

Special Meeting
TOWN OF GRANBY
GRANBY DEVELOPMENT COMMISSION
AGENDA

Town Hall Meeting Room
Monday, October 29, 2013
7:00 P.M.

1. Action on Minutes of September 9, 2013
2. Update and discussion of the economic climate and current activity.
3. Update on the extension of Natural Gas lines.
4. Update on the Granby Center area, sidewalks and lighting.
5. Discussion of Planning and Zoning Commission applications. Home Occupations, Greenway Village update.
6. Review of statistical data.
7. Discussion of the Plan of Conservation and Development.
8. Other Business.

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, September 9, 2013
7:00 P.M.

Present: Marty Schwager, Chairman, Ken Kuhl, Rob Rome, Daniel O'Connell and Matt Garrett. Fran Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:00 p.m. in the Town Hall Meeting Room.

The members discussed the minutes of the June 10, 2013 meeting.

On a motion by Ken Kuhl, seconded by Matt Garrett the Commission approved the minutes of the June 10, 2013 meeting. All approved.

The members discussed the economic climate and current activity. Ken Kuhl discussed housing sales and values. New home construction costs were discussed as was the upward rise in the cost of building materials.

The Granby Center area and the proposed sidewalk construction were discussed. The State is moving forward with the sidewalks, though actual construction is not anticipated until 2015. The Commission discussed PZC activity, particularly the report from the Recreational Vehicles Subcommittee. The Commission supported the concept of a Noise Ordinance. A noise ordinance could provide homeowners with the security of knowing that the police could take action when noise levels exceeded a definitive measure.

On a motion by Matt Garrett, seconded by Dan O'Connell the commission voted to inform the Planning and Zoning Commission that they supported the recommendation of the Recreational Vehicle Subcommittee.

The members discussed the \$500,000 STEAP grant that the Town recently received for the Holcomb Farm. The members also discussed the proposed natural gas line extension. Natural gas is the cleanest burning fossil fuel around and over 90% of natural gas used in the United States comes from North America. Having natural gas available will provide property owners with an alternative fuel source and be a positive addition for future development projects.

Fran reported on progress that the town has made in providing GIS mapping on the internet. The mapping data should be available in October, and will be helpful to residents, real estate agents.

The Commission discussed Connecticut Property Assessed Clean Energy. C-PACE is an innovated program that is helping commercial, industrial and multi-family property owners access affordable, long-term financing for smart energy upgrades to their buildings. For municipalities to opt in to C-PACE, the legislative body must sign an agreement with The Clean Energy Finance and Investment Authority. (CEFIA) is a quasi-public agency whose broad focus is to leverage private investments and utilize innovative financing tools to promote the deployment of renewable energy and energy-efficiency projects in Connecticut. The Development Commission suggests that Granby participate in this program.

The members continue to discuss a modified zoning plan that might be used around and in conjunction with the T1 Zone. Through the remaining portion of the meeting the members discussed a variety of local, state and national issues associated with commercial and residential development.

The meeting ended at 9:15.

Respectfully submitted,

Fran Armentano
Acting Recording Secretary