

**TOWN OF GRANBY**  
**TOWN-OWNED LAND STUDY COMMITTEE MEETING**  
**MINUTES**  
**April 2, 2015**

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

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

Chairman Mark Higby called the meeting to order at 7:06 p.m.

**Public Comment:** None.

**Review Agenda:** No changes made.

**Minutes**

The minutes from March 19, 2015 were reviewed by the Committee. One correction was made, that being under Presentations, 7<sup>th</sup> bullet point, last sentence, remove the word “younger”.

On a MOTION by K. Miller, seconded by T. Hahn, the Committee voted unanimously (6-0-0) to approve the Minutes of March 19, 2015 with the above noted correction.

**Unfinished or Tabled Business**

- a.) M. Lareau – follow up information re: solar energy presentation by Jack Lareau: Ms. Lareau provided a handout of information for committee members to review. There was a brief discussion on the cost.
- b.) Survey – Is now available to the public on the Town of Granby website, at kwicksurveys.com, and hard copies are available at the Library and Town Hall. They will also be placed at the Senior Center and Cossitt Library. J. Adams suggested the surveys might be made available to the public at the Budget Hearing on April 13<sup>th</sup>. It is hoped that the survey will hit a wide range of residents.

**New Business**

- a.) Review public meeting – The committee noted the strong support for Agriculture at the public meeting. The idea of an Agricultural Fair space (for shared use by 4-H, Grange, Farmers Market, etc.) was a new and interesting idea. Arboretum use is a rather new idea. The Committee reviewed the comments made about the property at 107 East Street having been purchased with a specific purpose in mind. At the time of purchase, there were some vague ideas for possible uses, but nothing specific. It was not purchased as open space, nor was that a specific intention at that time. The solar discussion was interesting and it was stated that a solar farm tends to be placed on “junk” land, not necessarily on land that may be more practically used for another purpose. Incubator farms is a relatively new idea and the Committee feels a lot more information would need to be gained before any consideration can be given to it. Looking at how other towns are working this program may be a good place to start. It seems to require a costly startup. There was discussion about residents accessing and using the property – now. It was stated that people presently use the property at 107 East Street to walk, snowshoe and cross-country ski in the winter, and ride horses. It was also noted that it appears this is fine, whereas the property is not posted otherwise. Multi-use for the property continues to be a prevailing idea.  
For the second public meeting – possibly set this up to be more of a question and answer session. Chairman Higby might start the meeting with a review (15-20 minutes) of the most

prevalent ideas from the first meeting, then open the meeting to the public to talk about that and expand on ideas from there. Show maps and pictures of the property (107 East Street) and maybe a few of the other larger parcels of town-owned land. Next public meeting – tentatively set for Thursday, June 11, 2015 at the Senior Center.

- b.) Discussion – information to be included in report to Board of Selectmen: the report should include all information, not just the top ideas, although those might be highlighted.
- c.) MEPA – matrix idea for the report to the Selectmen. J. Adams touched on using a matrix for reporting different criteria. Social: people, ages of users, neighborhood acceptance, municipal needs; environmental: soil, ground water, air, noise, traffic, and are the changes irreversible; and constructability: infrastructure requirements, water source (for community gardens or a horse barn) might be necessary. The Committee asked if there is presently a water source on the property. A well, pond, or stream?
- d.) Site walk – 107 East Street. Due to the wet conditions this should be scheduled for the end of April or early May.

The Committee reviewed the idea of members going to other town Boards and Commission meeting to talk about this Committees purpose. T. Hahn will attend an upcoming Planning & Zoning meeting. M. Lareau and K. Miller will attend the May Conservation Commission meeting.

### **Set Agenda for April 16, 2015 meeting**

Items to include on the Agenda are:

- Make up a list (cheat sheet) of information – i.e. purchase cost of 107 East Street, # of acres on a given parcel, and revenue to the town from lease(s) (M. Higby)
- Matrix (J. Adams)
- Report from T. Hahn – her visit to the Planning & Zoning meeting
- Look at other town-owned properties to become more familiar with them
- Site walk at 107 East Street

### **Adjournment**

On a MOTION by M. Higby, seconded by J. Adams, the Committee voted unanimously (6-0-0) to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary