Town of Granby
2026 POCD Committee
Meeting Agenda
Tuesday, March 24, 2026, at 7:00 pm
Town Hall Meeting Room

Also Available Via Zoom
https://us02web.zoom.us/j/81394408861?pwd=3ehpgYVTcQm6aJ0HH37Ua7u51foUhX.1
Meeting ID: 813 9440 8861
Passcode: 608777
Call-in: 1-929-205-6099

1. Call to order

2. Action on the February 24, 2026 meeting minutes

3. Action on the March 12, 2026 meeting minutes

4. Review March 12th Workshop comments

5. Review and discuss current POCD and proposed revisions

    a. Granby Center Section
    b. Review other sections as needed in response to workshop comments

6. Discuss vision statement

7. Action items for the next meeting

8. Adjourn

MEETING MINUTES
Town of Granby
2026 POCD Committee
February 24, 2026, at 7:00 p.m.

PRESENT: Bill Ross, Ken Kuhl, Christine Chinni, Brennan Sheahan, Margaret Chapple, Jean Donihee-Perron, Mark Lockwood, Ken Rohde, Ellen Whitlow (arrived at 7:16pm), and James Szipszky (arrived at 8pm)
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 7:03 p.m.

2. **Action on the minutes of January 27, 2026**

   ON A MOTION by J. Donihee-Perron seconded by K. Juhl, the Committee voted (8-0-0) to approve the January 27, 2026, minutes as presented.

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**
      A. Kenyon provided on overview of all the zoning designations in town, including associated lot requirements and permitted versus special permit uses. The Committee discussed proposed changes, as well as additional items to consider such as opportunities for assisted living facilities, a 10-year housing inventory goal, continuous review and potential amendments to the Zoning Regulations to support housing opportunities, and more. Concerns were also raised regarding the maintenance of historical properties and the potential for the creation of a Historical Commission, to be used as a mechanism to preserve said properties and structures.

   b. **Granby Center Section**
      Tabled

   c. **Government Services, Public Facilities, and Infrastructure / Budgeting, Taxation, and Grand List Growth Sections**
      A. Kenyon noted that this draft section is a combination of two different sections from the prior POCD and thought it made sense to merge them together, to which the Committee agreed. The Committee discussed proposed changes, as well as additional items to consider for inclusion. Conversation ensued regarding the maintenance of schools and the prioritization of capital improvements, as well as inclusion of the younger demographic and shared services when assessing community needs. Reference to the Salmon Brook Water Company shall be added under Section 8.2, along with the recently completed sewer study. In regard to preserving a stable and predictable tax rate, reference to maintaining an open and transparent budget process is recommended.

4. **Discuss March 12th Public Workshop Format and Materials**
   The Committee discussed with staff the format of the upcoming workshop. It was recommended to present progress updates on each section of the document at different stations and provide cards for written comment by the public. Since review of the Granby Center Section was tabled until the next meeting, the draft document will be provided and marked accordingly, and an overview of PA 25-1 (HB 8002): An Act Concerning Housing Growth will be provided as a handout.

5. **Action Items for the Next Meeting**
   In preparation for the next meeting, staff requested that the Committee review and prepare feedback on the Granby Center Section. Staff will present feedback from the public workshop and incorporate comments into the draft documents.

6. **Adjourn**

   ON A MOTION by M. Chapple seconded by J. Donihee-Perron, the Committee voted (10-0-0) to adjourn the meeting at 9:14 p.m.

   Respectfully submitted,

   Renee Deltenre

MEETING MINUTES
Town of Granby
2026 POCD Committee
Workshop
March 12, 2026, at 7:00 p.m.

PRESENT: Mark Lockwood, Mark Kennedy, Ken Kuhl, Bill Ross, Christine Chinni, Margaret Chapple, Brennan Sheahan, Ellen Whitlow, Ken Rohde, and Jean Donihee-Perron
ALSO PRESENT: Director of Community Development Abby Kenyon

1. **Workshop Introduction: Overview of Plan of Conservation and Development and Process and Existing Conditions**

   Co-Chairs C. Chinni and M. Lockwood called the meeting to order at 7:05 p.m. and thanked everyone for attending the POCD Workshop. They presented an overview of the work to date and the importance of public input at this stage.

   A. Kenyon provided an overview of the POCD, explaining what the POCD includes and topics it covers; the timeline for the 2026 update; ways residents can stay informed; and provided an overview of existing conditions and trends in Granby. She then introduced the tabletop exercise, which is intended to gather feedback and input on the draft goals, policies/strategies, and actions. It was noted the information is posted online and folks can review and submit comments later if needed.

2. **Break-out / Review of Goals, Policies/Strategies, Actions**

   The presentation was adjourned and members of the public in attendance reviewed and responded to the draft goals, policies/strategies, and actions.

3. **Adjourn**

   The workshop ended at 8:45 PM.

   Respectfully submitted,

   Abby Kenyon

TOWN OF GRANBY
PLAN OF CONSERVATION AND DEVELOPMENT

The Granby Plan of Conservation and Development Committee is in the process of updating the 10-year Plan of Conservation and Development (POCD). The POCD is a guiding document that outlines the community's vision and conservation and development priorities. It establishes goals, strategies, policies and actions to reach the vision. The POCD recommends the most desirable uses of land within the municipality.

The Committee met for the first time in September 2025; a public workshop was held in November; an online survey was issued in November and remained open through December; survey results and feedback were analyzed; and existing conditions and data were discussed. The Committee used this information and has drafted the following goals, policies/strategies, and actions for further consideration.

There are 8 Sections as follows:

- Environment
- Open Space & Recreation
- Agriculture
- Transportation
- Commercial & Industrial Development
- Housing
- Granby Center
- Public Facilities & Infrastructure / Government Services & Budgeting

Please review and submit comments for consideration by the Committee. What changes do you suggest? What do you like? What do you dislike? What is missing? The Committee will use this feedback as the goals, policies/strategies, and actions are further refined and incorporated into the draft plan.

You may submit comments to the Committee at pocd@granby-ct.gov.

Questions? Contact the Community Development Department 860-844-5318

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 for seniors as well as the youth population.

4.1.2 Increase and enhance pedestrian and bicycle facilities.

Actions:

a. Consider bike lanes, paths, sharrows, and other bicycle facilities throughout Granby, including establishing east/west connections.

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 as outlined in the Granby Center Study. 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 and town properties 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. Define a process to 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/Route 20.

b. Relocate, re-design or eliminate the Hungary Road/Route 20 intersection.

c. Clear vegetation, regrade and continually maintain the sight lines at intersections and consider other mechanisms, such as roundabouts, to improve safety.

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 provide 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 complements 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 the 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. Minimize the construction of new cul-de-sac roads when feasible 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, open space, and other properties.

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.

Comments:

GOAL 1.1: Protect our water resources, including groundwater, wetlands, watercourses and watersheds.

Policy/Strategy:

1.1.1 Reduce and improve the quality of stormwater runoff.

Actions:

a. The Town has adopted numerous Zoning and Subdivision Regulation amendments that promote Low Impact Development (LID). However, the Town's regulations, ordinances and general practices must be regularly reviewed to assure that the Town is in compliance with the recommendations and requirements of the State DEEP and the State General Permit Requirements for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems.

b. Update as necessary the Town's Sedimentation and Erosion Control Regulation which establishes minimum standards and promotes best management practices to limit erosion and sedimentation.

1.2.1 Preserve floodplains.

Actions:

a. Promote passive recreation for floodplain areas while prohibiting new development within the floodplain.

b. Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Energy and Environmental Protection.

GOAL 1.2: Preserve, manage, and maintain our forest land and native vegetation.

Policies/Strategies:

1.2.1 Conserve and enhance forest land and native vegetation and promote biodiversity.

Actions:

a. Support and promote the town arboretum (Holcomb Farm Tree Trail).

b. Promote and create wildlife habitat and corridors in an effort to protect fish and wildlife by coordinating with other entities/organizations as needed.

c. Utilize the Natural Diversity Database when reviewing land use applications.

d. Continue to use the Farmington Valley Biodiveristy Project's Conservation Area Map and associated databases in the Planning and Zoning Commission and Inland Wetlands and Watercourses Commission land use review process and where appropriate, make regulatory changes to promote biodiversity.

e. Review the Connecticut's 2025 Wildlife Action Plan and determine if any regulatory actions are needed to support the effort.

GOAL 1.3: Balance development with the preservation and protection of natural resources.

Policies/Strategies:

1.3.1 Minimize the impact of development on the natural environment.

Actions:

a. Establish standards to minimize light pollution and promote dark sky initiatives.

b. Consider the adoption of regulations for the preservation of Granby's ridgelines and traprock ridges to minimize the visual impact of homes or other structures, including solar, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.

c. Assess noise pollution and recommend ways to minimize noise pollution if it is determined to be a concern.

GOAL 1.4: Promote education and pursue sustainability initiatives to reduce environmental impacts.

Policies/Strategies

1.4.1 Promote and encourage Commissioners and residents to participate in educational programs and training opportunities and conservation projects.

Actions:

a. Continue the Conservation Commission's conversation series to educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides; maintaining septic systems; properly disposing of cleaning products and automotive oil and grease; the importance of wetland resource areas and buffers; and about animal and human interactions.

b. Encourage the construction of rain gardens where appropriate to treat and minimize stormwater runoff.

c. Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program.

d. Educate and encourage residents to participate in forest management plans.

1.4.2 Assess Town facilities and explore sustainability initiatives.

Actions:

a. Assess and evaluate renewable energy options for town facilities.

b. Examine and assess ways to reduce energy consumption and carbon emissions for town facilities and vehicles. This should include planning for energy efficiency and cost savings as equipment is replaced.

Environment (cont.)

c. Promote waste reduction and recycling, including electronic disposal, clothing donation, textile recycling, composting, and hazardous waste reduction.

d. Promote water conservation, such as rain harvesting, stormwater management, etc.

e. Explore green buildings and green technology.

Comments:

GOAL 2.1: Preserve future open space areas to maintain the character of Granby.

Policies/Strategies:

2.1.1 Identify areas to preserve that connect existing permanently preserved parcels, preserve wildlife corridors, provide hiking or other passive recreational activities, or preserve agricultural land.

Actions:

a. Update the open space plan and town-owned land. Use this plan when making land use and acquisition decisions.

b. Utilize wetlands, streams, and floodplains as open space linkages.

2.1.2 Develop methods to both increase funding for and ways to encourage the preservation of strategic undeveloped properties or areas.

Actions:

a. Establish an annual Town budgeted contribution to the open space fund to assure the availability and immediate access to funds as needed.

b. Continue to either require the dedication of open space or fee-in-lieu of open space with all subdivision applications, placing an emphasis on those areas that can link existing open space parcels. Where no beneficial land areas are included within the land proposed for development, require payment of a fee-in-lieu.

c. Encourage Flexible Residential Development* particularly where larger areas of open space will benefit the community and where the open space will be adjacent to existing open properties, this should include an assessment if FRD should be allowed in all residential zones.

d. Prioritize conservation easements over areas where public access is not anticipated and where the goal is primarily the preservation of flora, fauna, and environmental features.

e. Maintain the Town's favorable tax policies to protect open space land area and periodically audit PA-490.

f. Evaluate other funding sources for the support and acquisition of open space.

*A Flexible Residential Development arranges homes closer together on smaller lots than those normally required under the Zoning Regulations in exchange for additional open space.

2.1.3 Enhance communication, dialogue, and coordination with preservation groups about open space acquisition and preservation.

Actions:

a. Evaluate the open space fund. This fund can be used to assist the Granby Land Trust or other groups in acquiring open space areas, or to supplement the State's purchase of development rights program. This fund could also be available for matching funds with state and federal open space acquisition program grants.

b. Collaborate with the Granby Land Trust, McLean Game Refuge, and Farmington River Watershed Association on conservation and preservation efforts, including planned acquisitions.

GOAL 2.2: Promote, encourage, and provide for a wide variety of outdoor recreational activities.

Policies/Strategies:

2.2.1 Expand and promote the use of Town parks and other properties for uses beyond organized sports.

Actions:

a. Consider providing outdoor recreational activities on 107 East Street and Holcomb Farm.

b. Designate wildlife or scenic viewing areas.

c. Maintain the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities.

d. Evaluate open space areas and determine maintenance requirements, if needed, and plan for the maintenance and management of open space areas.

2.2.2 Preserve, maintain, create and extend hiking, biking, and horse trails.

Actions:

g. Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property.

h. Coordinate efforts to create a comprehensive trail map and trail system. This should include the creation and regular update of a Town trail map; open up trail networks throughout the Old Messenger Road area; and enhancement of the Holcomb Farm trails.

2.2.3 Ensure that open space is accessible and meets user needs.

Actions:

a. Consider the provision of parking areas when planning for open space.

b. Plan for multi-use trails and ADA accessibility.

c. Designate some areas of open space properties as pet-friendly areas.

d. Design and utilize throughout Town a specific post or sign, which identifies preserved areas of open space.

Comments:

Agriculture

GOAL 3.1: Encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.

Policies/Strategies:

3.1.1 Develop and consider methods to alleviate economic pressures which force land into development.

Actions:

a. Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust, and through Town purchase of development rights.

b. Continue that Town's favorable tax policies to protect farmland (PA-490).

c. Consider the adoption of a farm property abatement ordinance as outlined in CGS 12-81m. Such an ordinance would allow for the abatement of up to 50 percent of property taxes of a dairy farm, fruit farm, vegetable, nursery or similar farm.

3.1.2 Review and modify regulations as necessary to support farm operations and to preserve farmland.

Actions:

a. Undertake a comprehensive review of the Zoning Regulations Section 8.15 Agriculture, including Farm Stores, Limited Farm Store and Agritourism, and identify changes that may be needed that will support farms, allowing diversification of farming operations and minimizing potential conflicts with surrounding areas.

b. When reviewing subdivision applications and the open space requirement, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.

c. Educate and communicate information about state regulations, including Connecticut's Right to Farm Law, that support farm operations.

3.1.3 Collaborate to support the preservation of historic farm structures.

Action:

a. The great variety and number of old barns are an important part of Granby's agricultural heritage. Consider supporting and assisting where feasible the Salmon Brook Historic Society in an effort to establish a process or a fund to help with the repair and maintenance of such barns.

GOAL 3.2: Promote sustainable farming practices and methods.

Policies/Strategies:

3.2.1 Encourage farming practices that are consistent with preserving environmental resources and can respond to the changing climate.

Actions:

a. Collaborate with, and refer farmers to, the Natural Resources Conservation Service, Connecticut Department of Agriculture, University of Connecticut Agriculture Extension, and other entities, to implement BMPs. Agricultural Best Management Practices (BMPs) are practical cost-effective actions that agricultural producers can take to reduce the amount of pesticides, fertilizers, animal waste, and other pollutants entering our water resources and to conserve water supply.

b. Educate residents, farmers, and developers about integrated pest management programs to reduce the negative impacts of pesticides and herbicides.

c. Study how much food is annually produced locally, how it is marketed, when it is harvested, and the primary concerns regarding overall crop production, with an emphasis on crops that will serve the local population, including farm to table where appropriate.

GOAL 3.3: Utilize Town property where appropriate for agricultural activities.

Policies/Strategies:

3.3.1 Maintain and preserve Holcomb Farm for agricultural purposes in addition to its open space, social, education and recreational activities.

Actions:

a. Regularly review the farm management for assurance that the farm operation is managed in the most efficient, productive, economic and environmentally sustainable manner.

b. Continually review and consider how Holcomb Farm crops might best serve Granby and the region, including how it can produce fresh produce for the elderly and those of less economic means.

c. Continue to use the farm for agriculture and seek opportunities for expansion.

3.3.2 Inventory town property to identify areas with primary farmland soils and those most suitable for continued and future agricultural activities.

Actions:

a. The Town's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food. The Town should expand the gardens as the need arises.

b. The Town should continue to lease town-owned properties to farmers, including the East Street farm, farmland along Barn Door Hills Road, and properties on Loomis Street.

c. Survey other existing town-owned properties to identify other properties that might be used for agricultural purposes and to support the local agricultural community.

d. Engage the Agricultural Commission to play an important advisory role on the use of Town properties for agriculture.

Comments:

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:

5.2.1 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. As part of this, consideration should be given to the entity responsible for the implementation and application of these guidelines.

Comments:

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, primarily water and sewer.

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. In this process, consideration and attention shall also be given to the historic properties and historic overlay zone to maintain and enhance the historic resources in the area.

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 uses 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, elderly housing, and assisting living facilities. 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 in Granby 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 workforce housing and inventory 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 in Granby and contact information to provide to residents.

e. Monitor the recent changes to the accessory apartment regulation and determine if further changes are needed, including the allowable size, occupancy requirements, and approval process for attached and detached structures, or other provisions.

f. Consider a change to the zoning regulations that will allow single-family housing on smaller lots where 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. Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.

c. Discourage high density land uses in rural areas where existing and proposed infrastructure is inadequate and where such development is inconsistent with sustainability principles.

d. 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.

Comments:

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.

Comments:

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, including the schools, and identify improvements that may be needed to continue to meet the needs of residents.

d. Adopt, maintain, and follow the capital improvement plan and ensure such plan reflects and prioritizes 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 and youth services.

b. Seek opportunities to combine, complement, or share 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 and Salmon Brook District Water 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. Review the wastewater flow study that was completed and 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 encourage and support changes that be needed to increase capacity and support potential expansions if needed.

Goal 8.3: Maintain a transparent and carefully planned budgeting process.

Policies/Strategies

8.3.1 Continue the Town's long-range financial planning efforts, pursue innovative funding opportunities, and maintain a stable and predictable tax rate.

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.

Comments:

Comments
Public Workshop March 12th

Transportation

1. Expanding sidewalks and bike paths would be good. Particularly connecting sidewalks from Hunt Glen or Kearns if it is made a 55+ development would be helpful.
2. Expanding the road shoulder whenever possible when road maintenance takes place would make bike riding much safer.
3. Fully supportive of this plan.
4. Appreciate the bus into Hartford.
5. Especially interested and supportive of 4.1.2d which includes expanding the sidewalks down Salmon Brook—it's difficult to walk for the bus next to the road and speeding traffic. Would also like opportunity to walk to the Stop & Shop area stores (I live off of Salmon Brook).
6. 4.1.2d Strong support for this action. We live in The Gables and a big plus for us to purchase in 2025 was the sidewalk from the park into Granby Center, which we use almost daily in spring, summer and fall. We still have a bicycle and would begin using it with this sidewalk construction completed, as well as walking to what we hope will open in the former Freshie's restaurant.
7. 4.1.2d 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. <u>And to center of Granby and down 189 to the bike trail.</u>
8. 4.2.1a Define a process to 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/Route 20. <u>And Day Street / Route 20</u>

Environment

1. I fully support this plan—no additional comments.

Open Space and Recreation

1. We have limited time to preserve key scenic areas in Granby. Any support that we can give to the Granby Land Trust in acquiring additional open space would be good.
2. A linked map to show how trails can be connected between McLeans, GLT, Holcomb Farm and town owned land.
3. I fully support the plan.
4. 2.1.2a Use open space fund to help maintain open space parcels left to the town.

Agriculture

1. Helping Holcomb Farm expand to farm other existing farmland could help make it economically feasible to see farms survive.
2. Tax easements in exchange for giving up development rights on farmland helps make it practical to preserve open farmland.
3. Fully support the plan.
4. Would like more opportunities for the general public to become more educated about Granby's agricultural side.

Commercial and Industrial Development

1. We need some commercial development but I like the idea of controlling how development takes place to avoid strip malls.
2. Fully support the plan.
3. 5.2.1a This strategy provides important protection and guidelines to preserve the quality of life in Granby. Although our previous community (in RI) had some protections, a "savvy" developer occasionally sneaked by. For example, near our home on a historic commercial street with storefront businesses, a developer secured a site and put up a small-scale strip of stores set back from the rest of the street with parking in front. It stands out and has been an eyesore for the neighborhoods ever since.

Housing

1. Developing Kearns as new senior housing should be the highest priority of the housing development.
2. The flexible housing plans seems to be a practical compromise.
3. Can the Monrovia land area be used for future senior housing?
4. For the Kearns School project it would be great to expand it to include the parcel currently for sale adjacent to it. This would provide more room for elderly housing.
5. Fully support the plan.
6. Re: senior housing—consider development that creates continuum communities, independent living—independent living with congregate meals—assisted living.
7. 6.1.1 This is a valuable strategy. Our decision to buy a home in Granby was clinched by the ability to walk into Granby Center easily and safely.
8. 6.1.1a Need to look at having an architectural review board or architect on staff (as needed) to set design standards and review applications!
9. 6.2 How to accomplish?

Granby Center

1. Fully support plan
2. Granby Center is a diamond in the rough!
3. 7.1 Every aspect of this goal holds value. We live within walking distance of Granby Center and enjoy its assets at least weekly and sometimes daily. The promise for an even better community center is readily evident.

4. 7.1.3a 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. Have sidewalks all around the whole area.

Public Facilities & Infrastructure / Government Services & Budgeting

1. Expanding the Town of Granby library would be good.
2. Fully support this plan.
3. We're very impressed with town management and staff. The volunteer boards are doing a great job.
4. 8.1.1 Job one is to invest more in what can and needs to be a state-of-the-art Granby Transfer Station. Our collective need to reduce, recycle, and reuse is a top priority for community resources for us and for future generations.

Ben Perron

2 Archie Lane

Granby, Connecticut

Granby POCD Draft Feedback

POCD Committee,

Thank you for your time and efforts to this very important process and document. Our towns future is in your hands!

Below are my questions, thoughts, comments with regard to the recent POCD draft used for feedback for the 3/12/2026 POCD Community feedback.

Thank you,

Ben

4.2.1.b – Why is this intersection pulled out of 4.2.1.a? Should it be another intersection listed in 4.2.1.a and be prioritized with the list of intersections based on some criteria?

1.2.1.e – Should this statement be more generic (aka – the most recent Wildlife…. And reference the 2025 version. Should the statement have a recommendation to review on an ongoing basis?

1.4.1.b – this statement seems out of place and not related to education

2.1.2 – This section in general needs to be clear that all town lands are treated equally. The development of open space in the south part of town is under threat due to the belief that commercial/residential development should be maximized in this part of town at the sacrifice of these principles.

2.1.2.a – recommend rather than “establish”, use the word “investigate to determine if establishing…” Do not believe the POCD can dictate “establish”?

2.1.2.b – Does this include development of commercial lands? If so needs to be clearly explained. If not, why would it not, this desire should be agnostic to what type of development. My concern is the T1 zone and abutment to residential neighbors.

2.1.2.c – this is over reach to do an assessment if FRD should be open to all land. This would lead to “Pandora’s Box” for P&Z in a manner than it can be consistently applied.

5.1.1.a – This appears to be a wide open list with no safe guards of what town people are seeking…..does this mean that if a Data Center or Cannabis shop is not on our list – it should be? I think an additional statement that the list is developed with community input.

5.1.1.b – should include verbiage on “maintaining residential transition” or “adhering to T1 goals/objectives”. The statement as written is very slanted towards commercial development without regard to residential considerations, which much of section 2 on Open space speaks of….

5.2.1.b – What types of amendments? Less or more demanding? Can this be clarified. This will result in developers building less quality and less integrated design with neighborhoods. What is the intent of this section?

From: Peggy Lareau
To: 2026 Plan of Conservation and Development Committee; Abigail Kenyon
Subject: for POCD committee
Date: Friday, March 20, 2026 10:07:13 AM

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one comment for now:

To: POCD Committee

From: Peggy Lareau, 17R Reed Hill Rd., Granby

Date: March 20, 2026

I have a simple proposal to add a modifier below to “recreational activities” to make it very clear that you are talking about “passive recreation”. You’ve got the concept in your preface via “for uses beyond organized sports” but I ask that you add modifier in the “a” and “c” to make it clear this is “passive recreation”. That’s the term you’ve used elsewhere in the draft, and it seems to be the best term in everyday use. Quite simply, being specific as I have indicated in italics below avoids public confusion or residents pulling a phrase out of context and wasting their and Town’s time thinking about organized sports being promoted on Holcomb Farm.

> Policies/Strategies: 2.2.1 Expand and promote the use of Town parks and other properties for uses beyond organized sports. Actions:
>
> a. Consider providing outdoor *passive r*ecreational activities on 107 East Street and Holcomb Farm.
>
> b. Designate wildlife or scenic viewing areas.
>
> c. Maintain the Holcomb Farm as open space, for community, educational, *passive* recreational, and agricultural activities.
>
> d. Evaluate open space areas and determine maintenance requirements, if needed, and plan for the maintenance and management of open space areas.