

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, June 10, 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 May 13, 2013 meeting.

On a motion by Matt Garrett, seconded by Rob Rome the Commission approved the minutes of the May 13, 2013 meeting. All approved.

The members discussed the economic climate and current activity. Fran reported on new business activity. Ken Kuhl discussed the housing market. Fran reported that he recently met with Amir Shaikh of Naek Construction, concerning the 30 unit apartment complex that was approved on Mill Pond Drive. He explained that the site improvement costs have far exceeded their estimates, putting the project in doubt. A solution might be to seek an increase in the number of rental housing units. The members understood the costs of such projects and were in support of increasing the number of units. Fran discussed the possible extension of the natural gas line down Salmon Brook Street. CNG recently provided him with data showing a significant savings if Town buildings were converted to natural gas. Conversations with CNG continue. The Commission members are in favor of extending gas lines.

Planning and Zoning Commission activity was briefly discussed.

Fran handed out a new draft of a modified zoning plan that might be used around and in conjunction with the T1 Zone. The members have been studying the area, hoping to encourage positive development within this area. The draft recommends an increase in housing density with lots that are similar to the Ice Pond Road subdivision. They members reviewed the draft and continue to work on it. A presentation to the Planning and Zoning Commission may occur at such time that the members agree on a final proposal.

The members were informed about the public hearing that the town will hold regarding the extension of sidewalks along Salmon Brook Street. The hearing will be on Monday, June 17th at 7:00 pm in the Granby Town Hall Meeting Room. The Development Commission has consistently supported the sidewalks.

Respectfully submitted,

Fran Armentano
Acting Recording Secretary