

**TOWN OF GRANBY**  
**TOWN-OWNED LAND STUDY COMMITTEE MEETING**  
**MINUTES**  
**March 5, 2015**

**PRESENT:** Mark Higby, Chairman, Terri-Ann Hahn, Margaret Lareau, Richard McDermott, Kathryn Miller, Mary Jo Toczydlowski, and John Adams (arrived at 7:08 p.m.)

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

**Public Comment:** None.

### **Minutes**

The minutes from February 19, 2014 were reviewed by the Committee. M. Lareau noted under Open Discussion, first bullet point, first line should start with: P. Lareau reported the public's suggestions to include: and Bullet point seven, second sentence, keeping some of the area available for agricultural use, should be changed to: keeping some of the area open for future use.

On a MOTION by M. Lareau, seconded by K. Miller, the Committee voted unanimously (6-0-0) to approve the corrections to the Minutes of February 19, 2015, as discussed.

On a MOTION by M. Higby, seconded by M. Lareau, the Committee voted unanimously (6-0-0) to approve the Minutes of February 19, 2015, with the noted corrections.

### **Presentations**

Jack Lareau provided an informative presentation on a Shared Community Solar Electricity Facility Summary. He stated this is proposed legislation and is hoped to be passed this summer. He was asked if there is a maintenance cost associated with solar installation. The answer was yes, but he didn't have the figures with him. He will pass that information along through M. Lareau.

Highlights included:

- Background information regarding legislation on renewable electric energy sources by 2020
- Individual residential solar installations – including some statistics, average power size, and cost
- Examples of daily and monthly relative power output for solar panels (chart)
- Examples of solar panel farms
- Explanation of an electric bill breakdown (Eversource)
- Shared clean energy facility – proposed legislation to extend the residential net metering until the rate setting agency reassesses impact when total solar power starts to impact transmission and distribution costs
- Installation cost for solar
- Additional considerations
- Business models and evaluation

Fran Armentano, Director of Community Development gave a brief overview to the Committee showing maps of parcels of land in town. Some parcels were given as a gift to the town, some were purchased by the town and some were purchased with grant and/or DEEP money. Many acres are part of the Granby Land Trust and Open Space. With new developments, it's been the practice at times, to take fees in lieu of open space. These funds go into a fund where the use is controlled by state statute. These funds can be used for recreation uses. He went on to discuss potential development in town and zoning. He reviewed population numbers, noting the changes over the years. He reviewed the decline in building permits and school enrollment. He spoke about the

sidewalk project in the center of town, noting that the goal is to have a walkable community center. When asked about the town's population numbers, Mr. Armentano offered to provide a link for more detailed information. T. Hahn asked that he provide the Committee with copies of a few of the maps he showed. A question was asked about an open space parcel in a subdivision – do the homeowners have any rights to that parcel? The answer was probably not legally, but it is a part of their neighborhood and their thoughts on any changes to an open space parcel should be considered. Mr. Armentano noted the Granby Conservation Commission's website might be a good source of information.

### **Unfinished or Tabled Business**

- a.) Prioritize parcels of land to review and look at in detail – A list of town owned land was provided by M. Lareau. It is thought that getting a map to look at while reviewing these properties would be a good idea. Identify the parcels to be reviewed. Look for the best use, possible revenue options, accessibility to the parcel, size, land restrictions, current use, and possible environmental constraints. T. Hahn asked M> Lareau to note her sources of information at the bottom of the page.
- b.) Formalize stakeholder list – M. Higby provided a list. Some of these groups should be invited to a meeting in an effort to hear their input. Certain other groups, committee members should go to their meetings to speak with them letting them know what this committee is trying to achieve and ask for their input. T. Hahn volunteered to go to a Planning and Zoning meeting and M. Higby and M. Toczydlowski will go to an Agricultural meeting. R. McDermott will contact Tom Tyburski, Director of Recreation and Leisure Services and ask him to attend an upcoming meeting. The committee thought it would be good to send letters to abutting property owners and interested groups, to let them know about the public hearing on March 26, 2015.
- c.) Demographics and Facilities report – R. McDermott reported on this item. He provided handouts of an Athletic Field and Recreational Facility Survey (done several years ago), a list of town facilities, and some maps of town owned properties. Population, household sizes, statistics on classroom sizes through 2017, and the declining trend, as well as household income and labor force numbers were reviewed. He created an inventory of recreational facilities – parks, town, schools, Granby Land Trust land, McLeans Game Refuge land, and some farms. He charted and mapped the facilities showing useable portions. R. McDermott is looking for feedback from committee members. He noted he read the study done several years ago by GAFLAC and stated there was some good information provided, which might be helpful to this committee.
- d.) Review and finalize survey – T. Hahn reported that with regard to putting an article in the *Drummer* about this committees work, the deadline is March 16<sup>th</sup>. She provided a second draft of the survey, which the committee reviewed and critiqued. Comments and suggestions for changes were noted by T. Hahn. She will make these changes and email the amended survey to the committee members.

### **New Business**

M. Lareau brought up the Marquis of Granby using town property for their Muster in the fall, which was briefly discussed. Their using the park doesn't seem to be a good fit. Some old surveys were reviewed and it seems that there was an interest in a quiet park spot – a non-sport area with a pavilion or a picnic area.

**Set Agenda for March 19, 2015 meeting**

Items to include on this Agenda are:

- Tom Tyburski, Director of Recreation and Leisure Services will be present to address the Committee.
- Discussion regarding the upcoming public hearing.
- M. Higby and M. Lareau will report on their meeting with the Hayes family regarding their leasing of town owned land.

M. Toczydlowski left the meeting at 9:45 p.m.

**Adjournment**

On a MOTION by J. Adams, seconded by T. Hahn, the Committee voted unanimously (6-0-0) to adjourn the meeting at 9:47 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary