Town of Granby
2026 POCD Committee
Meeting Agenda
Town Hall Meeting Room
February 24, 2026
7:00 PM

Also Available Via Zoom
https://us02web.zoom.us/j/84135584078?pwd=9AG3zaffsYLlgAoOGaY55b51TaziTl.1
Meeting ID: 841 3558 4078
Passcode: 819062
Call-in: 1-646-931-3860

1. Call to order

2. Action on the minutes of January 27, 2026

3. Review and discuss current POCD and proposed revisions

    a. Housing Section: Including discussion/overview of PA 25-1 (HB 8002) An Act Concerning Housing Growth
    b. Granby Center Section
    c. Government Services, Public Facilities, and Infrastructure / Budgeting, Taxation, and Grand List Growth Sections

4. Discuss March 12th public workshop format and materials

5. Action Items for the Next Meeting

6. Adjourn

MEETING MINUTES
Town of Granby
2026 POCD Committee
January 27, 2026, at 7:00 p.m.

PRESENT: Ellen Whitlow, Bill Ross, Ken Kuhl, James Szipszky, Christine Chinni, Mark Kennedy, Jean Donihee-Perron, Mark Lockwood, and Ken Rohde
ALSO PRESENT: Director of Community Development Abby Kenyon and Land Use Coordinator Renee Deltenre

1. **Call to Order**
   Co-Chair C. Chinni called the meeting to order at 7:02 p.m.

2. **Action on the minutes of December 23, 2025**

   ON A MOTION by K. Kuhl seconded by M. Kennedy, the Committee voted (9-0-0) to approve the December 23, 2025, minutes as presented.

3. **Review and Discuss Current POCD and Proposed Revisions**
   a. **Agriculture**
      The Committee continued discussion on the suggested revisions to Agriculture, focusing on Section 3.3, which was not discussed at the prior meeting. C. Chinni felt comfortable with the proposed language and had no further comments. E. Whitlow questioned a possible reference to the State of Connecticut Right-to-Farm law, to which the Committee discussed amending Section 3.1.2.c to promote the education and support of the state statute.

   b. **Transportation**
      K. Kuhl explained the process he used to extrapolate the information received from the survey and provided a summarization to the Committee. This data was incorporated into the draft section by town staff, which was provided for review/consideration. Discussion ensued regarding traffic management and calming measures, shared transportation services, provisions for connectivity with future developments, and more.

   c. **Commercial and Industrial Development**
      M. Kennedy presented an analysis of the responses to the POCD survey, and discussed the common themes identified. The Committee discussed proposed changes, as well as additional items to consider for inclusion, such as reference to an Architectural Design Review Board under Section 5.2.1.b.

J. Szipszky left the meeting at 9:00 p.m.

   d. **Housing**
      This agenda item was tabled until the next meeting.

4. **Action Items for the Next Meeting**
   The next meeting has been scheduled for February 24, 2026, at 7:00 p.m. The Committee also deliberated on hosting a second public workshop, which will be held on Thursday, March 12, 2026, at the Granby Senior/Social Services Building.

5. **Adjourn**

   ON A MOTION by E. Whitlow seconded by M. Kennedy, the Committee voted (8-0-0) to adjourn the meeting at 9:32 p.m.

   Respectfully submitted,

   Renee Deltenre

Housing Section

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.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission
Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

DATE: February 10, 2026

RE: Overview of November Special Session Public Act No. 25-1 (House Bill No. 8002) An Act Concerning Housing Growth

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Governor Lamont recently signed HB 8002 An Act Concerning Housing Growth into law. This bill will require the Planning and Zoning Commission to amend its zoning regulations to address middle housing, which is a residential development with 2 to 9 housing units, and parking space requirements for residential uses. This bill will also require Granby to adopt a Municipal Housing Growth Plan or participate in CRCOG's Regional Housing Growth Plan. As part of this plan, Granby will identify an affordable housing goal and outline specific implementation activities to achieve that goal. The following provides a summary of these requirements.

At the end of this document is an overview of other applicable elements of the bill. While these elements may not require immediate Town action, it is important to be aware of other activities related to housing and infrastructure that will be undertaken by others. This also includes grant opportunities and programs that the Town may be eligible for in the future. The bill in its entirety may be reviewed online here https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&which_year=2025&bill_num=8002.

Zoning Regulation Changes

By July 1, 2026

Middle Housing (2-9 units) or Mixed-Use

- The Zoning Regulations must be changed to allow 2-9 unit residential buildings (transit community middle housing development) or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject to site plan review and approval only (summary review—can consider public health / safety). There can be no special permit or public hearing required.
- This regulation would apply to the C2, ED, COCE Zones, and possibly the CC, CE and T1 Zones (commercial is currently allowed by special permit in those zones).

- The Commission is to consider if 2-9 unit residential buildings (transit community middle housing) is to be allowed on any lot that allows for residential use. This is not required but if adopted, additional points under 8-30g can be awarded if housing is constructed, which then counts toward a moratorium.

Minimum Parking Requirements

- The Zoning Regulations must be changed to address parking requirements for residential developments.
- If over 16 residential units are proposed, the regulations can require one parking space for each studio/1 bedroom unit and two spaces for 2+ bedrooms. However, there must also be an option to allow a developer to submit a parking needs assessment. The parking needs assessment is paid for by the developer, analyzes existing public and private parking that could be used, public transportation options, projected future needs for off-street parking, and any relevant local traffic, parking, or safety study. Based on that, the assessment will propose the number of parking spaces to be provided. The Commission shall condition approval on the option that results in the least required number of spaces.
- If under 16 residential units are proposed, the regulations can't require minimum parking space requirements unless Granby adopts, and the development falls within, a conservation and traffic mitigation district. The Town can adopt two such districts. These districts can't exceed 4% of the land area (8% total) and the districts must be submitted to OPM upon adoption. Within this district, the regulations can require one parking space for each studio/1 bedroom unit and two spaces for 2+ bedrooms OR parking needs assessment. When approving an application, the Commission must use the option that results in the least number of spaces.
- Outside of the conservation and traffic mitigation districts, there can be no minimum required parking for residential uses.
- The Commission can't deny an application based on parking unless it is found that lack of parking will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on viability of the development.

To be addressed: What if a development has exactly 16 units?

Municipal or Regional Housing Growth Plan

By June 1, 2028

Background

- Municipal or Regional Housing Growth Plan is due by June 1, 2028. This replaces the Granby Affordable Housing Plan that was adopted in 2022.
- Towns can either submit a Municipal Housing Growth Plan or participate in a Regional Housing Growth Plan.
- By June 1, 2027, the Capitol Region Council of Governments (CRCOG) is to recommend an affordable housing goal for each member municipality. The goal, along with methodology, is to be published and municipalities notified. No affordable housing goal shall exceed 20% of the occupied dwelling units in the municipality.

- Within 30 days of receiving notice of the affordable housing goal, Granby can elect to comply with the goal and participate in the CRCOG regional housing growth plan.
- If not following the regional housing growth plan, Granby must adopt an affordable housing goal and if it is different from that identified by CRCOG, must provide written explanation to CRCOG as to why it is different.
- Plan must be adopted and updated every 5 years.
- Following adoption of plan (either the Municipal Housing Growth Plan or Regional Housing Growth Plan), strategies and policies to be implemented and annual progress report to be submitted to Office of Policy and Management.
- Adoption and implementation are needed to be eligible for housing growth program funds (grants for infrastructure improvements to support housing) and school construction reimbursement (increase of 5% points to reimbursement rate).

Plan Elements (Municipal and Regional Housing Growth Plan requirements are very similar)

- Consistency with Granby Plan of Conservation and Development (POCD), Regional POCD, and State POCD.
- Identify specific zones or parcels that may be developed to meet the affordable housing goal through the process of summary review together with maximum allowed residential density for each such area. (Summary Review means site plan approval, no public hearing / special permit to be required.)
- Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
- Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
- Inventory of developable land within the town (developable land is any land that does not include land already committed to a public use or purpose; open space, parks, recreation areas dedicated to public or conservation easement; land subject to restriction on or prohibition of development; wetlands or watercourses; areas of .5 acres or more of contiguous land that are unsuitable for development due to topographic features).
- Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
- Identify projected infrastructure needs to meet affordable housing goal.
- Implementation schedule for the policies, strategies, and other actions to achieve the affordable housing goal.

Other dates

- By March 1, 2026, OPM to issue guidelines about reporting requirements.
- By July 1, 2026, GIS within OPM, in coordination with council of governments, to develop data tools for towns to use to compile inventory of developable land.

Overview
An Act Concerning Housing Growth
HB No. 8002

Section 5 (Effective January 1, 2026)

Municipal Housing Growth Plan (MHGP)

- Every five years prepare and adopt plan.
- Due by June 1, 2028.
- May elect to comply with the requirements of the regional housing growth plan (RHGP) developed and adopted by CRCOG, provided:
    - Town elects to comply with RHGP within 30 days of receiving notice of town's affordable housing goal (AHG) from CRCOG.
    - RHGP is approved by CEO and PZC.
- If not following RHGP, town must adopt an affordable housing goal. If AHG is different from that identified by CRCOG, must provide written explanation that specifies reason for the difference.

*Affordable Housing Goal (Section 7): number of affordable housing units identified as a development goal for a municipality in a MHGP or a RHGP.

- The MHGP shall address the following:
    - Consistency with POCD, Regional POCD, and State POCD.
    - Identify specific zones or parcels that may be developed to meet AHG through the process of summary review together with maximum allowed residential density for each such area. (Summary Review – ie Site Plan Approval. Able to be approved in accordance with the terms of a zoning regulation without requiring that a public hearing be held, a variance, special permit be granted, or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.)
    - Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
    - Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
    - Inventory of developable land within the Town (developable land = any land that does not include land already committed to a public use or purpose; open space, parks, recreation areas dedicated to public or conservation easement; land subject to restriction on or prohibition of development; wetlands or watercourses; areas of .5 acres or more of contiguous land that are unsuitable for development due to topographic features).
    - Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
    - Identify projected infrastructure needs to meet AHG.

    - Implementation schedule for the policies, strategies, and other actions to achieve the AHG.
- 90 days prior to submitting MHGP, submit to CRCOG. CRCOG review and may submit amendments to plan. If town does not accept proposed amendments, town to provide written explanation to CRCOG explaining why not.
- OPM shall approve or reject MHGP within 120 days of receipt.
- Following approval, town shall adopt and implement strategies.
- Annual progress report to be submitted to OPM. Eligibility for awards from the housing growth program conditioned on demonstrated progress
- By March 1, 2026—OPM shall issue guidelines that specify formats, mapping standards, and standardized metrics for annual reporting, including permits issued, C/O and deed-restricted units by income level.
- Town may hold meetings on MHGP and shall post proposed plan on website. If public hearing held, must post plan at least 35 days prior to the hearing. After MHGP adopted, file plan with Town Clerk and post on website.
- If fail to submit MHGP, submit letter to OPM explaining reason and date by which plan shall be submitted, provided such date is not later than 30 days from the date such plan was required to be submitted. Ineligible for 8-30g moratorium until MHGP is submitted and approved.

Section 6 (Effective January 1, 2026)

Regional Housing Growth Plan (RHGP)

- Every five years prepare and adopt plan.
- Due by June 1, 2028.
- The RHGP shall address the following:
    - Housing growth policies each town has adopted or shall adopt to reduce regulatory barriers to development of dwelling units and to promote additional dwelling units in the town.
    - Identify specific zones or parcels that may be developed to meet AHG through the process of summary review together with maximum allowed residential density for each such area.
    - Strategies the town has or shall adopt to improve accessibility of affordable housing units for individuals with intellectual or developmental disabilities.
    - Strategies the town has or shall adopt to promote the development of diverse housing types, considering unit size, bedroom count, construction type, density of development, ownership models.
    - Inventory of developable land within the Town
    - Explanation of how plan implements requirements of Section 8-2, including addressing disparities in housing needs, furthering federal Fair Housing Act, and promoting housing choice and economic diversity.
    - Identify projected infrastructure needs to meet AHG.
    - Implementation schedule for the policies, strategies, and other actions to achieve the AHG.
- OPM shall approve or reject RHGP within 120 days of receipt.
- CRCOG may hold meetings on RHGP and shall post proposed plan on website.

- Following approval of RHGP, each municipality that has elected to comply with the requirements of the plan, shall adopt and implement the policies and strategies and shall submit annual progress report to OPM. Eligibility for awards from the housing growth program conditioned on demonstrated progress.

Section 7 Effective January 1, 2026

Definitions, Regional Housing Needs Program, and Affordable Housing Goals

- By December 1, 2026, OPM Secretary, Commissioner of Housing, Commissioner of Economic and Community Development, COGs, and others selected by the Secretary shall evaluate the need for housing and develop housing growth targets for the state and each COG.
- By June 1, 2027, and every 10 years thereafter, COGs shall develop regional housing needs assessment that establishes a recommended affordable housing goal for each municipality. This must be submitted to OPM for approval.
- COG shall publish goal for each municipality on website, publish methodology used to determine goal, and notify each municipality of goal.
- No affordable housing goal shall exceed 20% of the occupied dwelling units in the municipality.
- By July 1, 2026, GIS within OPM, in coordination with COGs, shall develop statewide data tools for municipalities to use together with local data to compile inventory of developable land.

Sections 8, 9, 10 Effective January 1, 2026

Priority Housing Development Zone

- DOH Commissioner approves proposed regulations.
- Optional zone, shall permit, as of right (subject to site plan or subdivision approval only), multifamily housing. Minimum density = 4 units/acre for single family; 6 units/acre for duplexes/townhouses; 10 units/acre for multifamily.
- Priority housing development zone shall not be less than 10% of total developable land within a municipality.

Sections 11, 12, 13 Effective January 1, 2026

Transit Oriented Development (Work, Live, Ride)

- Qualifying Transit Oriented Community is any municipality that is a qualifying rapid transit community or qualifying bus transit community; or borders a municipality that has one or more rapid transit stations or regular bus service stations, and that designated a transit-oriented district.
- Granby would be considered a transit adjacent community—so this could apply.

Section 14

Council on Housing Development

- Establishes Council to assist the State Responsible Growth Coordinator in reviewing regulations, developing guidelines, and establishing programs about housing growth. Also review MHGP or RHGP if needed.

Section 15 Effective January 1, 2026

Housing Growth Program

- OPM to establish and administer a housing growth program to provide grants-in-aid to assist municipalities in paying costs related to the construction, improvement or expansion of public infrastructure (water, sewer, roads, bike/ped infrastructure) associated with the development of new housing units.
- To be eligible for funding, a municipality must:
    - Be in compliance with Section 5 regarding MHGP or RHGP, and demonstrate steps taken to implement its housing growth policies, **AND**
    - Have been determined to be a qualifying transit-oriented community; have adopted a development district established pursuant to a memorandum of agreement with Connecticut Municipal Development Authority ; or meet additional eligibility criteria to be developed by the secretary.

Section 16 Effective July 1, 2026

Middle Housing or Mixed-Use Developments

- After July 1, 2026, zoning regulations shall allow for the development of a transit community middle housing development (residential building containing 2-9 units—including but not limited to town houses, duplexes, triplexes, perfect sizes, and cottage clusters) or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review.
- Zoning regulations may allow for transit community middle housing in any lot that allows for residential use subject to summary review.
- Any municipality that adopts regulations that allow for the development of a transit community middle housing on a lot for residential use, shall be awarded ¼ housing unit-equivalent point for each unit of middle housing for which a certificate of occupancy has been issued

Section 17 Effective January 1, 2026

Summary Review Definition

- Able to be reviewed in accordance with the terms of a zoning regulation including but not limited to requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

Sections 18 and 19 Effective July 1, 2026

Minimum Parking Requirements

- Municipality may require a minimum number of off-street parking spaces for a residential development that contains more than 16 units provided that the municipality allows a developer to submit a parking needs assessment. The Commission shall condition the approval of such development on the construction of off-street parking spaces not exceeding: 1) One parking space for each studio/1-bedroom and two spaces for 2+ bedrooms OR 2) the number of such spaces recommended for the development by

the parking needs assessment that was submitted, whichever results in the least required number of spaces.

- Parking needs assessment: paid for by developer, analyzes existing public and private parking that could be used, public transportation options, projected future needs for off-street parking, and any relevant local traffic, parking, or safety study.
- Fewer than 16 units: a municipality may adopt not more than two conservation and traffic mitigation districts in the which municipality may require a minimum number of off-street spaces provided 1) district shall not be larger than 4% of municipality's land area, 2) municipality shall submit description to OPM upon adoption, 3) zones may be contiguous, and 4) municipality shall allow developer to submit parking needs assessment. Must use parking needs assessment or 1 space for studio/1 bedroom or 2 spaces for 2 + bedrooms, whichever is less.
- Otherwise, the zoning regulations can't require a minimum number of off-street motor vehicle parking spaces for any residential development. Commission can't deny an application based on parking unless it is found that lack of parking will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on viability of the development.

Section 24 Effective January 1, 2026

Petition Threshold

- Changes petition threshold to challenge zoning regulation or zone boundary change, and allows simple majority vote by Commission to pass.

Section 25 Effective January 1, 2026

Grants to COGs

- OPM may provide grants to COGs for public transit, bike, or ped infrastructure.

Section 30 Effective January 1, 2026

Regional Planning Incentive Account

- Funds distributed to COGs to support regional projects/services.

Section 33

Wastewater Capacity Study

- By July 1, 2026 OPM in coordination with Council on Housing Development and DEEP, shall conduct a statewide wastewater capacity study that evaluates the capacity, flows, physical conditions, regulatory compliance and vulnerabilities to natural hazards of publicly and privately owned wastewater infrastructure. Shall also make recommendations for efficient investments in wastewater infrastructure to support housing and economic development while protecting public and environmental health.

Section 35 Effective January 1, 2026

Fair Rent Commission

- Any municipality may, and each municipality with a population of 15,000 people or more shall, establish a fair rent commission. May also join a regional fair rent commission.
- COG may establish a regional fair rent commission.
- Granby would not be required to establish, or join a regional, fair rent commission.

Section 41 Effective January 1, 2026

Priority Housing Development Zone

- Change to CGS 8-30g regarding housing points given for completion of projects in the priority housing development zone (Section 10).

Section 46 Effective January 1, 2026

School Construction Grants

- Increase of 5% points to reimbursement rate for school construction projects if town is in compliance with MHGP or RHGP; qualifying transit-oriented community; or development district with Connecticut Municipal Development Authority.

Section 47 Effective January 1, 2026

Water Quality Project Loans

- OPM to establish and administer program to provide loans to towns for eligible water quality project for sewer collection and conveyance system improvements—1.5% interest rate for 20 years, up to 100% of project costs.
- To be eligible, must:
    - Population under 50,000 people,
    - Letter from OPM confirming project is consistent with State POCD,
    - Ensure project is funded, designed, and constructed in compliance with state and federal statutes/regulations, AND
    - Demonstrate steps taken to implement an approved MHGP or RHGP; be a qualifying transit-oriented community; OR adopted development district pursuant to MOA with CMDA.

Section 49

Greyfield Revitalization

- Municipality that allows for the conversion or partial conversion of any commercial building into a residential development shall be given priority funding by DECD.

Granby Center Section

Granby Center

Proposed Introduction to Combine with Fundamental Values

Granby is fortunate to have a defined center area with a traditional New England Town Green. Granby Center contains approximately 340 developable acres and is the Town's most densely populated area. The Center is the only area in town where the majority of properties are connected to public sewer and water and where properties have access to natural gas. The area makes up only 1.5% of the Town's total area, but it is the primary area for historical, governmental, commercial, medical, educational and residential activity. Like most Town Centers, Granby Center has had highs and lows, primarily associated with the periodic changes in the state of the economy. Throughout the years a variety of businesses have come and gone, but overall, the area maintains a low commercial vacancy rate. And through a cooperative effort, the Center businesses have been linked over the past 35 years with vehicular and pedestrian access ways to help unify the area.

Today, Town Centers like ours are experiencing revitalization, redevelopment and beautification as people gravitate towards small, urbanized areas that offer charm and convenience. Granby Center is a very small part of the Town's 40 square miles and unique in the availability of an infrastructure that can support a higher density, pedestrian-oriented lifestyle. Through the cooperative efforts of the Center businesses, the residents and the local government, the Granby Center will continue to flourish.

GOAL 7.1: Develop and re-develop the Center as a dynamic area that fosters connectivity and supports a diverse mix of uses.

Policies/Strategies:

7.1.1 Review regulations and identify opportunities for mixed-use developments, housing, and diversified commercial opportunities in appropriate areas.

Actions:

a. Review the Granby Center Study and consider the adoption of the proposed new Granby Center Zone. This includes proposed permitted and Special Permit uses; the area and bulk standards; and parking requirements within this Zone.
b. Review the Center Commons and Center Edge Zones and identify changes to the zone boundaries and uses in these Zones.
c. Inventory undeveloped and underdeveloped areas within the Center. Analyze the possibilities for future development and determine changes to the regulations that may be needed to facilitate future uses. Also assess the suitability of connecting these sites to public water and public sewer.
d. Consider the Granby Center Historic Overlay District and regulatory changes that may be needed.

7.1.2 Assess existing infrastructure and determine needed improvements and/or expansions to better support the Center.

Actions:

a. Discuss water service with the Salmon Brook District Water to better understand their system capacity and any planned changes.
b. Engage Connecticut Natural Gas to determine needed improvements to system to increase and enhance service to Granby Center.
c. Continue to monitor wastewater flows and determine improvements that may be needed to the sewer system based on projected needs in Granby Center.

7.1.3 Promote a well-connected Center area.

Actions:

a. Improve pedestrian access by extending existing sidewalks and establishing crosswalks where necessary. This includes filling in sidewalk gaps within the Center and also linking adjacent residential areas and other properties to the Center with sidewalks.
b. Modify the Zoning Regulations to require connections and linkages between developments.
c. Assess and determine a bicycle/pedestrian connection to the Farmington Valley Greenway to the east.
d. Assess parking needs and evaluate opportunities for shared parking if needed.
e. Explore the potential to extend Merchants Way as outlined in the Granby Center Study.

GOAL 7.2: Establish and maintain standards to ensure a cohesive Center area.

Policies/Strategies

7.2.1 Promote streetscape improvements.

Actions:

a. Add additional street and business lighting to enhance nighttime activity as appropriate.
b. Assess the Bank Street recommended improvements as outlined in the Granby Center Study and facilitate the implementation of such improvements.
c. Evaluate the existing streetscape throughout the Center and assess opportunities for tree planting, the installation of other planters, benches, and other minor improvements within the right of way.
d. Assess the installation of wayfinding signs and sign/banner attachments to street lights to help identify the Center area.
e. Review and update the sign regulations to promote coordinated, complementary signage throughout the Center.

7.2.2 Review and recommend improvements to the Town Green, both design and function.

Actions:

a. Review the conceptual Town Green design plan in the Granby Center Study and use this as a starting point for the development of a detailed plan for the Town Green area.
b. Assess potential uses of the Town Green and ensure the proposed design would facilitate these uses.

7.2.2 Develop and implement design guidelines for Center properties

Actions:

a. Review the existing properties and buildings to determine desirable building and site elements to promote in the development or redevelopment of properties. Update the Granby Center zoning regulations to incorporate these desirable elements.
b. Assess the Center historic properties and determine if specific guidelines or other regulatory tools should be pursued for these properties.

Government Services, Facilities, Infrastructure, Budgeting, Taxation and Grand List Growth Section

Government Services, Public Facilities, and Infrastructure
Combine with
Budgeting, Taxation, and Grand List Growth

Proposed Introduction to Combine with Fundamental Values

The types and quality of town services and the condition of town facilities have a significant impact on the Granby community. Therefore, the Town of Granby strives to provide a wide range of services to benefit and meet the needs of its citizens and seeks to ensure that public buildings and facilities have been designed, constructed, and updated to adequately serve the Town. (*Add info about infrastructure here*). However, it is important to recognize that the Town's residential component comprises about 92% of its tax base. Therefore, to continue to meet the needs of current and future residents, the Town must continue to monitor change and be prepared to efficiently respond to the growing and changing demands on government, focusing on a stable tax structure and sound financial planning. If the Town is to continue to provide existing and new quality and innovative services and ensure that its facilities continue to meet the needs of residents, the Town must exercise fiscal restraint while seeking creative financial solutions.

GOAL 8.1: Maintain and enhance community facilities and services.

Policies/Strategies:

8.1.1 Ensure that community facilities are maintained and enhance those that are aging or in need of renovation to better serve residents.

Actions:

a. Review the recently completed study of Salmon Brook Park and Ahrens Park and use this as a guide for future improvements and renovations.
b. Continue the library phased renovation and planning project efforts.
c. Review other town facilities and identify improvements that may be needed to continue to meet the needs of residents.
d. Adopt, maintain, and follow a capital improvement plan and ensure such plan reflects the improvements that will be needed to town facilities.
e. Identify and consider the acquisition of strategic properties around existing municipal facilities and parks where such acquisitions can benefit the community.

8.1.2 Assess community services and seek to ensure that they are meeting the needs of current and future residents.

Actions:

a. Review changing demographics and assess and adjust community services as needed, particularly regarding the aging of the population.
b. Seek opportunities to combine or complement services with other communities to reduce costs and maximize benefit.
c. Explore opportunities to share services and to improve communication among various Town departments.

d. Maintain and support our high quality of public education.

GOAL 8.2: Ensure that the utility infrastructure matches the needs of the community.

Policies/Strategies

8.2.1 Assess existing infrastructure and ensure that it is of sufficient capacity and design to meet current and future needs.

Actions:

a. Promote the extension of water lines along the southern portion of Salmon Brook Street and Floydville Road.
b. Coordinate with Aquarion Water Company to understand current and planned improvements.
c. Modify the existing sewer service area map, allowing for an expansion of the sewer service area along Salmon Brook Street and north and south of Floydville Road, and eliminating areas north of Crest Road, along North Granby Road.
d. Assess and plan for upgrades to the sewer system to support current and future needs.
e. Consult with Connecticut Natural Gas regarding the gas system and identify changes that be needed to increase capacity and support potential expansions if needed.

Goal 8.3: Maintain a stable and predictable tax rate.

Policies/Strategies

8.1.3 Continue the Town's long-range financial planning efforts and seek creative sources of funding.

Actions

a. Continue to seek alternate sources of revenue, this should include pursuing grant opportunities and other funding sources.
b. Support commercial and industrial development where appropriate and without compromising the fundamental values outlined in this plan.
c. Continually evaluate the cost and effectiveness of existing public services.