

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, May 12, 2014
7:00 P.M.

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

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

The members discussed the minutes of the March 10, 2014 meeting. On a motion by Matt Garrett, seconded by Rob Rome the Commission approved the minutes of the March 10, 2014 meeting. All approved.

The Development Commission welcomed new member Jim Caldwell. They then introduced themselves. Jim spoke of his interest in serving on the Development Commission and briefly discussed his social and business life. Jim is the owner of Caldwell's Excavating & Grading which operates out of property on Floydville Road. The members felt that it would be very useful to have a Development Commission member who was employed in the construction industry. Following this introduction, real estate and construction activity was discussed. Ken Kuhl provided insight into the current housing market. Commercial real estate was also discussed and the members asked when the new Jake's Way Back Burgers was scheduled to open. The Commission commented on other Granby restaurants and Fran informed them of Attorney Brignole's desire to open a restaurant at 261 Salmon Brook Street. The restaurant is not permitted under the Zoning Regulations as they are applied to the Historic Overlay area. The members however thought that a restaurant at this location could be a good fit in the Center and were in support of modifying the regulations to allow the PZC to consider such a proposal. The members noted however the concern for access to the property and felt that an alternate access from the traffic light opposite Rout 189 would be necessary.

Fran advised the members that the PZC would soon consider the modified arrangement of the Dunkin Donuts Drive though. The Commission had seen this proposal previously and supported the change.

The Commission continues to discuss the natural gas line and would like to see it extended to the Town Center. Fran noted that Jakes would need multiple propane tanks to operate their business.

The members continued to discuss various topics of interest including the Holcomb Farm, the center sidewalks and the Beman Hardware store site plan approval.

The meeting ended at 9:00 PM.

Respectfully submitted,

Fran Armentano
Acting Recording Secretary