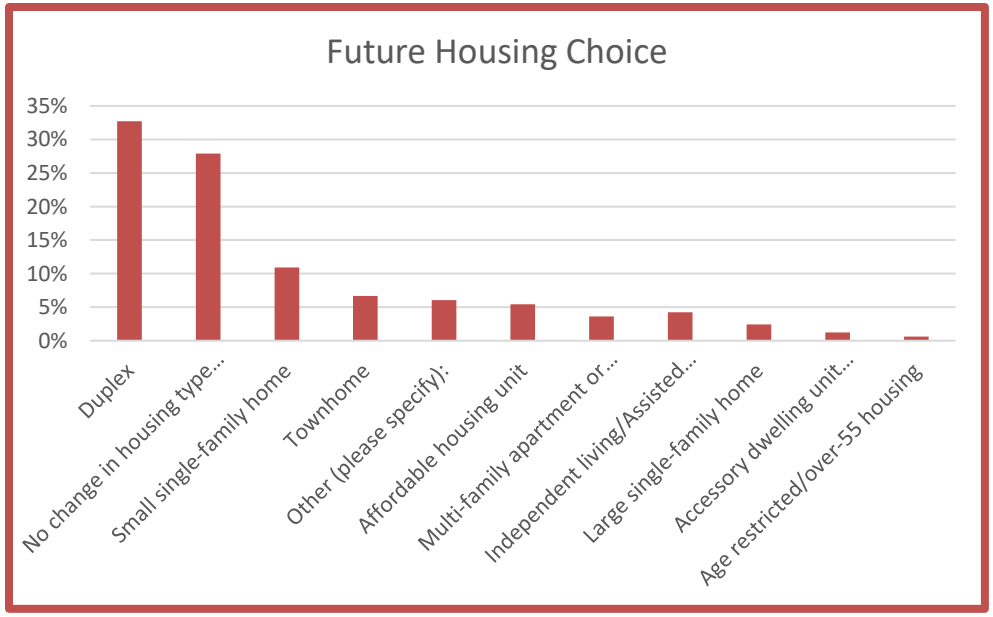
Respondent Profile

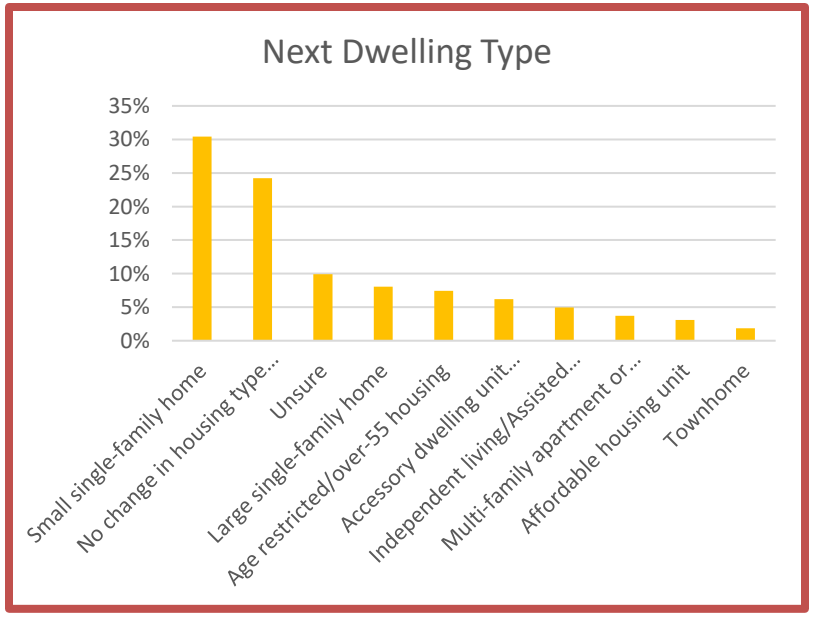
- 99% of Respondents Live in Granby
- 90% of Respondents lived in a single-family dwelling
- 1 Respondent Works or Owns a business in Granby. (9 responded they work or Own a business in town.








Future Housing Choice
35%
30%
25%
20%
15%
10%
5%
0%
Duplex
No change in housing type...
Small single-family home
Townhome
Other (please specify):
Affordable housing unit
Multi-family apartment or...
Independent living/Assisted...
Large single-family home
Accessory dwelling unit...
Age restricted/over-55 housing


Next Dwelling Type
35%
30%
25%
20%
15%
10%
5%
0%
Small single-family home
No change in housing type...
Unsure
Large single-family home
Age restricted/over-55 housing
Accessory dwelling unit...
Independent living/Assisted...
Multi-family apartment or...
Affordable housing unit
Townhome

1#: Please place a check mark next to the statement that best represents your thoughts about Granby.

- 85% of Respondents felt there should be No Growth or Slow Growth.
- 5 respondents wanted to go backwards

Answer Choices	Total	%
I like Granby now, keep it as it is.	73	44%
I think Granby should grow and change, but incrementally.	65	39%
I think Granby should be open to significant growth and change.	21	13%
Other (please specify):	6	4%
	165	

#2: What should Granby focus more on? (Please select up to 5)

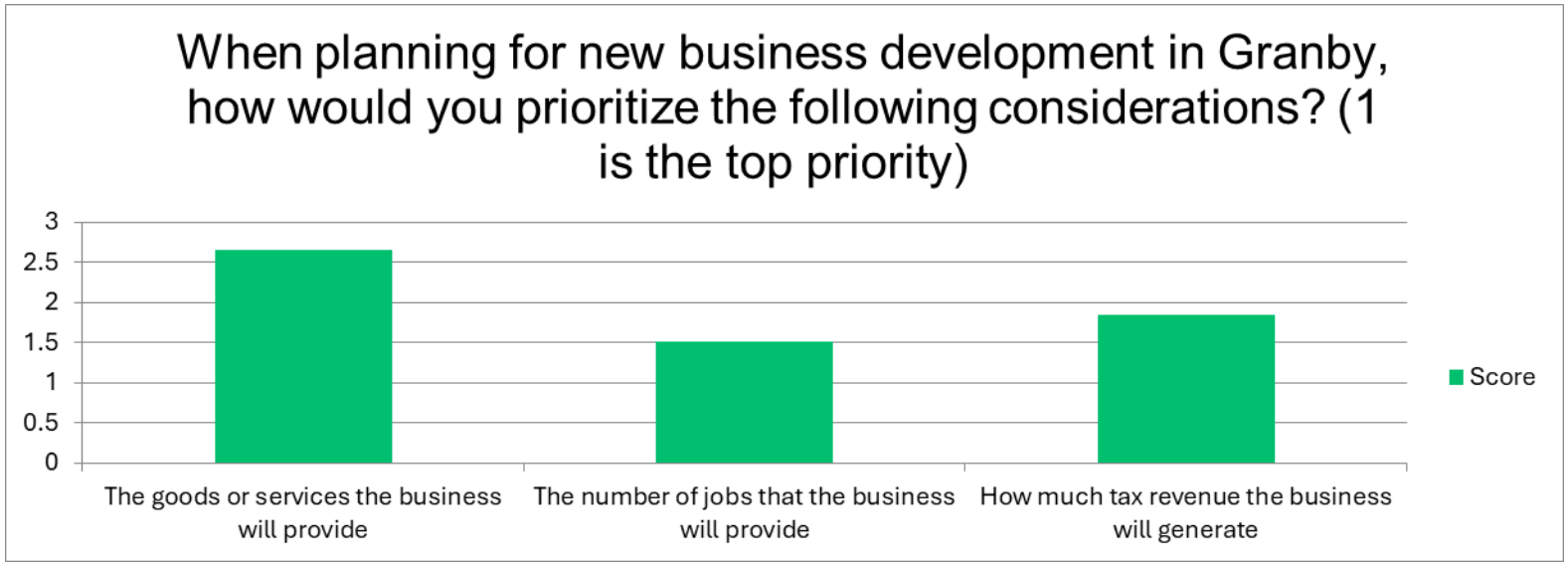
Answer Choices	%
Protection of natural resources and farmland	72.12%
Hiking trails, greenways, and passive recreation areas	52.73%
Schools	36.36%
Sustainability	34.55%
Economic development	29.09%
Roadways and traffic	27.27%
Bicycle and pedestrian facilities	27.27%
Infrastructure (water, sewer, utilities)	23.03%
Affordable housing development	20.61%
Recreation programs	19.39%
Parks and athletic fields	18.79%
Social services	18.18%
Municipal services	9.70%
Housing development	7.27%
Municipal buildings	3.03%

#4 What should Granby focus less on? (Please select up to 5)

Answer Choices	%
Housing development	63.03%
Affordable housing development	***45.45%***
Municipal buildings	26.67%
Economic development	21.21%
Bicycle and pedestrian facilities	14.55%
Parks and athletic fields	12.73%
Roadways and traffic	12.73%
Sustainability	11.52%
Municipal services	10.30%
Recreation programs	8.48%
Hiking trails, greenways, and passive recreation areas	8.48%
Social services	7.27%
Schools	6.67%
Protection of natural resources and farmland	5.45%
Infrastructure (water, sewer, utilities)	4.24%

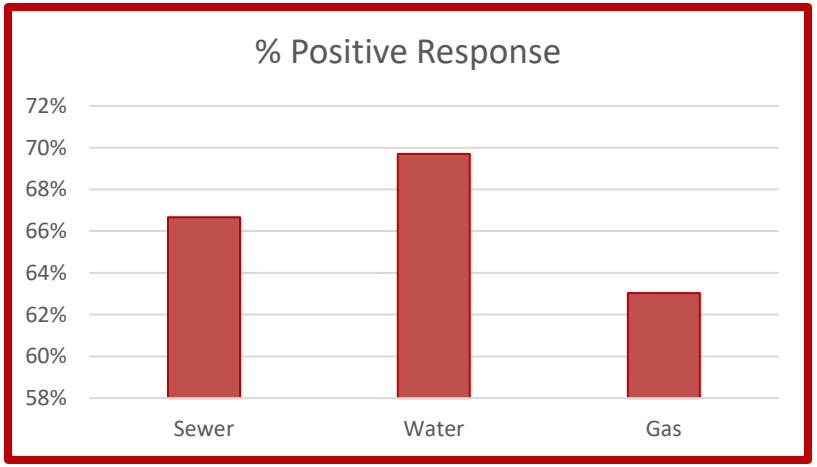
#20: When planning for new business development in Granby, how would you prioritize the following considerations? (1 is the top priority)?

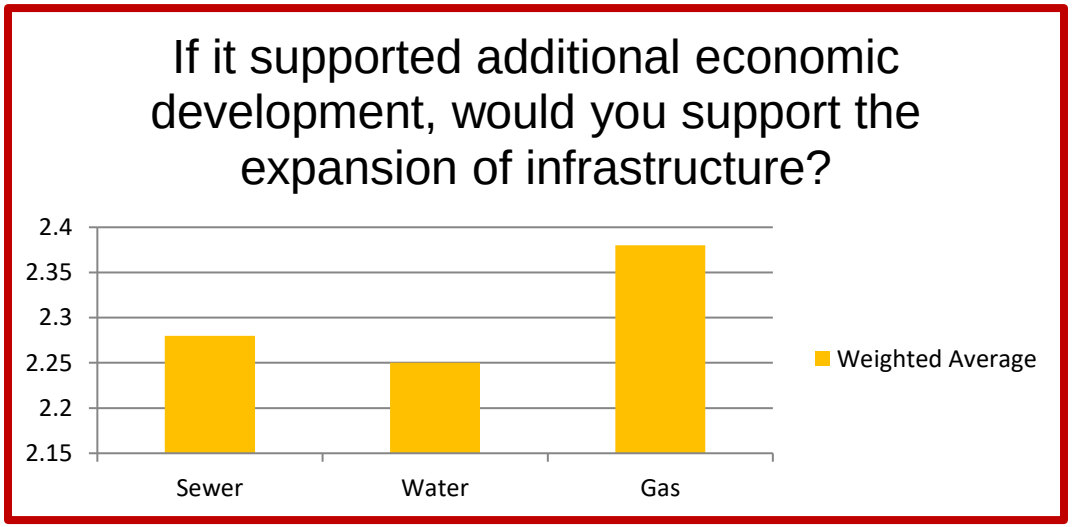
	1		2		3		Total	Score
The goods or services the business will provide	72.12%	119	21.21%	35	6.67%	11	165	2.65
The number of jobs that the business will provide	7.88%	13	35.15%	58	56.97%	94	165	1.51
How much tax revenue the business will generate	20.00%	33	43.64%	72	36.36%	60	165	1.84
							Answered	**165**
							Skipped	**0**



#21: If it supported additional economic development, would you support the expansion of infrastructure?

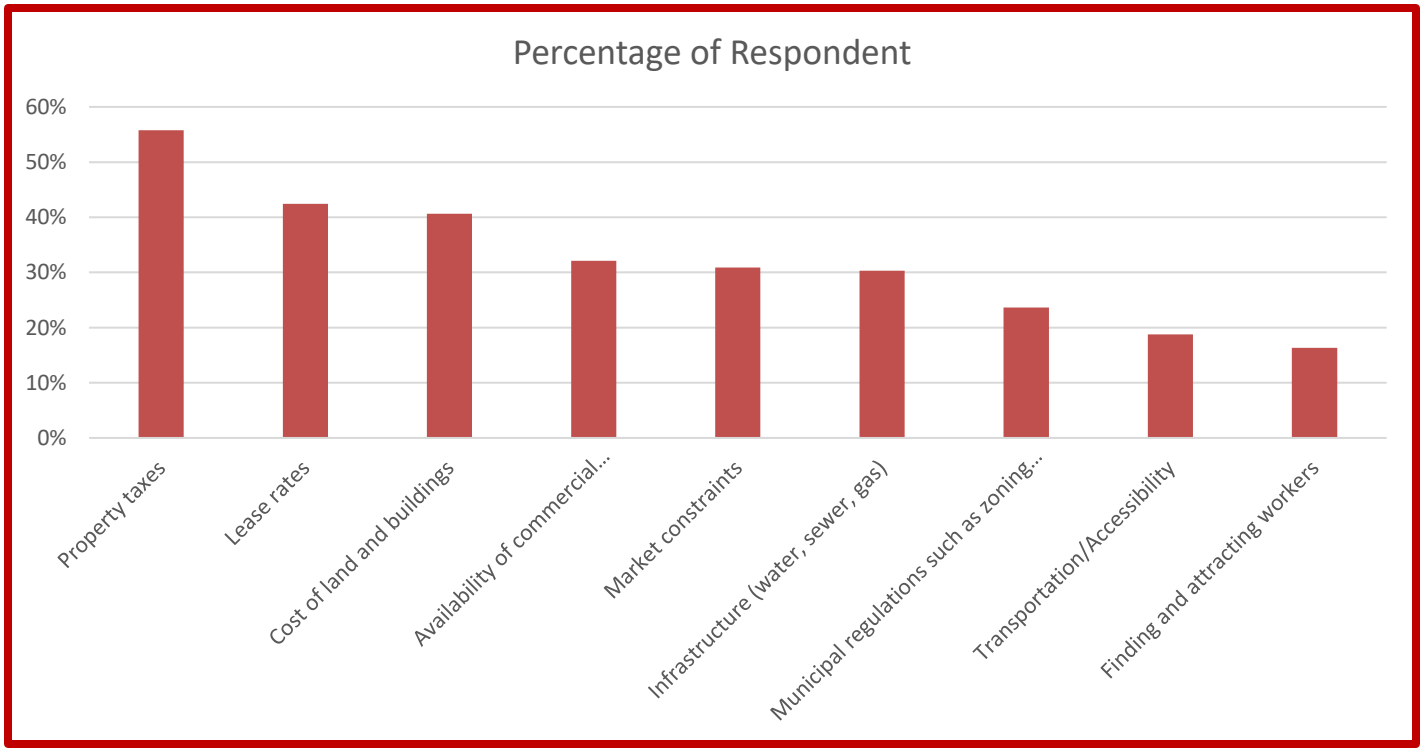
	Positive	Negative	Percentage
Sewer	110	55	67%
Water	115	50	70%
Gas	104	61	63%





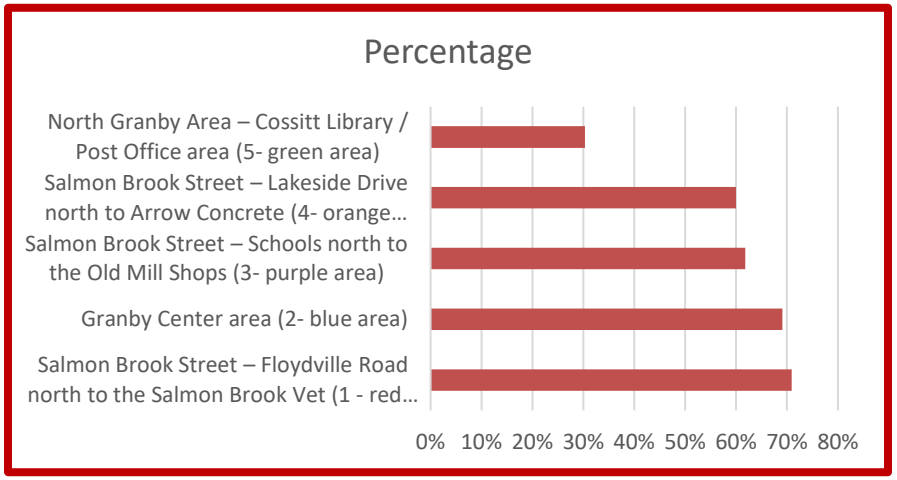
#22: What do you think some of the challenges are to economic development in Granby? (Please select up to 5)

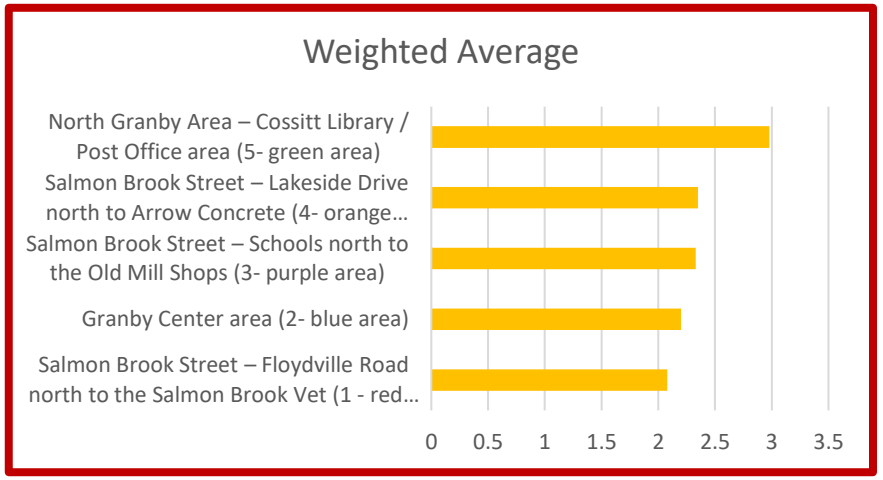
- Respondents choose an average of 3 option.



#23: If Granby wanted to support additional economic development, would you support expansion of business zones or intensification of business uses in the following areas?

	Positive	Negative	Percentage
Salmon Brook Street – Floydville Road north to the Salmon Brook Vet (1 - red area)	117	48	71%
Granby Center area (2- blue area)	114	51	69%
Salmon Brook Street – Schools north to the Old Mill Shops (3- purple area)	102	63	62%
Salmon Brook Street – Lakeside Drive north to Arrow Concrete (4- orange area)	99	66	60%
North Granby Area – Cossitt Library / Post Office area (5- green area)	50	115	30%





#25: Indicate your response to the following statements:

- Highest Negative Response Rate on protecting farmland.

	Positive	Negative	Percentage
The Town does a good job protecting historic resources.	132	33	80%
The Town does a good job protecting open space.	121	44	73%
The Town does a good job protecting natural resources (waterways, wetlands, wildlife habitat).	121	44	73%
The Town does a good job protecting farmland.	105	60	64%

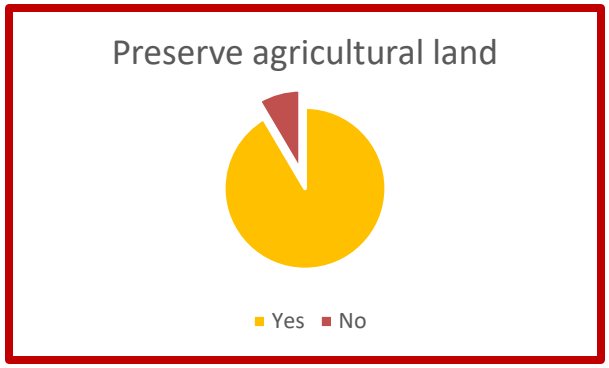
#26: Granby should.... (*Please note that the Salmon Brook Historical Society is a separate entity from the Town.)

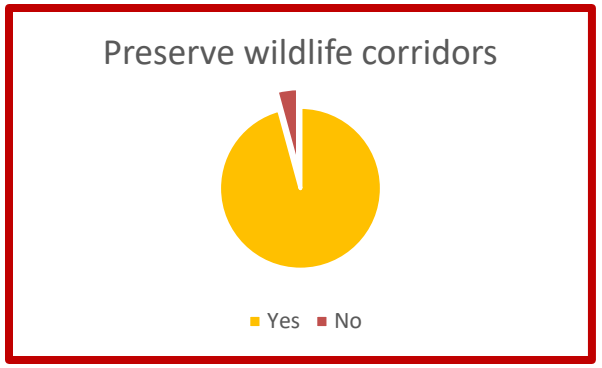
- High agreement on regulation but highest disagree on specific commission.

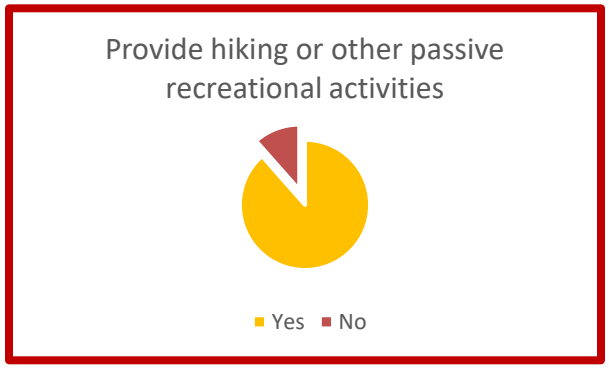
	Positive	Negative	Percentage
Prioritize zoning regulations that protect historic or cultural structures, sites, and neighborhoods.	144	21	87%
Explore creation of Historic District Commission* and regulations that would require approval for any visible change to a historic building from a public right of way.	126	39	76%
Better promote or inform the community about its historic and cultural resources.	143	22	87%

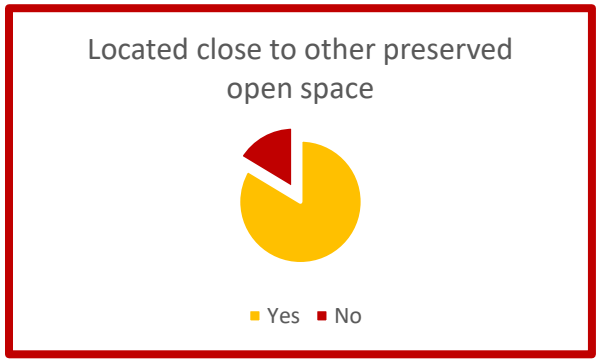
	Strongly Agree		Agree		Disagree		Strongly Disagree	
Prioritize zoning regulations that protect historic or cultural structures, sites, and neighborhoods.	38.79%	64	48.48%	80	10.30%	17	2.42%	4
Explore creation of Historic District Commission* and regulations that would require approval for any visible change to a historic building from a public right of way.	29.70%	49	46.67%	77	20.00%	33	3.64%	6
Better promote or inform the community about its historic and cultural resources.	33.33%	55	53.33%	88	10.91%	18	2.42%	4

#27: How important are the following factors when considering the acquisition of open space?





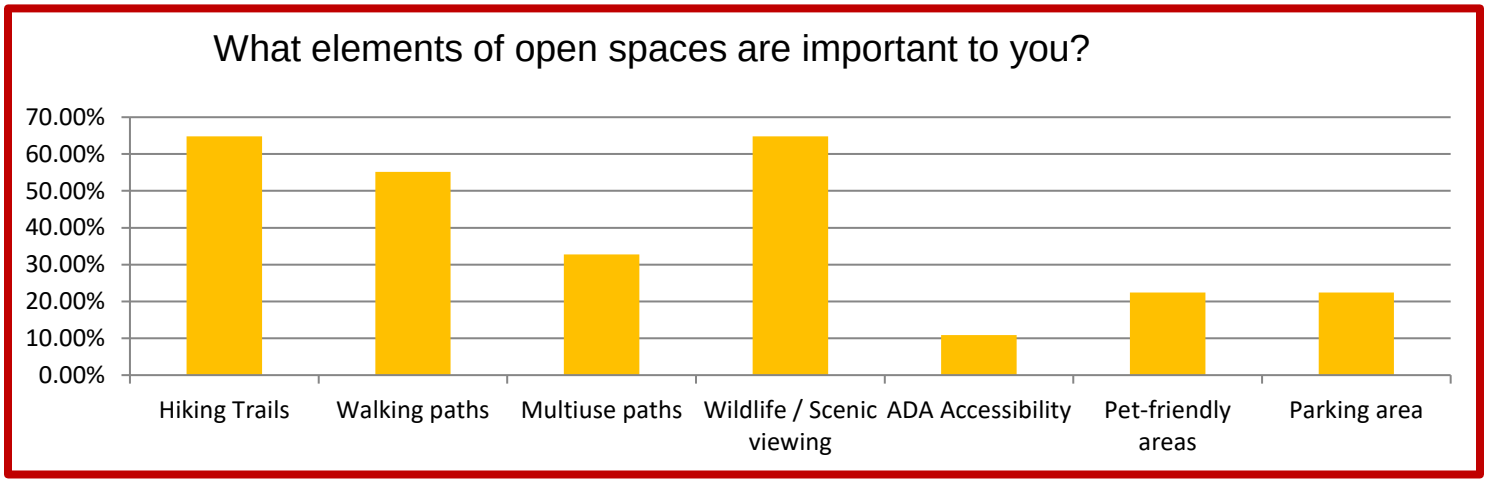


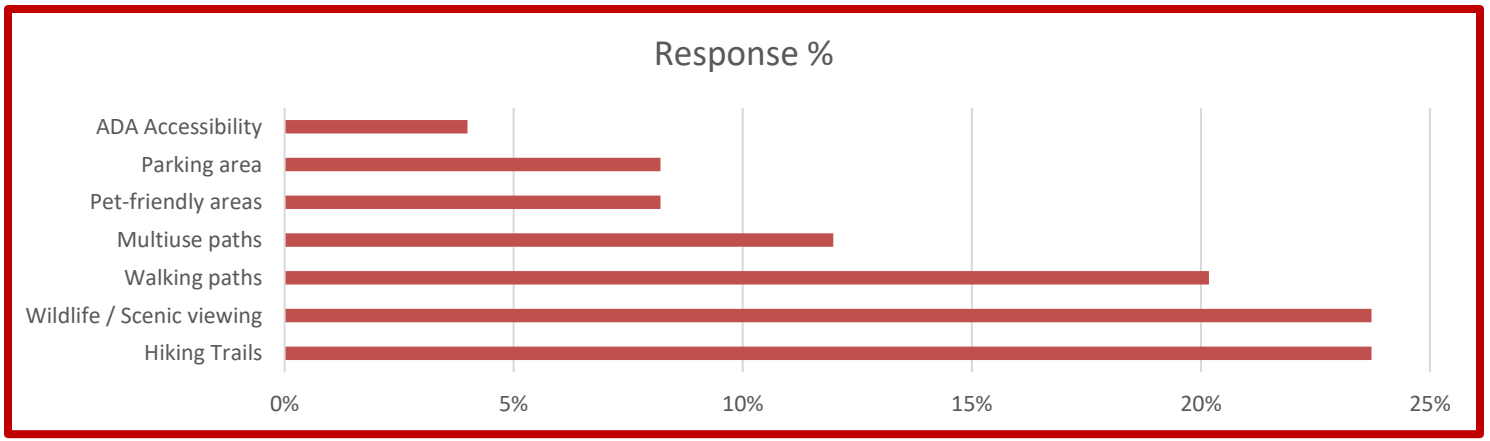


	Strongly Agree		Agree		Disagree		Strongly Disagree	
Preserve agricultural land	51.52%	85	40.00%	66	6.67%	11	1.82%	3
Preserve wildlife corridors	67.27%	111	28.48%	47	3.03%	5	1.21%	2
Provide hiking or other passive recreational activities	45.45%	75	43.03%	71	9.70%	16	1.82%	3
Located close to other preserved open space	34.55%	57	49.09%	81	15.15%	25	1.21%	2

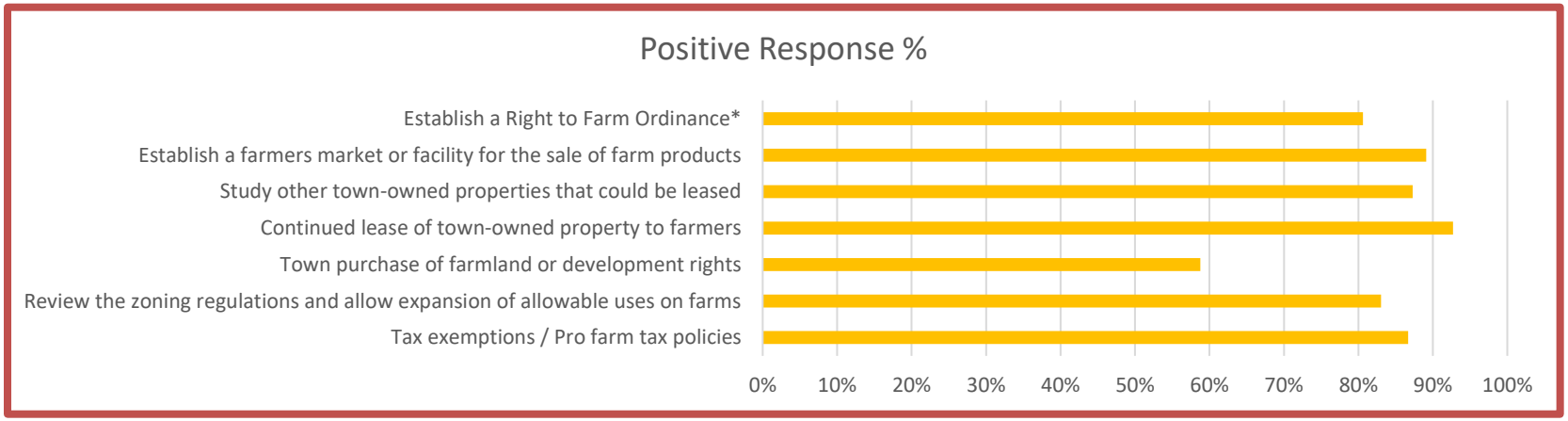
#28: What elements of open spaces are important to you?
(Please select up to 3)

- Respondents choose an average of 2.7 answers



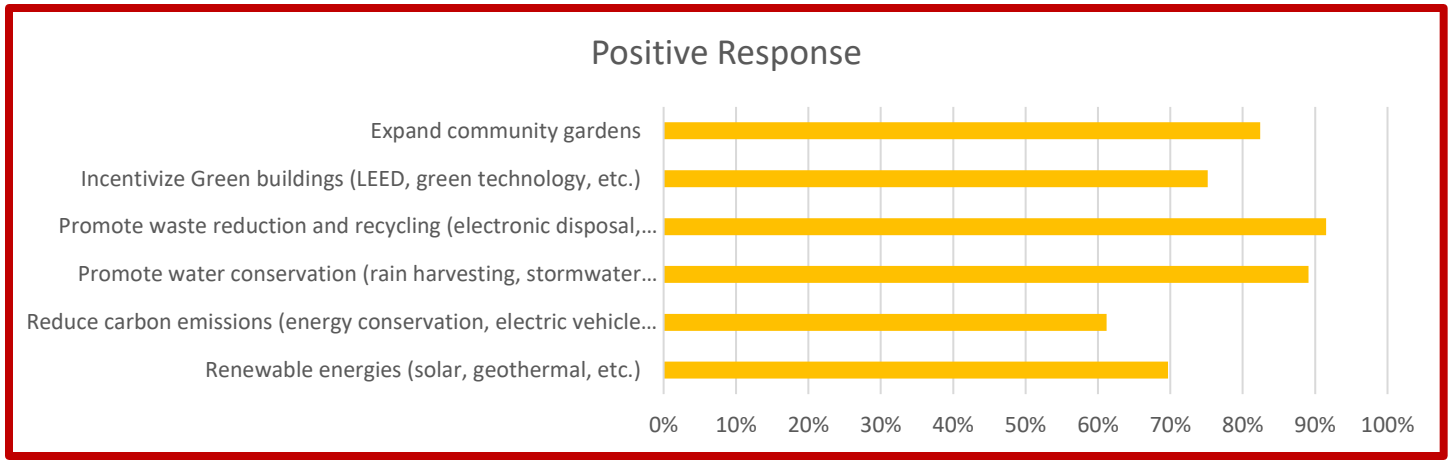


#30: Please indicate your agreement with the following to support agriculture in Granby



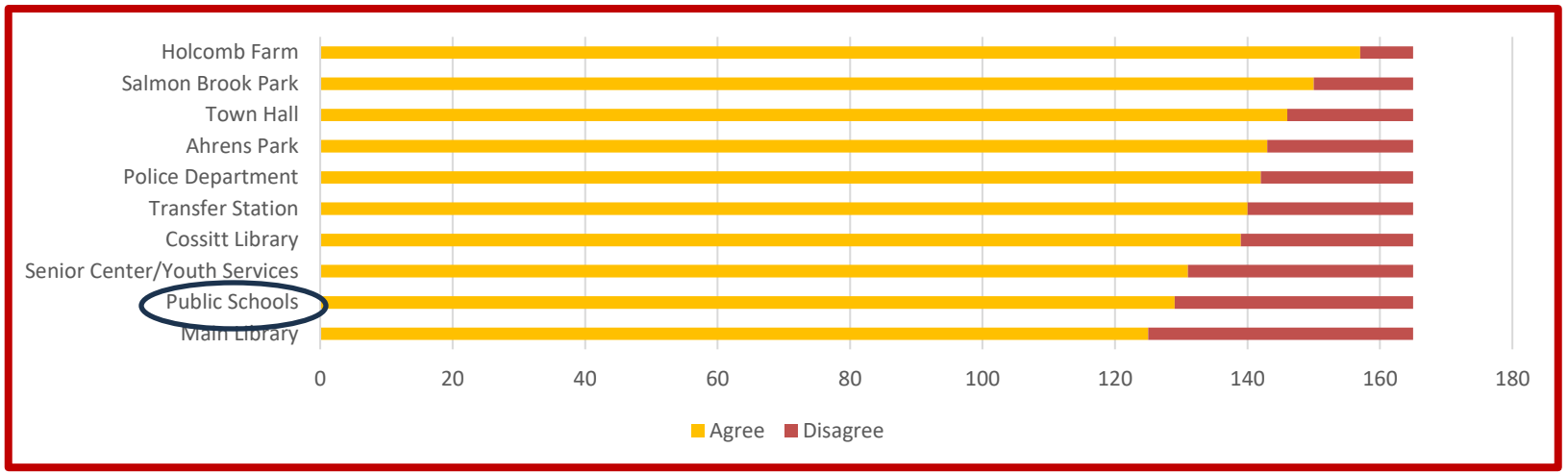
	Strongly Agree		Agree		Disagree		Strongly Disagree	
Tax exemptions / Pro farm tax policies	38.79%	64	47.88%	79	10.30%	17	3.03%	5
Review the zoning regulations and allow expansion of allowable uses on farms	28.48%	47	54.55%	90	13.33%	22	3.64%	6
Town purchase of farmland or development rights	20.61%	34	38.18%	63	29.09%	48	12.12%	20
Continued lease of town-owned property to farmers	42.42%	70	50.30%	83	6.06%	10	1.21%	2
Study other town-owned properties that could be leased	27.88%	46	59.39%	98	11.52%	19	1.21%	2
Establish a farmers' market or facility for the sale of farm products	49.70%	82	39.39%	65	9.09%	15	1.82%	3
Establish a Right to Farm Ordinance*	35.15%	58	45.45%	75	16.36%	27	3.03%	5

#31 Over the next 10 years, Granby should pursue the following sustainability initiatives

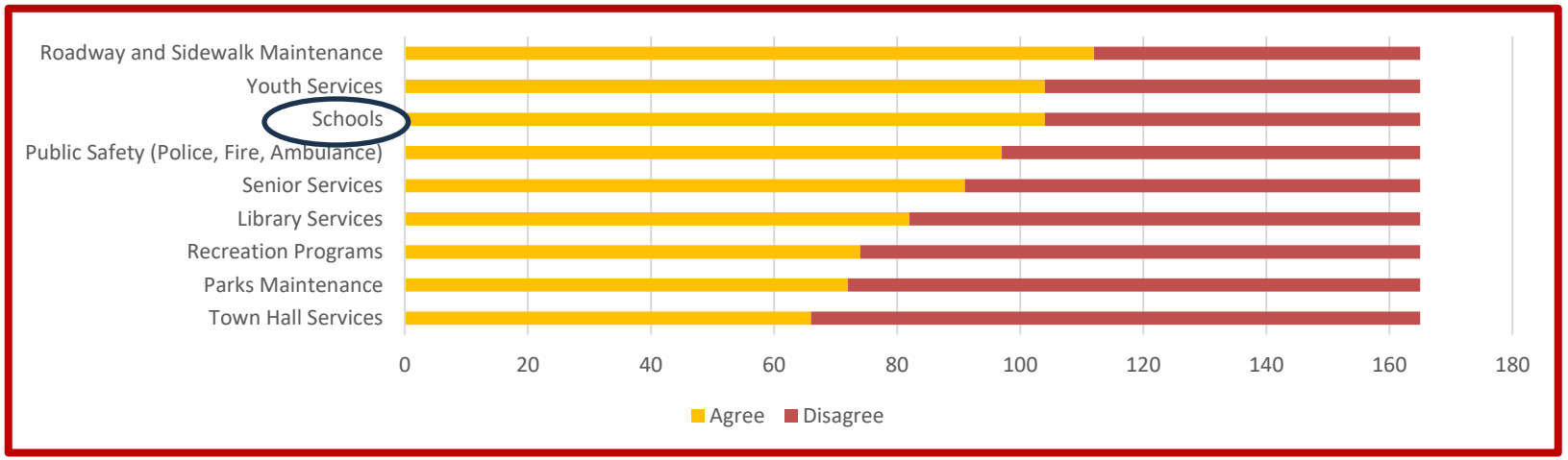


	Strongly Agree		Agree		Disagree		Strongly Disagree	
Renewable energies (solar, geothermal, etc.)	32.73%	54	36.97%	61	15.76%	26	14.55%	24
Reduce carbon emissions (energy conservation, electric vehicle fleets)	31.52%	52	29.70%	49	23.64%	39	15.15%	25
Promote water conservation (rain harvesting, stormwater management, etc.)	38.79%	64	50.30%	83	9.09%	15	1.82%	3
Promote waste reduction and recycling (electronic disposal, clothing donation, textile recycling, hazardous materials, etc.)	50.30%	83	41.21%	68	5.45%	9	3.03%	5
Incentivize Green buildings (LEED, green technology, etc.)	36.36%	60	38.79%	64	20.00%	33	4.85%	8
Expand community gardens	36.97%	61	45.45%	75	15.76%	26	1.82%	3

#33: Will the following community facilities meet the community needs over the next 10 years?

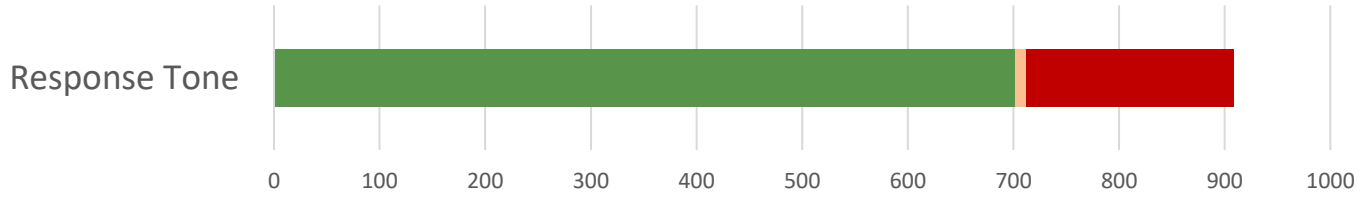


#34: Do any Town Services need improvement over the next 10 years?



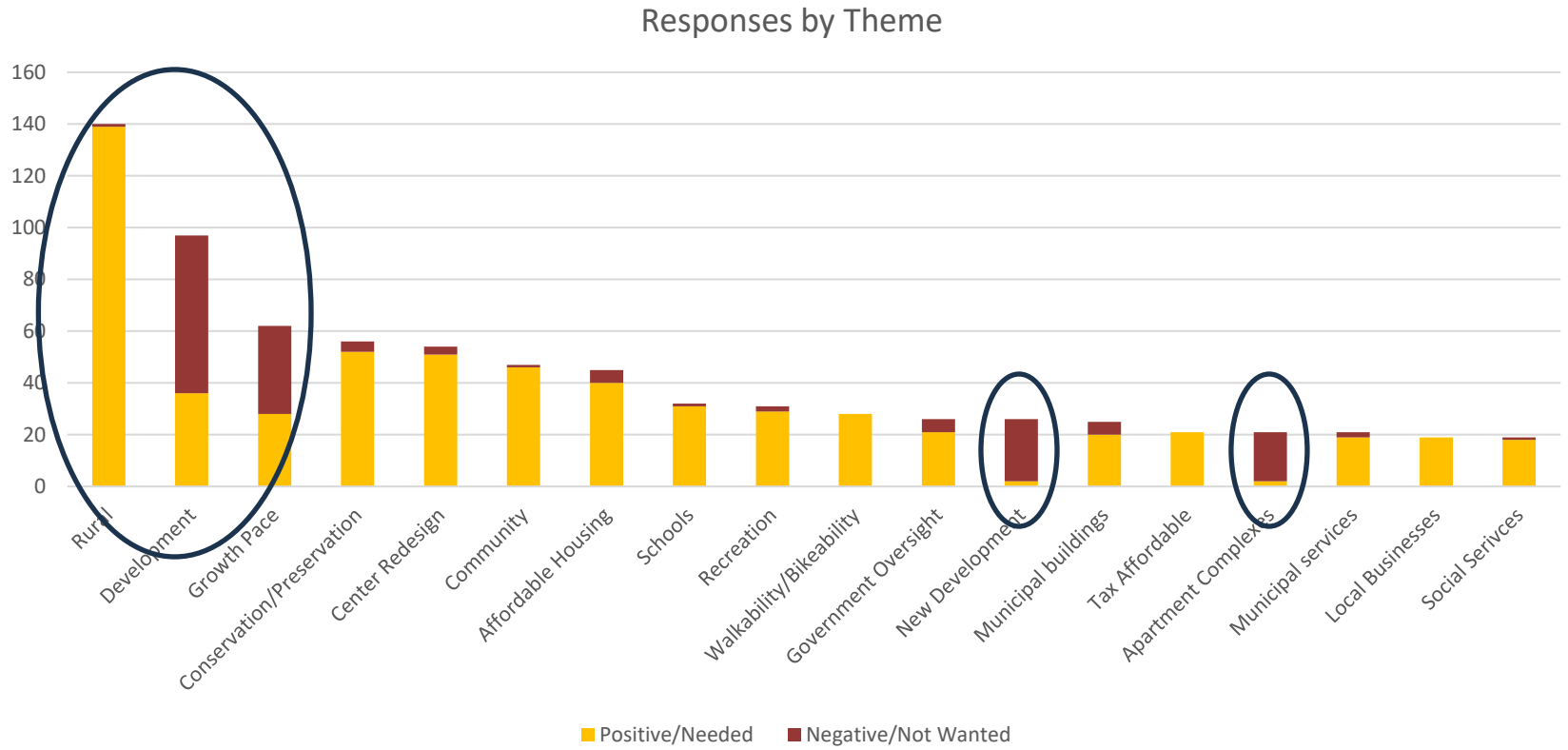
Freeform Question Analysis Summary

- These figures are based on responses not respondents.
  - At total of 909 responses to the following questions
    - #3 : Are there other issues not listed above that Granby should focus more on?
    - #5 : Are there other issues not listed above that Granby should focus less on?
    - #6 : What is special about Granby?
    - #7 : Please write a statement about your vision for the future.
    - #13: Do you have any comments or suggestions regarding housing in Granby?
    - #24: Do you have any comments or suggestions regarding economic development in Granby?
    - #32: Do you have any comments or suggestions regarding open space, agriculture or historic and cultural resources in Granby?
    - #35: Is Granby lacking any specific community facilities, amenities, or services?
    - #36: Do you have any comments or suggestions regarding town services and community facilities?
  - Response Tones were 77% Positive/Needed, 1% Neutral and 21% Negative/Not Needed



Survey Themes

Includes freeform response question responses



- Responses were overwhelming supportive of a Rural Town; Small, Farms, Open Space
- Development needed to stop or growth should be slow; no more apartment complexes
- Affordable housing for both young families and seniors Coupled with Tax affordability

Commercial and Industrial Development

Proposed Introduction to Combine with Fundamental Values

In Granby's early history, commercial and industrial uses were simply part of a residential use. Farming was the primary commercial activity followed by a variety of local in-home production and repair services. During the 1900s as industries were developed which relied on many workers, home industry declined. In Granby, the separation of commercial and residential uses began after WWII and the construction of the interstate highway system. With population growth and the adoption of model zoning regulations a regulatory process was established which required a clear separation of uses. Today, with internet access and improved technologies, a greater number of people have returned to home occupations, particularly office and service uses and minor production services. Today a person is just as likely to purchase goods over the internet as they are at a retail store. This has led to a reduction in the demand for retail storefronts and office buildings. Not surprisingly, the ever-increasing product delivery market has led to the construction of greater numbers of large warehouses. Most new commercial buildings and businesses tend to be service oriented. These are restaurants, personal service shops like beauty salons, fitness centers and specialty shops. Today, grocery stores increasingly imitate restaurants, selling prepared foods and often with seating. Today's transformation in commercial and industrial use will likely bring about significant changes in land use regulations.

In Granby, with over 90% of our tax revenue received from residential properties, the changes in the commercial marketplace are less of a concern. Most of the existing commercial uses are retail or service uses. These developments are clearly a benefit to the residents and the tax base and provide employment opportunities. Fortunately for Granby, as our commercial uses primarily serve our local market, it is unlikely that future economic shifts will create many commercial vacancies or impact our tax base. However, our commercially zoned land appears less and less likely to be developed within rigid categories of commercial uses. It is therefore important for the town to redefine commercial use and identify those uses that might expand and diversify our tax base while being consistent with our fundamental values.

GOAL 5.1: Provide opportunities for new commercial and industrial development to broaden the tax base, increase employment opportunities, and increase the availability of local commercial goods and services.

Policies/Strategies:

5.1.1 Review regulations and infrastructure needs and identify opportunities for changes to encourage commercial and industrial development.

Actions:

a. Prepare a list of commercial uses, products, and services that are presently unavailable within the Town and review the zoning regulations to determine if barriers exist that would prevent the establishment of such uses. This should also be

responsive to and reflect anticipated changes in the commercial and industrial marketplaces.

b. Review the T1 and ED Zones and consider amendments to allow greater opportunities for commercial, mixed use, and multifamily developments.
c. Review the zoning regulations and provide greater opportunities for mixed use developments in appropriate areas.
d. Identify areas that may be appropriate for low intensity commercial or light industrial uses that can serve as a transition between commercial and residential developments.
e. Improvements to infrastructure will increase opportunities for new, expanded, and improved commercial development. Consider improvements and extensions where such infrastructure (sewer, water, gas) will encourage new commercial uses or will support commercial expansion.

5.1.2 Enhance communication with local business owners and the Chamber of Commerce to better support Granby businesses.

Actions:

a. Engage with local business owners and commercial property owners to discuss programs or opportunities the Town can pursue to address challenges in maintaining or improving a business or commercial property in Town, including regulatory change(s), infrastructure improvement(s), etc.
b. Partner with local businesses and the Chamber of Commerce to coordinate community events in Granby.

GOAL 5.2: Establish and maintain standards to encourage cohesive commercial development that is of an appropriate scale and relation to its surroundings.

Policies/Strategies:

4.2.1 Encourage the appropriate scale and design of development within the various zones by reviewing and amending the zoning regulations as necessary.

Actions:

a. Avoid the construction of small scale, individual commercial and strip developments by placing size limits on new or modified commercial buildings, encouraging shared parking, limiting curb cuts, and ensuring site design is appropriate to the surrounding context, this should include buffers as needed.
b. Consider amendments to the zoning regulations that require specific architectural guidelines to be used in the design of commercial buildings, as appropriate for the zone and area where such buildings are proposed.

HOUSING
Questions #8-13

Summary:

- Most respondents identified that there is no change in housing type expected, followed by a small-singe family house as the next housing unit they and their family members will likely need/want next.
- Almost 70% of respondents indicated that their future housing needs can be met in Granby.
- Loss of open space/agriculture/forest; additional traffic; impacts to natural resources (waterways, wetlands, wildlife habitat) identified as the top three concerns about new housing development in Granby.
- Suggestions/Comments range from no new apartment complexes; need for smaller units; need for affordable units; protection of natural resources; protect farmland/open areas; increase elderly units; need for scale/context for developments; need for more options; no more housing needed. (See Question #13)

#8 What is your current housing type?

Answer Choices	Responses	
Small single-family home	46.06%	76
Large single-family home	40.00%	66
Accessory dwelling unit (apartment located within a single-family house or in a small outbuilding)	0.61%	1
Duplex	1.21%	2
Townhome	3.03%	5
Multi-family apartment or condominium	2.42%	4
Age restricted/over-55 housing	1.21%	2
Independent living/Assisted Living/Skilled nursing facility	0.00%	0
Affordable housing unit	0.00%	0
Other (please specify):	5.45%	9
	Answered	**165**
	Skipped	**0**

#9 Thinking about housing needs for yourself, please select the housing unit you will most likely need/want next:

Answer Choices	Responses	
Small single-family home	27.88%	46
Large single-family home	10.91%	18
Accessory dwelling unit (apartment located within a single-family house or in a small outbuilding)	2.42%	4
Duplex	0.00%	0
Townhome	4.24%	7
Multi-family apartment or condominium	0.00%	0
Age restricted/over-55 housing	6.67%	11
Independent living/Assisted living/Skilled nursing facility	6.06%	10
Affordable housing unit	1.21%	2
Unsure	5.45%	9
No change in housing type expected	31.52%	52
Other (please specify):	3.64%	6
	Answered	**165**
	Skipped	**0**

Other:

Move out-of-state to a lower tax situation.
Single family home with accessory apartment
A single-family home or condo featuring age in place options.
walkability to commercial center
Possible 1st floor addition if we have to take in an elderly parent.
If we need assisted living we would move to a community we have identified in VT

#10 Thinking about housing needs for other family members, select the housing unit your family members will most likely need/want next:

Answer Choices	Responses	
Small single-family home	28.48%	47
Large single-family home	7.88%	13
Accessory dwelling unit (apartment located within a single-family house or in a small outbuilding)	5.45%	9
Duplex	0.00%	0
Townhome	1.82%	3
Multi-family apartment or condominium	3.64%	6
Age restricted/over-55 housing	7.27%	12
Independent living/Assisted living/Skilled nursing facility	4.85%	8
Affordable housing unit	3.03%	5
Unsure	9.70%	16
No change in housing type expected	23.64%	39
Other (please specify):	4.24%	7
	Answered	**165**
	Skipped	**0**

#11 In the next 10 years, do you think you or your family's future housing needs can be met in Granby?

Answer Choices	Responses	
Yes	69.70%	115
No	30.30%	50
	Answered	**165**
	Skipped	**0**

#12 What concerns, if any, do you have about new housing development in Granby?

Answer Choices	Responses	
No concerns	4.88%	8
Additional traffic	64.02%	105
Aesthetics and design of new development	49.39%	81
Scale and size of new development	59.15%	97
Loss of open space/ agriculture / forest	68.29%	112
Impacts to natural resources (waterways, wetlands, wildlife habitat)	62.80%	103
Impacts to the school system	37.80%	62
Impacts to other town services	29.27%	48
Other (please specify)		26
	Answered	**164**
	Skipped	**1**

Other (please specify)
Build affordable free standing sub 1800 Sqft homes. 3 bed 1+1/2 bath, more 55+, setback developments without road exposure, maintain "breathy" feel.
Focus building in the town center
Cost of living
Planning and zoning favor the developers not the current residents
Very poorly designed for the town. These architectural designs are akin to dwhat is being developed in Weatogue, sitting in what was a large, open field. Or Windsor center. They are a very poor design 'fit' for our town. They detract from the areas they have been allowed to 'invade'.
Over taxing police services
Keep the Colonial Look and not jammed packed together. A minimum of 1 Acer per lot for new construction.
no new apartments
Don’t want it!
Location away from the town.
need more smaller single family homes so our kids don't leave
We need more accessible Senior Housing
Granby is in big trouble because its downtown is awful and can't really be fixed. We are a drive by downtown with no charm or appeal. For this reason Granby is incapble of renting prime commercial realestate and it can't grow its commercial tax revenue. Granby has very little commercial appeal.
We need new housing, people will become priced out and the schools will suffer as well
A more New England style architecture would have been more appropriate
all of the above concerns
High taxes and no kids in school system
Very concerned about too many residents and not enough resources for emergencies. Would really like full time ambulance service
All of the above!!
The schools are declining in enrollment so they need students, there is plenty of open land but over building and then finding the units staying empty is a concern
Apts being problems
Building apartments that current residents looking fir housing cant afford
That it won't be affordable priced
I feel that the scale of development has to fit the community. Also, measures should be taken to further limit the increase in impervious surfaces for new developments.
Traffic, congestion, overstressed town resources
No municipal acceptance of very small housing (under 1200 sq. ft.) for the elderly

#13 Do you have any comments or suggestions regarding housing in Granby?

Responses
I would like new housing to have a minimal impact on open space, farmland and woodlands. It would be great if existing housing could be improved / expanded before new housing is constructed. I'm thinking of the existing multi-family properties around the center of town. However, I don't believe the town should be directly involved in improving those properties and it would be best if their rents didn't increase so it's a difficult issue. There may also be unrented retail space that could be converted to apartments.
New housing in Granby should be affordable and fit the small town aesthetic
strategic growth is beneficial
Multi story rental units will look good now, but every complex when aged is the eyesore or the community. If a multi-story perhaps a 55+ complex with elevators?
Increasing elderly housing inventory should a priority
Can we limit large apartment complexes?
Housing needs to hidden and off set from the road, small in scale, heavily landscaped and look nice. Example.. Cooper Brook... Station 280 is atrocious! Not well built, ugly and in your face as you pass by. Did Granby run. out of rocks for starters? Harness Way has too many homes in the development and the developer did not do enough plantings. When you enter the first thing you see is a white fence, such a shame. There should have been an area designated upon entry that had birch and pine trees. That would have set off the development nicely. New developments need to require more open space.
Ensure that environmental considerations are made. Ensure that affordable housing is also available..
To accommodate new families just getting established, the town should raise the limits on residential density in selected zones. This, coupled with more types of housing for residents nearing the end of their working life would preserve Granby as a home for a wider spectrum of citizens.
More affordable housing is needed
It needs to be more affordable. I am in my 20s and it is hard to find an apartment/condo I can afford. 2-3k a month is not reasonable.
stop unrolled development
I would like to see housing for 55 and older.
We need more housing of all kinds, big and small, affordable and expensive. Let's increase the town population and grow the tax base.
Please see above comments
Larger multi-unit development is the trend, and in Simsbury they've generated thousands of units in recent years. I think this should happen in Granby as needed as the American Dram of single-family homeownership fades with macroeconomic factors and perpetually high interest rates and housing prices in excess of wages. So, if we can in Granby strategically approach housing development in ways that keep some alignment to values (keeping with themes of thsi is a farm town at it core) and limit number of stories in multi-floor buildings, focus on limiting unsightly design and setbacks from main roadways that's a good start. It's even better to invite our local farmers to participate in some kind of community gardening implementation for these new developments, so, both the developers and the future residents see some aspect Granby culture in their footprint.
Stop building large multi family developments. Focus on single houses.
Select development of single family housing.
Small houses each on a minimum 2 acre lot.
I believe people should have an opportunity to develop their land in a responsible manner consistent with the character of the town.
When the term 'affordable housing' is used, what exactly is the town using as a metric to define 'affordable'? The over-priced studio apartments by the YMCA are not anything I would call 'affordable'. The horrible complex built north of town? Pathetic, unpleasant and costly. 'Affordable housing' once meant 'not to exceed 25% of income'.
Honestly, we do not need more $600K+ homes in Granby built in a field. I get that the owners of these land types want to/need to sell the land but the there has to be better options

#13 continued

No more large scale apartment complexes
Start thinking about mandating sidewalks in neighborhoods.
no new apartments - do not ruin our town
Stop building housing complexes and removing farmland!
We need more housing and the concerns should be addressed through this plan, zoning, etc. Concerns do not mean opposition to new housing, just that housing should be built in a planned manner that takes concerns into account.
Can we build as needed, instead of building and then selling?
Huge blocks of condo-like structures does not build community
we need to encourage service type/local employment and the housing that will support lower income population
We need more housing for young people starting out in their jobs. So - housing that is affordable for single people or people just starting out.
I'm just grateful to have access to an affordable apartment in a nice area
More small developments of medium sized houses or those like Cooper Brook.
Both The Grand and Station 280 have worked out well for apartments and Copper Brook for single family homes. Where is there space for similar developments?
Apartments close to town center with sidewalks would reduce traffic and overdevelopment of green spaces. Allowing for ADU and tiny homes to be built on existing properties could reduce development as well.
The housing needs no increase
stop putting up apartment
If new housing is developed, I would like it to be truly affordable housing. Luxury apartments/condos don't qualify as affordable housing to me.
Enough apartments that don't bring in tax revenue.
We desperately need affordable, (not low income), housing to be available for Millennials and Generation Z to move here, raise families and invest in Granby.
Ugly and loss of open spaces.
Keep it small and keep open spaces
Generally OK
Please stop building apartment/condo complexes - keep Granby rural with larger lots.
People need a place to live but it saddens me that open space and farmlands are disappearing. Housing does need to be made more affordable.
Apartment dwellings increase traffic and school needs. We have enough.
As people age, maintaining large homes and proposing increasingly difficult. Even the small homes have large properties that require routine and expensive maintenance. That isn't sustainable or affordable for most people. We want to stay in Granby but trying to downsize seems impossible. My elderly parents are struggling but will likely need to leave town to find affordable, appropriate housing.
More transient population in the "affordable" housing with people who don't care about the character of the town
Large housing projects of apartments and condos are out of place for Granby and too expensive. The housing development (like Harness way) are too gaudy and expensive which reduce Granbys charm and appeal.
Stop the huge developments with huge houses!
We have several houses that appear run down and vacant. Instead of building new developments on farm land or forestry it would be nice to see those homes remodeled to support new families.
Be mindful of the town aesthetic and not overtaxing schools and infrastructure by allowing condos and apartments.
Encourage building of neighborhoods like Harness Way but with 3 family houses and single family homes with accessory apartments so homeowners can own investment properties in Granby and retain a presence here part of the year while also having a rental property.
continue to focus on dense housing, condos, apartments and single family houses to preserve open space.
Too much emphasis on affordable housing

#13 continued

I think we need housing, I support multifamily, duplexes, triplexes, ADU, etc. I know housing is incredibly expensive and will not be solved without increased supply.
The town does not need more nor can it accommodate more without sacrificing open space and wildlife habitat.
enough housing currently, concerned about growing population
residential housing results in net cost, or at best a neutral expense to existing taxpayers. We need to expand our commercial/industrial tax base in appropriately zoned areas.
More smaller ranch size homes that make staying in Granby affordable.
Need senior housing. Most seniors want to stay in Granby, but there is so little senior housing available. My parents waited over ,7 years on a Stoney Hill application. They never got in. 95% of seniors leave the town for one level housing.
I don't object to the new developments but they are only serving higher income families. Can our teachers afford to live here?
P&Z totally screwed the Town with Station 280; poor visual aesthetics. We deserved better for this site.
No more building affordable housing, esp to “access downtown within walking distance”! Everyone owns cars
Avoid large apartment complexes that don’t fit the agricultural/forestry character of our town.
Too many new builds homes and farm land that may come up for sale
Stop it.
No more apartments!
Contractors don't want to get involved in small, starter homes because it decreases their ROI. So there's a conflict of interest in who buys raw land to build homes, taken against what the actual needs are. The contractors are building homes for fictional families who all make over $1 million a year and have seven children-- I jest but only a little.
Please stop overdeveloping this beautiful small town.
Too much housing and building while destroying open land/ farm lands.. bad for granby
Stop building
high taxes
Stop building and robbing Peter to pay Paul to live here we all worked hard to get out here. I don’t want to here equality it’s like a participation trophy
No more building housing complexes
too many going in
No more developments or apartment complexes
A single person can't afford to live here. Thats a concern
no more large apartment complexes.
Stop
Keep housing at same levels
There should be more affordable housing for middle income families instead of the higher income families
Don't price out diversity
stop focusing on workforce apartments, focus on senior housing. The apartment buildings will likely not be maintained and will be run down in 10 years
Please stop the large home developments in Granby.
I feel that affordable housing is necessary to attract people to Town as well as offering young adults that grew up in town the options to remain on entry level salaries.
Property taxes are out of control. It is unsustainable. Building apartments only makes this worse. Stop developing and focus on the residents that currently reside in granby.
Stop building.
Allow multi family homes on 1 acre lots, or even ½ acre. No more apartments.
Doesn't make sense to me that the town would close a school (Kearns) then add a lot of housing a few years later. Just need to be careful that town resources, infrastructure, and school quality can keep up with added population.
Ruining small town feel
I think that more affordable housing could possibly be attained by less strict regulations on ADUs.
No more apartments, larger lot size requirements
I am in favor of Kearns School being repurposed for senior housing.
Plan a small housing development close to the center of town or on East Street property where a shuttle bus can service the whole neighborhood.
Need to provide more diversified housing options

Housing

Proposed Introduction to Combine with Fundamental Values

Granby houses vary from the ornate to the modest, with everything in between. This assortment of houses corresponds with the significant range in values and the wide variety of developments and neighborhoods. While houses in Granby are likely to be single family, owner occupied, with lot areas in excess of one acre, varied types of rentals are available as are condominiums and senior housing. We endeavor to make the homes in our community safe and comfortable, dependable and reliable, regardless of the size, type, shape, value or location.

While housing in Granby will remain likely remain predominantly single family, owner-occupied, a greater variety of housing options should be considered to serve the needs of a more diverse population. Granby will see a rise in the percentage of elderly residents, an increase in the number of single person homes, a change from the traditional family household, and a demand for higher density walkable neighborhoods. The Town's land use regulations should evolve with the changing demographics and market forces to provide appropriate housing opportunities for our existing and future residents. Studies show that the vast majority of older residents want to stay in their own homes for as long as possible and our residential requirements should be reviewed to assure that they don't inhibit this desire. While we can expect that new housing will be constructed, such new housing should be sustainable and adaptable to long range demographic, market and environmental changes.

GOAL 6.1: Provide housing opportunities to support current and future residents.

Policies/Strategies:

6.1.1 Support the increase of housing opportunities in Granby Center and in areas that may be served by public infrastructure.

Actions:

a. Review the recommendations from the Granby Center Study and update the Zoning Regulations related to density, coverage, height, parking, minimum lot size, landscaping requirements, buffers, and architectural design standards to encourage high-quality housing development in Granby Center that is of suitable scale.
b. Review the Zoning Regulations in other areas that may be served by public infrastructure to determine changes that may be needed to support housing. This should include regulations related to density, coverage, height, parking, minimum lot size, landscaping requirements, buffers, architectural design standards, and others as applicable.
c. Consider a Zoning Regulation amendment that permits a mix of housing and commercial use as appropriate in different areas.
d. Consider a Zoning Regulation amendment which would allow the construction of two-family structures or a mix of one- and two-family structures in areas served by public infrastructure or in areas where soils can support this.

6.1.2 Explore and encourage housing opportunities for older residents.

Actions:

a. Pursue the redevelopment of the Kearns School property for senior housing and inventory other town land that may be suitable for housing.
b. Encourage the construction of active adult and elderly housing. This may include consideration of a Zoning Regulation amendment related to accessory apartments, density bonus, a simplified approval process for senior housing, or other mechanisms.
c. Maintain a list of senior housing developments and contact information to provide to residents.

6.1.3 Support affordable housing opportunities and housing for younger residents seeking to move to or to stay in Granby.

Actions:

a. Pursue the redevelopment of the Kearns School property for workforce housing and inventory other town land that may be suitable for housing.
b. Consider mechanisms including inclusionary zoning requirements, density bonuses, simplified approval process for affordable housing, and others as appropriate.
c. Explore ways to support the existing affordable housing developments in Granby, including investigating grant opportunities and other collaboration and support when appropriate.
d. Maintain a list of existing affordable housing developments and contact information to provide to residents.
e. Monitor the recent changes to the accessory apartment regulation and determine if changes are needed, including the allowable size, occupancy requirements, and approval process for attached and detached structures, or other provisions.
f. Establish a zone that will provide for single-family housing on smaller lots where soils and infrastructure will support such density.

6.1.4 Ensure traditional housing development patterns are sustainable and sensitive to the surrounding area.

Actions:

a. Continue to promote the use of the Flexible Residential Development, to cluster houses where appropriate and to preserve open space and agricultural land.
b. Provide opportunities for larger lots to allow the raising of crops and keeping of horses and other livestock, to retain and encourage Granby's traditional agricultural character.
c. Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.
d. Discourage high density land uses in rural areas where existing and proposed infrastructure is inadequate and where such development is inconsistent with sustainability principles.
e. Review the Zoning Regulations for permitted housing types, lot size, and density within the residential districts.

GOAL 6.2: Encourage the upkeep and maintenance of Granby's existing housing stock.

Policies/Strategies:

6.2.1 Seek to provide mechanisms to support property maintenance.

Actions:

a. Continue the Housing Rehabilitation Program and seek and promote other state and federal sources of home improvement funds.
b. Collaborate with other entities to address property maintenance issues and concerns.
c. Educate residents as necessary on the importance of long term and consistent home maintenance.
d. Encourage the renovation, restoration, maintenance, and preservation of older homes with special attention to the architectural integrity of the exterior.