Town of Granby
2026 POCD Committee
Meeting Agenda
Tuesday, April 28, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/86012618878?pwd=9o8UJ1mLlwu7qA3bfciXVCE6Aiwnxa.1
Meeting ID: 860 1261 8878
Passcode: 701027
Call-In: 1-929-205-6099

1. Call to Order

2. Action on the March 24, 2026, Meeting Minutes

3. Review and Discuss Current POCD and Proposed Revisions
   a. Government Services, Public Facilities, and Infrastructure/Budgeting, Taxation, and Grand List Growth Section – Renamed Municipal Operations and Infrastructure
   b. Review other sections as needed in response to workshop comments

4. Review and Discuss Proposed Outline of POCD
   a. Discuss draft "Who We Are/Values" statement
   b. Discuss draft "Vision" statement

5. Action Items for The Next Meeting

6. Adjourn

MEETING MINUTES
Town of Granby
2026 POCD Committee
Tuesday, March 24, 2026, at 7:00 pm

PRESENT: Bill Ross, Ken Kuhl, Christine Chinni, Brennan Sheahan, Margaret Chapple, Mark Lockwood, Ken Rohde, Ellen Whitlow (arrived at 7:16pm), Mark Kennedy, and James Szipszky (arrived at 7:33pm)
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 7:01 p.m.

2. **Action on the February 24, 2026, Meeting Minutes**

   ON A MOTION by K. Kuhl seconded by P. Chapple, the Committee voted (9-0-0) to approve the February 24, 2026, minutes as amended to correct Ken Kuhl's last name under agenda item #2.

3. **Action on the March 12, 2026, Meeting Minutes**

   ON A MOTION by E. Whitlow seconded by M. Kennedy, the Committee voted (9-0-0) to approve the March 12, 2026, minutes as presented.

4. **Review March 12th Workshop Comments**
   A. Kenyon reviewed the feedback received at the public workshop and provided a written summary for the Committee to review. Based on the comments received, it appears that no significant changes to the draft sections prepared to date, were proposed by the public. Written comments were received by staff via email from three residents and presented to the Committee for review and consideration. C. Chinni indicated that she received a phone call from Rick Orluk, President of the Granby Land Trust, regarding the acquisition of property on Messenger Road, which leads to changes within the Open Space section. Discussion also ensued regarding trail mapping, and the possibility of establishing a comprehensive trail map that encompasses all trail systems throughout town.

5. **Review and discuss current POCD and proposed revisions**
   a. **Granby Center Section**
      A. Kenyon presented the draft section, and the Committee discussed proposed changes, as well as additional items to consider for inclusion. It was noted that some of the action items listed were pulled directly from the recently adopted Granby Center Study, to which staff provided a quick overview of the document. Conversation ensued regarding Architectural Design Review, the potential creation of a Historical Commission, and historic resources.

b. **Review other sections as needed in response to workshop comments**
The Commission discussed lighting regulations and requirements.

6. **Discuss Vision Statement**
As a starting point, K. Kuhl recommended that a vision statement be drafted utilizing the goals outlined within each section. He noted that the vision statement should provide a strong sense of the Town's priorities over the next ten years, and further conversation ensued among the Committee regarding the Implementation Plan.

7. **Action Items for the Next Meeting**
In preparation for the next meeting, staff will prepare a draft Vision Statement for consideration and review. It was also noted the Committee should revisit Section 8, Government Services, Budgeting, Taxation. M. Lockwood indicated that he will not be able to attend the next meeting.

8. **Adjourn**

ON A MOTION by M. Kennedy seconded by K. Kuhl, the Committee voted (10-0-0) to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Renee Deltenre

Proposed Section Name:
Municipal Operations and Infrastructure

Previously: 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, 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 or sale of strategic properties ~~around existing municipal facilities and parks~~ where such acquisitions or sale 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 administrative costs and 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 and the schools.
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. Review the wastewater flow study that was completed and assess and plan for upgrades to the sewer system to support current and future needs.
d. 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.
e. Consult with Connecticut Natural Gas regarding the gas system and encourage and support changes that may be needed to increase capacity and support potential expansions if needed.
f. Encourage the development of strategies to keep up to date on changing technology and trends.
g. Review and coordinate with providers of electric and telecommunications services to support enhancements to the system as may be needed.

Goal 8.3: Enhance and 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, recognizing the overall economic impact of any proposed property tax increase.

Actions

a. Continue to seek alternate sources of revenue, this should include pursuing grant opportunities, other funding sources, and other creative ways to avoid increases in expenditures.
b. Support strategic 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.
d. Promote enhanced, consistent communication about the budget and budget process that is responsive to public inquiries, this includes the use of consistent tools and methodology in the budget preparation.

POCD Outline DRAFT

1. Introduction
    a. Background: What is a POCD
    b. Plan Process: Subcommittee meetings timeline, public workshop, survey, etc.
    c. How to use this plan: Overview of the sections
2. Granby Today
    a. Introduction: Granby history
    b. Demographics
        i. Population
        ii. Age
        iii. School Enrollment
        iv. Race and Ethnicity
        v. Educational Attainment
        vi. Income
    c. Housing
        i. Housing Affordability
    d. Economics
        i. Unemployment
        ii. Employment
        iii. Municipal Fiscal Health
    e. Existing Conditions
        i. Zoning Classifications
        ii. Community Facilities and Services
            1. Town Facilities
            2. Public Schools
            3. Emergency Services
        iii. Parks and Recreation Facilities
    f. Open Spaces
    g. Infrastructure
        i. Road Network
        ii. Bicycle and Pedestrian Facilities
        iii. Public Transportation
        iv. Sewer
        v. Water
        vi. Gas
        vii. Electrical

        viii. Communication
    h. Commercial and Economic Development
    i. Historic and Cultural Resources
        i. Historic Districts and Structures
    j. Natural Resources and the Environment
        i. Wetlands and Habitat
        ii. Water Resources-including floodplain areas
        iii. Soils
        iv. Woodlands and Forests
3. Granby Tomorrow
    a. Who we are (outline of our community/what we value—Draft included)
    b. Vision for the future (vision statement—Draft included)
    c. To achieve the vision: Goals, policies/strategies, actions
    d. Future Land Use Plan
    e. Consistency with State and Regional Plans
4. Appendices
    a. Survey data
    b. Sample implementation schedule/form
5. Sources

DRAFT statement Who we are/what we value:

Granby is a community that values open space, agriculture, and a small-town, rural character. Our community is defined by its farmland, forests, trails, and wildlife, where our neighbors know and support one another and take an active role in guiding the direction of our community. We offer a high quality of life, providing exceptional schools, a variety of public services, and many outdoor recreational opportunities. We are a community that is proud of its roots, and we embrace our outdoor lifestyle and special character and charm.

(Word cloud from survey)



DRAFT Vision Statement:

Over the next decade, Granby will be a community that thoughtfully balances growth with preservation, guided by a strong commitment to environmental stewardship, rural and agricultural character, and long-term sustainability. We will protect our water resources, forests, wildlife habitats, and scenic landscapes, ensuring that natural systems remain healthy, resilient, and central to our community's identity.

Open spaces, farmland, and recreational resources will be preserved and expanded to maintain Granby's rural heritage while providing opportunities for outdoor recreation. Agriculture will continue to be a defining feature, supported by policies that sustain working farms, protect agricultural land, and promote local food systems.

Growth and development will be carefully managed to complement the town's fundamental values. A diverse and resilient local economy will thrive through well-designed commercial and industrial development that strengthens the tax base, supports local businesses, and meets community needs without compromising our rural character. Granby Center will evolve into a vibrant, walkable hub with a mix of housing, businesses, and civic spaces that foster social interaction and economic vitality.

Housing opportunities will expand to meet the needs of residents at all life stages, including young families, workforce households, and older adults, while maintaining compatibility with existing neighborhoods and infrastructure. Our roads and transportation system will be well maintained, safer, more connected, and will offer improved options for walking and biking.

Municipal services and infrastructure will be efficient and responsive, supporting sustainable growth and adapting to changing technologies and demographics. Investments in our educational system, community facilities, government services, and infrastructure will be guided by careful financial planning, transparency, and a commitment to long-term value.

Through collaboration, innovation, and respect for our past, Granby will remain a welcoming and vibrant community, and will carefully plan for our future.

Public Comments Received March 31, 2026

Public Workshop March 12th

Open Space and Recreation

1. Given the area of the town, ensure each hiking trail includes adequate parking for cars-trucks-bicycles of prospective hikers.

Agriculture

1. The town should NOT continue purchasing/owning real estate for farming or other business ventures. Sell the property NOW the market is strong and please – stay in your lane – Granby B of S!

Commercial and Industrial Development

1. There are commercial sites on Salmon Brook St (north of the center of town) that damage the (otherwise!) good image of Granby. These properties really should/could be improved increasing their value, our tax return each year and the impact (negative, now) on the public view of Granby.

Housing

1. Granby desperately needs a commitment to affordable housing for senior citizens and young working families!
2. Item 6.2.1.c above—homes are less problematic than commercial sites. E.g. the Geissler's strip mall; the old buildings (car repair, plastic "greenhouse", "vape" pkg store, shops, empty restaurants, etc.—looks terrible! Under/unused—wouldn't be missed if they disappeared!

Public Facilities & Infrastructure / Government Services & Budgeting

1. Library is undersized and underfunded for a community the size of Granby.
2. Maintain Granby Community Garden

Comments Received April 14, 2026

Abigail Kenyon

From: James Szipszky <jaszipszky@gmail.com>
Sent: Tuesday, April 14, 2026 3:49 PM
To: Abigail Kenyon
Cc: Renee Deltenre
Subject: 2 story mixed use example, this month
Attachments: 20260412_084032.jpg

Follow Up Flag: Follow up
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Abby,

I hope that all is well!

I was on my way to a vernal pool class last weekend when I passed this building on main Street in Middletown, CT (Ok, just out of the picture is Neil's Donuts... fantastic!!)

I bet this area of Middletown has a height restriction... So, seemed like a reasonable photo to share thinking of Granby's town center. Good looking 2 story mixed use residential and commercial building example amongst ~ historic buildings. Hope it's useful / interesting.

I'm not opposed to 3 story... but a nice workable 2 story.

Also, Dianne and I will be away next week and i will unfortunately miss the next POCD meeting.

Regards, Jim



Comments Received April 23, 2026

Abigail Kenyon

From: mark lockwood <mwlock9663@gmail.com>
Sent: Thursday, April 23, 2026 11:13 AM
To: Abigail Kenyon
Cc: Christine Chinni; Renee Deltenre
Subject: Re: POCD Committee Agenda

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Thank you Abby and looks good. I will not be there as previously noted.

For the budget section i believe we went a bit too 'light' from the previous plan. Some areas from the last plan that i think we should consider and or make additional budgeting sections/bullets in the new plan- From the current plan
- Reallocate Service and Reduce Administrative Costs based on Demographic Changes
- Long-range Financial Planning Continue the Town's long-range financial planning efforts. Seek creative ways to avoid increases in expenditures.
- Property Taxes Recognize the overall economic impact of any proposed property tax increase.
- Regional Sharing of Services (also could be internal sharing such as BOE and BOS)

Also the title of our new section is "Maintain a transparent and carefully planned budgeting process." Regardless of your views on this year's budget, it is apparent we do not have a good process or transparency as viewed by voters. Perhaps we need to put a specific line on what transparency means, and as well supporting public inquiries, and use of consistent tools and methodology between BOS and BOE. I think alot of this years debate is around these items.

Thank you. .