

**TOWN OF GRANBY**  
**TOWN-OWNED LAND STUDY COMMITTEE MEETING**  
**MINUTES**  
**February 19, 2015**

**PRESENT:** Mark Higby, Chairman, Terri-Ann Hahn, Margaret Lareau, Kathryn Miller, Mary Jo Toczydlowski, and John Adams

**OTHERS PRESENT:** Mark Neumann, BOS Liaison

Chairman Mark Higby called the meeting to order at 7:04 p.m.

**Public Comment:** None.

**Minutes**

The minutes from February 5, 2014 were reviewed by the Committee.

On a MOTION by J. Adams, seconded by T. Hahn, the Committee voted unanimously (6-0-0) to approve the minutes of February 5, 2014 as presented.

Note: Fran Armentano was asked to attend tonight's meeting, but was unavailable. He is scheduled to attend the March 5, 2015 meeting.

There was a brief discussion regarding the committee's Email communication protocol, in particular using "Reply All".

**Open Discussion Regarding Current Ideas for 107 East Street**

Chairman Higby started this discussion. Some highlights include:

- P. Larueau's suggestions included: BMX track, pool, golf, sports fields, nature walking trails, horse trails, agricultural uses (CSA crops, etc.) solar fields, Senior housing (town owned, could inquire as to state funding possibilities), and future school uses. She encouraged considering revenue vs. non-revenue producing events/uses. She also spoke about reversible uses – use the property one way for a period of time, then use it differently for another period of time. She collected some agricultural information, which she will share with the committee at a later date.
- J. Adams suggested looking at Northwest Park in Windsor. This Park is set up for multiple uses.
- T. Hahn's suggestions include running an agricultural enterprise there, on a portion of the property.
- M. Higby will have his list of Open Space ready for the next meeting. He suggested a possibility of selling a portion of the property at 107 East Street and reinvesting the funds to purchase Open Space land elsewhere in town. It is thought this property is presently zoned for farm land, but if a portion could be zoned for housing, it might be sold to a developer.
- M. Toczydlowski suggested finding some ideas that would bring in revenue. She shared that in the Town of Somers there is a privately owned business that has a driving range, ice cream stand, batting cages, go-cart track, and BMX track which brings in people of all ages. As a thought, the town could own the land, but lease it out to be managed and maintained by a business owner. It could be set up to retain a portion of the property to still be used as farm land. The phrase "multi use" continues to be used. This particular parcel has about 100 acres of usable land – excluding the wetlands.

- K. Miller's commented she is concerned with regard to the possibility of excessive traffic on East Street and the surrounding area. Other possible entrances and exits should be researched.
- P. Lareau stated she wonders what the public expectations might be. She feels it's appropriate to make sure any plans initiated are for long term, hopefully keeping at least some of the area available for agricultural use. P. Lareau and M. Higby will arrange to speak with the current lease holders to see what their thoughts are for the land use in future years. P. Lareau provided a list of leased land in Granby. The Committee would like to know how much the leases are for. P. Lareau will obtain this information.

Survey discussion – T. Hahn created a draft survey "Future Land Use Study for 107 East Street". The Committee reviewed this document and suggestions were made for modifications. T. Hahn will insert the changes agreed on and provide an updated document to everyone. Where could the surveys be left? Library, Town Hall, Starbucks and Granby Pharmacy were a few suggestions. Where should the surveys be returned to? The Town Manager's Office, for pick up by a Committee member is thought to be the best spot.

J. Adams suggested that a fact sheet be created about the property, which could be shared with the survey. A general overall of the size, present uses (maybe a bit of historical use information), how it's presently zoned, and note that there's no public water or public sewer available.

It was mentioned that SurveyMonkey provides 100 free surveys, but M. Higby found another site that provides 1,000 surveys at no charge. This will be reviewed.

#### **Prioritize parcels of land to review and look at in detail**

M. Higby continues to work on this.

#### **Formalize stakeholder list**

M. Higby will provide this list at the next meeting.

#### **Set Agenda for March 5, 2015 meeting**

Items to include on this Agenda are:

- Fran Armentano will be present to address the Committee
- Mr. Lareau will be present to address the Committee regarding solar energy
- Under Old Business, R. McDermott should report on demographics and facilities.

#### **Adjournment**

On a MOTION by K. Miller, seconded by M. Toczydlowski, the Committee voted unanimously (6-0-0) to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary