

**MINUTES**  
**DEVELOPMENT COMMISSION**  
**Monday, May 9, 2016**  
**7:00 pm**

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

The meeting opened at 7:03 pm in the Town Hall Meeting Room.

The members discussed the minutes of the March 14, 2016 meeting. On a motion by Ken Kuhl, and seconded Rob Rome, the Commission voted to approve the minutes. All approved.

The members discussed the economic climate, real estate and current activity. The average sale price of homes was discussed, as was the sales activity for new homes. Properties that were on or expected to come on the market were discussed. The Gracey home at 4 East Granby Road is expected to become available. The members discussed this important historic home and property.

The members were updated on DOT projects, Granby Center and the East Street/Salmon Brook Street roundabout. Both projects recently received support from the Board of Selectmen. The members then discussed the proposed Tiger Belly Restaurant to be located on Mill Pond Drive. Within this area only one store front remains vacant and 34 new apartment units are currently under construction. The members discussed the progress of the Greenway Village apartments.

Fran showed the members a copy of the Small Cities application, which seeks \$800,000 for improvements at the Salmon Brook Elderly Housing Complex. The State announcement of the successful grants is anticipated in July. Fran explained the process and funding sources.

The members discussed the T1 zone, recognizing that a significant area of this zone is now available for sale. Fran has had inquiries on the property. The property is zoned primarily for commercial uses, where the adjacent property can then transition to residential use. A primary goal of the zone is to avoid strip development along Salmon Brook Street, while promoting the development of an internal service road. Fran discussed adding Assisted Living, Active Adult Residential, Elderly Housing, Nursing homes and similar multi-family residential development use to the Special Permit uses. He reasoned that a transition from commercial use to multifamily use to single family lots is a preferable transition than commercial to single family. Members discussed the popularity of mixed use developments. Most seemed supportive of the idea. Dan O'Connell, who lives within the immediate area asked about the process of amending the regulations. Fran explained that the PZC could only amend the regulations after a public hearing on the matter. A second public hearing would also be required if and when an actual development application was submitted. Members wanted to review the current regulations and discuss the matter at a future date.

The commission continues to discuss project ideas for 2016. Members agreed to review the Plan of Conservation and Development in an effort to find recommendations that they might wish to pursue further.

The meeting ended at 8:45 pm.

Respectfully submitted,

Francis Armentano