

**MINUTES**  
**GRANBY DEVELOPMENT COMMISSION**  
**Monday, January 12, 2015**  
**7:00 P.M.**

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

The meeting opened at 7:02 p.m. in the Town Hall Meeting Room.

In the audience were citizens Peggy Lareau and Karen O'Neil.

The members discussed the minutes of the December 8, 2014 meeting. On a motion by Dan O'Connell seconded by Jim Caldwell, the Commission approved the minutes of the December 8, 2014 meeting. All approved.

The members briefly discussed economic activities, commercial vacancies, construction projects and more. Residential real estate activities were also discussed.

The Commission discussed a proposed amendment to the Zoning Regulations, Section 3.12.5 Comprehensive Granby Center Zone Criteria. The application is known as File Z-12-14. Fran provided an overview of the impact that the proposed amendment would have. The amendment is proposed by Timothy Brignole, owner of 261 Salmon Brook Street. The amendment is designed to eliminate the current prohibition of Special Permits for retail uses, restaurants and commercial services. Mr. Brignole would like to have the PZC consider a proposal for a restaurant at 261 Salmon Brook Street. Fran provided a map to the members showing the 6 properties that would be impacted by the proposed change. The properties were discussed. It was noted that properties located within the Center Edge zone (that area south of Hartford Avenue) are not affected by this proposal, as Special Permits for retail uses, restaurants and commercial services are not permitted within the Center Edge Zone. The Special Permit application process was discussed along with the Center Zone criteria that promote the preservation of the historic building's exterior facades and grounds. This preservation could be required through the special permit process. The members invited public input and Peggy Lareau offered her thoughts on the matter. She was opposed to the proposal as it would open the door for more development on the properties affected. She appeared more open to restaurants and more concerned with retail use and commercial services.

The Commission continued to discuss the matter. On a motion by Dan O'Connell and seconded by Rob Rome the Commission voted to recommend the approval of the proposed amendment to the Planning and Zoning Commission. All approved.

The Commission ended the meeting after a brief discussion and update on the STEAP Grant, a possible Small City grant application and other matters.

The meeting ended at 8:45 pm.

Respectfully submitted,

Fran Armentano  
Acting Recording Secretary