

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

Present: Marty Schwager, Chairman, Matt Garrett, Rob Rome and Ken Kuhl. 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 October 29, 2013 meeting.

On a motion by Matt Garrett, seconded by Rob Rome the Commission approved the minutes of the October 29, 2013 meeting. All approved.

The Development Commission members were shocked and greatly saddened by the sudden death of commission member Edward Guarco. Ed served on the Development Commission for 15 years and was highly valued for his unique insight on the Town. Not only was Ed born and raised in Granby, his father Alessio also lived his entire life in Granby. In fact, Al served on the Development Commission for over 10 years and Ed was appointed as his replacement in 1998. As a life-long resident of Granby, Ed experienced all of the Town's major growth periods. He watched as the Town grew from 3,000 to over 11,000 residents and as the number of housing units soared from 1,000 to over 4,300. Ed understood Granby's growth better than most because he lived it. When someone would say at a hearing, "I'm a new resident, I've only lived here 20 years" Ed agreed that they were in fact a transplant from somewhere else, but he gave them credit for making a good choice! Ed welcomed people to his Town. The new people brought value and helped to move the town forward. Ed recognized how important it was for the town to advance and grow in a positive way. As an outdoorsman Ed was a conservationist, an environmentalist. But he never considered these views as being in conflict with his support for economic growth. Ed supported the preservation of 1,000s of acres in Granby, but he also supported new housing and business growth. As a child playing in the Granby fields, as to a student attending Granby Schools, as a young adult seeking adventure, as an adult managing a Granby business and as a regular community volunteer, Ed Guarco developed a profound understanding of Granby. His untimely death is a great loss to our community and he will be greatly missed.

The Commission viewed and discussed the revised development plans for the Greenway Village (Rear of Mill Pond Road). The Commission had previously recommended their support for the 30 unit proposal. The current plan proposes 34 units. The Commission was impressed by the re-design and recognized that the new plan, while adding 4 units, actually reduced the area to be developed. This change will certainly reduce the project's site costs, a goal expressed by the developer. The Commission continues to believe that there is a need within the Town of Granby for multifamily rental units and that the proposed units will help to diversify the town's housing supply. The Commission also noted that the units will have a substantial positive impact on the Town's tax base and that the occupants will support our local businesses and in the future may well become buyers of single family homes and condominiums here in Town. On a motion by

Matt Garrett, seconded by Marty Schwager the Commission voted unanimously to support the application and directed Fran Armentano to let the Planning and Zoning Commission know their views.

Fran Armentano informed the Commission that construction has begun on an addition for the Peppermill Deli and Bakery

The Commission continues to discuss the economic climate and current activity, the extension of natural gas lines, sidewalks and lighting, the idea of a R15 zone and other business.

The meeting ended at 8:15.

Respectfully submitted,

Fran Armentano  
Acting Recording Secretary