

Town of Granby  
2026 POCD Committee  
Special Meeting Agenda  
Town Hall Meeting Room  
December 23, 2025  
7:00 PM

Also Available Via Zoom

<https://us02web.zoom.us/j/84612294056?pwd=LHRhJYgy6xWES6y2c0lOPawDNi93o6.1>

Meeting ID: 846 1229 4056

Passcode: 486655

Call-in: 1-646-931-3860

1. Call to order
2. Action on the minutes of November 25, 2025
3. Review and discuss current POCD and proposed revisions
  - a. Environment
  - b. Open Space & Recreation
  - c. Agriculture
4. Action Items for the Next Meeting
5. Adjourn

**MEETING MINUTES**  
Town of Granby  
2026 POCD Committee  
November 25, 2025, at 7:00 p.m.

**PRESENT:** Ken Kuhl, James Szipszky, Christine Chinni, Margaret Chapple, Mark Kennedy, Ken Rohde, Mark Lockwood, and Jean Donihee-Perron

**ALSO PRESENT:** Director of Community Development Abby Kenyon and Land Use Coordinator Renee Deltenre

**1. Call to Order**

Co-Chair C. Chinni called the meeting to order at 7:01 p.m.

**2. Action on the minutes of October 28, 2025, and November 13, 2025**

**ON A MOTION** by K. Kuhl seconded by M. Chapple, the Committee voted (8-0-0) to approve the October 28, 2025, minutes as presented.

**ON A MOTION** by J. Donihee-Perron seconded by M. Kennedy, the Committee voted (8-0-0) to approve the November 13, 2025, minutes as presented.

**3. Review and Discuss November Workshop and Public Input Received**

A. Kenyon indicated that the online survey was released on November 19<sup>th</sup> and announced to the public via the town website, as well as email blasts from various departments. The online survey will conclude on December 31<sup>st</sup>. A sample flyer was provided to the Committee for consideration and town staff will make the recommended changes prior to distribution. A. Kenyon provided an in-depth overview of the preliminary results from the November 13<sup>th</sup> public workshop, in which 30 plus people attended.

**4. Review and Discuss Current POCD and Proposed Revisions**

The Committee discussed the public workshop input as it relates to the existing POCD. K. Rohde discussed how the organization of the plan has changed over time, and questioned whether it would be beneficial to restructure it. The Committee had an in-depth discussion regarding the town's ten-year vision, and potential recommendations.

**5. Action Items for the Next Meeting**

In preparation for the next meeting, the Committee was asked to continue reading through the document and provide all comments to town staff a week prior to the next meeting, so that all feedback may be compiled into one document for review.

**6. Determine Next Meeting Date**

The next meeting has been scheduled for December 23, 2025, at 7:00 p.m.

**7. Adjourn**

**ON A MOTION** by M. Chapple, seconded by K. Kuhl, the Committee voted (8-0-0) to adjourn the meeting at 9:07 p.m.

Respectfully submitted,

Renee Deltenre

## **ENVIRONMENT**

### **Proposed Introduction to Combine with Fundamental Values**

The Town's quality of life is largely based on the quality of Granby's environment. View an aerial map of Granby and immediately see that our most prominent feature is the extensive woodlands and forests. These forests aid in managing storm water, thereby minimizing flooding and recharging ground water. Forests help to reduce wind and noise levels and purify the air by filtering dust and pollutants. They absorb carbon dioxide and release oxygen. They cool the earth while providing habitat for flora and fauna and offer a wide range of recreational opportunities for our citizens.

The waterways and waterbodies are also an integral part of the Granby landscape, as well as a vital component of the Farmington River Watershed. Our local waterways maintain a high level of purity and provide for seasonal activities such as fishing, canoeing, swimming and ice-skating while providing a refuge for ducks, geese, beaver and other aquatic life. In addition, waterways and water bodies add a wonderful visual element to our community.

We seek to make Granby a sustainable environment for all who choose to live here today and tomorrow. Development must be balanced with the conservation and preservation of Granby's natural environment, where we can enjoy today without jeopardizing the opportunity for people in the future to enjoy tomorrow.

### **GOAL 1.1: Protect our water resources, including groundwater, wetlands, watercourses and watersheds.**

#### **Policy/Strategy:**

##### **1.1.1 Reduce and improve quality of stormwater runoff.**

###### **Actions:**

- a. Work toward the adoption of innovative Stormwater Management Plans (*take out—covered by LID below?*).
- b. The Town has adopted numerous Zoning and Subdivision Regulation amendments that promote Low Impact Development (LID). However, the Town's regulations, ordinances and general practices must be regularly reviewed to assure that the Town is in compliance with the recommendations and requirements of the State DEEP and the State General Permit Requirements for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems.
- c. Update as necessary the Town's Erosion and Sedimentation Control Ordinance which establishes minimum standards and promotes best management practices to limit erosion and sedimentation.

- d. Ask the Conservation Commission to study the issue of coal-tar-based sealant and as necessary prepare an ordinance that prohibits the use for [residential] driveways.

### **1.2.1 Preserve floodplains.**

Actions:

- a. Promote passive recreation for floodplain areas while prohibiting new development within the floodplain.
- b. Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Energy and Environmental Protection.

## **GOAL 1.2: Preserve, manage, and maintain our forest land and native vegetation.**

**Policies/Strategies:**

### **1.2.1 Conserve and enhance forest land and native vegetation.**

Actions:

- a. Review the State Statutes regarding the regulation of logging operations to establish a specific regulation or ordinance for the logging of properties, consistent with state regulations.
- b. Support and promote the town arboretum.
- c. Educate residents and developers about integrated pest management programs to reduce the negative impacts of pesticides and herbicides.

### **1.2.2 Promote biodiversity**

Actions:

- a. Promote and create wildlife habitat and corridors in an effort to protect fish and wildlife.
- b. Utilize the Natural Diversity Database when reviewing (land use) applications.
- c. Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program.
- d. Continue to use the Farmington Valley Biodiversity Project's Conservation Area Map and associated databases in the Planning and Zoning and IWWC land use review process and where appropriate, make regulatory changes to promote biodiversity.

- e. Review the State's Wildlife Action Plan and determine if any regulatory actions are needed to support the effort.

## **GOAL 1.3: Balance development with the preservation and protection of natural resources.**

### **Policies/Strategies:**

- 1.3.1 Minimize the impact of development on the natural environment.

#### **Actions:**

- a. Establish standards to minimize light pollution and promote dark sky initiatives.
- b. Establish standards to minimize the visual impact of homes or other structures, including cell towers and windmills, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.
- c. Assess noise pollution and recommend ways to minimize noise pollution if it is determined to be a concern.
- d. Consider the adoption of regulations for the preservation of Graby's ridgelines and traprock ridges.

## **GOAL 1.4: Promote education and pursue sustainability initiatives to reduce environmental impacts**

### **Policies/Strategies**

- 1.4.1 Promote and encourage Commissioners and residents to participate in educational programs and training opportunities and conservation projects.

#### **Actions:**

- a. Educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.
- b. Encourage the construction of "Rain Gardens".

- 1.4.2 Assess Town facilities and explore sustainability initiatives.

#### **Actions:**

- a. Assess and evaluate renewable energy options for town facilities.

- b. Examine and assess ways to reduce carbon emissions for town facilities and vehicles.
- c. Promote waste reduction and recycling, including electronic disposal, clothing donation, textile recycling.
- d. Promote water conservation, such as rain harvesting, stormwater management, etc.
- e. Explore green buildings and green technology.

## **OPEN SPACE AND RECREATION**

### **Proposed Introduction to Combine with Fundamental Values**

Granby is, in large part characterized by its abundant Open Space, defined as undeveloped land, and by Recreation, defined as an unlimited variety of outside activities most often occurring within the open space. Granby is very fortunate to have just under 10,000 acres, or 35% of the total area, of permanently preserved open space, brought about primarily by the generous donations of people who cherish the Town and who wanted to preserve parts of it for the enjoyment of future generations, wildlife and for a variety of environmental purposes. The state, the local government, McLean's, the Granby Land Trust and others have all worked independently and cooperatively to preserve our open space. These open space preservation efforts continue and in most years additional properties are added to the list of permanently preserved lands. The 2005 Plan of Conservation and Development sought to maintain a level of 1 acre of preserved land for every 2 residents. The level of preservation has far exceeded the increase in population and the Town today is closer to a ratio of just under 1 acre for every 1 resident. Recently the town has been more focused on specific areas of preservation and the linkage of existing open space areas. As noted in the other Sections of this Plan a primary focus of preservation involves the maintenance of contiguous forest lands, the maintenance of biodiversity, the preservation of our waterways and wildlife habitat, the protection of scenic views, the preservation of farm land and preservation of ground water. The permanent preservation of open space will significantly aid in achieving these goals, while permanently preserving significant areas for outdoor recreation.

### **GOAL 2.1: Preserve future open space areas to maintain the character of Granby.**

#### **Policies/Strategies:**

##### **2.1.1 Identify areas to preserve that connect existing permanently preserved parcels, preserve wildlife corridors, provide hiking or other passive recreational activities, or preserve agricultural land.**

###### **Actions:**

- a. Update the open space plan and town-owned land. Use this plan when making land use and acquisition decisions.
- b. Utilize wetlands, streams, and floodplains as open space linkages

##### **2.1.2 Develop methods to both increase funding for and ways to encourage the preservation of strategic undeveloped properties or areas.**

###### **Actions:**

- a. Establish an annual budgeted contribution to the open space fund to assure the availability and immediate access to funds as needed.

- b. Continue to require the dedication of open space with all subdivision applications, placing an emphasis on those areas that can link existing open space parcels. Where no beneficial land areas are included within the land proposed for development, require payment of a fee-in-lieu.
- c. Encourage Flexible Residential Development\* particularly where larger areas of open space will benefit the community and where the open space will be adjacent to existing open properties.
- d. Prioritize conservation easements over areas where public access is not anticipated and where the goal is primarily the preservation of flora, fauna, and environmental features.
- e. Maintain the Town's favorable tax policies to protect open space land area.

\*A Flexible Residential Development arranges homes closer together on smaller lots than those normally required under the Zoning Regulations in exchange for additional open space.

#### **2.1.3 Enhance communication, dialogue, and coordination with preservation groups about open space acquisition and preservation.**

Actions:

- a. Establish a procedure for the notification when important land becomes available for sale.
- b. Utilize open space funds to assist the Granby Land Trust or other groups in acquiring open space areas, or to supplement the State's purchase of development rights program. This fund could also be available for matching funds with state and federal open space acquisition program grants.
- c. Collaborate with the Granby Land Trust, McLean Game Refuge, and Farmington River Watershed Association on conservation and preservation efforts.

### **GOAL 2.2: Promote, encourage, and provide for a wide variety of outdoor recreational activities.**

**Policies/Strategies:**

#### **2.2.1 Expand and promote the use of Town parks and other properties for uses beyond organized sports (*address organized sports in Communities facilities section?*).**

Actions:

- a. Consider providing cross country ski trails on 107 East Street and Holcomb Farm.
- b. Designate wildlife or scenic viewing areas.
- c. Maintain and preserve the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities (*move this to Community Facilities section? Also in AG*)
- d. Evaluate open space areas and determine maintenance requirements, if needed., and plan for the maintenance of open space areas.

#### **2.2.2 Preserve, maintain, create and extend hiking, biking, and horse trails.**

Actions:

- a. Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property.
- b. Create and regularly update a Town trail map.
- c. Work to establish a ridge trail from Craig Mountain to Southwick and open up trail networks throughout the Old Messenger Road area.
- d. Preserve the Holcomb Farm trails.

#### **2.2.3 Ensure that open space is accessible and meets user needs. (*Survey responses a, b, c*)**

Actions:

- a. Consider the provision of parking areas when planning for open space.
- b. Plan for multi-use trails and ADA accessibility.
- c. Designate some areas of open space properties as pet-friendly areas.
- d. Design and utilize throughout Town a specific post or sign, which identifies preserved areas of open space

## **AGRICULTURE**

### **Proposed Introduction to Combine with Fundamental Values**

The Town's rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. However, beginning in the 1950s, agricultural lands began to steadily decline with the construction of new housing developments. With the adoption and evolution of subdivision and zoning regulations the Town began to address the need to preserve and encourage agricultural use through the adoption of farm friendly regulations and supportive government programs. However, national and even international competition for the sale of agricultural products, as well as governmental intervention has changed the way consumers purchase and farms produce most of the food that we consume. Today a Granby farm might be a horse farm, a vegetable farm, or a vineyard. Farms that raise specialty beef cattle now outnumber dairy farms. Goats and sheep are commonly raised and chickens can be found everywhere, with local eggs sold throughout the town.

Farms are not just for farmers, but are places where residents can go sample their products and attend events. Many residents have begun to support local farms through their participation in Community Supported Agriculture (CSA), or the Granby Sampler, where they support the farm through an annual monetary contribution while in return receiving fresh produce throughout the growing season. While silage may still be the most visible crop, today's diversity of agricultural activities actually exceeds those of years past. These activities remind us of our roots and distinguish our Town from the encroaching suburbia of nearby municipalities. Visiting our farms, admiring the livestock, catching a scent of manure, experiencing the seasonal scenery of the fields from first seeding to crop maturation, to the harvesting and the re-growth of winter rye builds fond memories to be treasured by all.

### **GOAL 3.1: Encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.**

#### **Policies/Strategies:**

##### **3.1.1 Develop and consider methods to alleviate economic pressures which force land into development.**

###### **Actions:**

- a. Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust, and through Town purchase of development rights.
- b. Continue that Town's favorable tax policies to protect farmland (PA-490).
- c. Consider the adoption of a farm property abatement ordinance as outlined in CGS 12-81m. Such an ordinance would allow for the abatement of up to 50 percent of property taxes of a dairy farm, fruit farm, vegetable, nursery or similar farm.

### **3.1.2 Review and modify regulations as necessary to support farm operations and to preserve farmland.**

Actions:

- a. Undertake a comprehensive review of the Zoning Regulations Section 8.15 Agriculture, including Farm Stores, Limited Farm Store and Agritourism, and identify changes that may be needed that will support farms, allowing diversification of farming operations and minimizing potential conflicts with surrounding areas.
- b. Continue to require the dedication of open space with all subdivision applications, and when reviewing the open space requirement, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.
- c. Consider adoption of a Right to Farm Ordinance.

### **3.1.3 Collaborate to support the preservation of historic farm structures.**

Actions:

- a. The great variety and number of old barns scattered through Town are an important part of Granby's agricultural heritage. Consider working with the Salmon Brook Historic Society in an effort to establish a process or a fund to help with the repair and maintenance of such barns.

## **GOAL 3.2: Promote sustainable farming practices and methods.**

### **Policies/Strategies:**

#### **3.2.1 Encourage farming practices that are consistent with preserving environmental resources and can respond to the changing climate.**

Actions:

- a. Collaborate with, and refer farmers to, the Natural Resources Conservation Council to implement BMPs. Agricultural Best Management Practices (BMPs) are practical cost-effective actions that agricultural producers can take to reduce the amount of pesticides, fertilizers, animal waste, and other pollutants entering our water resources and to conserve water supply.
- b. Study how much food is annually produced locally, how it is marketed, when it is harvested, and the primary concerns regarding overall crop production, with an emphasis on crops that will serve the local population.

## **GOAL 3.3: Utilize Town property where appropriate for agricultural activities.**

### **Policies/Strategies:**

#### **3.3.1 Maintain and preserve Holcomb Farm for agricultural purposes in addition to its open space, social, education and recreational activities.**

##### **Actions:**

- a. Regularly review the farm management for assurance that the farm operation is managed in the most efficient, productive, economic and environmentally sustainable manner.
- b. Continually review and consider how Holcomb Farm crops might best serve Granby and the region, including how it can produce fresh produce for the elderly and those of less economic means.
- c. Continue to use the farm for agriculture and seek opportunities for expansion.

#### **3.3.2 Inventory town property to identify areas with primary farmland soils and those most suitable for continued and future agricultural activities.**

##### **Actions:**

- a. The Town's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food. The Town should expand the gardens as the need arises.
- b. The Town should continue to lease town-owned properties to farmers, including the East Street farm, farmland along Barn Door Hills Road, and properties on Loomis Street.
- c. Survey other existing town-owned properties to identify other properties that might be used for agricultural purposes and to support the local agricultural community.
- d. Engage the Agricultural Commission to play an important advisory role on the use of Town properties for agriculture.

## Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation
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L2	L4	L5	L3	Plan Year	Item
01 - Population & Demographics					
Address Town Demographic Needs					
Address Family Needs					
04 - Implementation					
2016					Promote recreational and social activities for families.
Prioritize policies					
04 - Implementation					
2016					Prioritize and implement policies specifically directed towards our senior citizens and young people.
Citizen participation and information					
Encourage citizen participation in Future planning efforts					
04 - Implementation					
2005					Develop innovative ways to encourage greater public participation in Granby's future planning efforts.
2016					Develop innovative ways to encourage greater public participation in Granby's future planning efforts.
Encourage citizen participation in zoning process					
04 - Implementation					
2016					Encourage citizen participation at all levels of the planning, zoning and land use process. Promote greater citizen awareness of demographic changes, environmental concerns, development, land use applications and the rights of all landowners.
Town Web Site					
04 - Implementation					
2016					Consider expanding the use of the Town Web site to notify and keep residents informed.
					Regularly place on the Town Web Site various statistical data, charts and maps which outline the changing makeup of our community and the region.
Endeavor to achieve a racially, socially and economically balanced community.					
Diversity of Population					
04 - Implementation					
1993					Concentrate on the goals and policies outlined within this plan which will aid in diversifying the makeup of our population, particularly the housing goals.
(blank)					
					Concentrate on the goals and policies outlined within this plan which will aid in diversifying the makeup of our population, particularly the housing goals.
Encourage Young Families					
03 - Goals					
2016					

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation						
01 - F	Ende	Enco	03 -	2016	GOAL: Encourage young families to live in Granby.		
			Endeavor to achieve a racially, socially and economically balanced community.				
			<b>03 - Goals</b>				
			2016				
					GOAL: Endeavor to achieve a racially, socially and economically balanced community.		
		Promote Cultural Awareness					
			<b>03 - Goals</b>				
			1993				
					GOAL: To promote cultural awareness and a greater diversity within our population.		
			2005				
					GOAL: Promote cultural awareness and greater social and economic diversity within our population.		
			2016				
					GOAL: Promote cultural awareness and greater social and economic diversity within our population.		
		<b>04 - Implementation</b>					
			2005				
					Promote greater citizen awareness of development, land use and the rights of all landowners.		
	<b>Introduction to Focus Area</b>						
	(blank)						
		<b>01 - Introduction</b>					
			2005				
					In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:		
	<b>Land Use Review &amp; Planning</b>						
		Consider Implications of Land Use proposals					
		<b>04 - Implementation</b>					
			2016				
					Consider how proposals will impact the future makeup of the community and address the needs of our young and aging population.		
	<b>POCD</b>						
		<b>04 - Implementation</b>					
			2016				
					Try to assure that all proposed plans and changes are consistent with the policies of this Plan. New proposals should not force or necessitate unwanted changes in the Town's infrastructure nor impact negatively on our Fundamental Values.		
	Promote health, safety and welfare						
		<b>04 - Implementation</b>					
			1993				
					Maintain a pattern of land use that promotes the health, safety and welfare of the community.		
			2005				
					Maintain a pattern of land use that promotes the health, safety and welfare of the community.		
			2016				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
01 - P		Land	Prom	04 -	2016
		In the review of new land use applications, seek to maintain a pattern of land use that promotes the health, safety and welfare of the community, with recognition of the above goals.			
		Update Land Use Plan as needed			
		<b>04 - Implementation</b>			
		2016			
		Update this Plan as necessary or whenever changing circumstances warrant revisions.			
<b>POCD</b>					
		Adhere to goals and policies			
		<b>04 - Implementation</b>			
		2005			
		Adhere to the goals and policies outlined within this Plan that will aid in diversifying the economic and social makeup of our population.			
		2016			
		Adhere to the goals and policies outlined within this Plan that will aid in diversifying the economic, racial and social makeup of our population.			
<b>Realities of Growth</b>					
		Realities of Growth			
		<b>03 - Goals</b>			
		2005			
		GOAL: Manage growth within the provisions of the enabling legislation Meet the needs of the aging population.			
		2016			
		GOAL: Manage growth within the provisions of the enabling legislation.			
<b>04 - Implementation</b>					
		1993			
		Correspond the Town of Granby's growth to the policies of this plan. Specifically, the growth of the Town's infra-structure should occur in relation to the growth of the population while maintaining our fundamental values.			
		Promote greater citizen awareness of the realities of growth, land use and the rights of land owners. Encourage greater public participation in Granby's future planning efforts.			
		Understand that growth will continue. Avoid policies which attempt to halt growth and adopt policies which accommodate growth while preserving our fundamental values.			
2005					
		Seek to manage growth consistent with the policies of this Plan. Specifically, the growth of the Town should not force or necessitate unwanted changes in the Town's infrastructure nor impact negatively on our Fundamental Values.			
		Understand that growth and change will continue. Adopt policies that accommodate and manage growth and change, while preserving our Fundamental Values.			
<b>Recreation</b>					
		Meet the recreational needs of families			
		<b>04 - Implementation</b>			
		2005			
		Implement policies outlined throughout this Plan that meet the needs of our children and provide for recreational and social activities for families.			
<b>Town Planning &amp; Development</b>					
		Address Aging Population			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
01 - P	Town	Addr	03 - Goals	
			1993	
				GOAL: To meet the needs of the aging population.
			2016	
				GOAL: Recognize and meet the needs of the aging population.
	<b>04 - Implementation</b>			
			1993	
				Concentrate on the goals and policies outlined throughout this plan which anticipate and meet the needs of our aging population.
			2016	
				As the percentage of older residents continues to grow, implement policies outlined throughout this Plan that meet their needs.
	Address Needs of Youth			
	<b>03 - Goals</b>			
			1993	
				GOAL: To address the needs of our youth.
	Demographics Review			
	<b>03 - Goals</b>			
			2016	
				GOAL: Continually review the latest Town wide and regional demographics.
	Long Range Planning			
	<b>03 - Goals</b>			
			1993	
				GOAL: To maintain long-range and comprehensive planning programs.
			2005	
				GOAL: Maintain long range and comprehensive planning programs.
			2016	
				GOAL: Maintain long range and comprehensive planning programs.
	POCD			
	<b>04 - Implementation</b>			
			1993	
				Continually review the impact of land use decisions and determine compliance with this plan.
				Establish a primary study and rewrite committee at least every 10 years.
				Update this Plan of Development as necessary or whenever changing circumstances warrant revisions.
				Update this Plan of Development as necessary or whenever changing circumstances warrant revisions. Establish a primary study and rewrite committee at least every 10 years.
			2005	
				Continually review the impact of land use decisions to assess compliance with this Plan.
				Update this Plan as necessary or whenever changing circumstances warrant revisions.
				Establish a primary study and rewrite committee at least every 10 years.
			2016	
				Continually review the impact of land use decisions to assess compliance with this Plan.
				Establish a primary study and rewrite committee at least every 10 years in accordance with State Statute

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
01 - F	Town Services & Facilities			
	Address Needs of Youth			
	03 - Goals			
	2005			
	GOAL: Address the needs of our youth.			
	2016			
	GOAL: Address the needs of our youth.			
	Address Aging Population			
	04 - Implementation			
	2005			
	Prioritize and implement policies specifically directed to our senior citizens, as the percentage of older residents will continue to grow.			
	Address Family Needs			
	04 - Implementation			
	1993			
	Concentrate on the goals and policies outlined throughout this plan which meet the needs of our children and provide for family activities.			
02 - Environment				
	Actions in Support of the Environment			
	Best practices for Subdivisions			
	04 - Implementation			
	2005			
	Require developers to use the established best management practices in both the design and actual construction of new subdivisions.			
	2016			
	Require developers to use the established best management practices in both the design and actual development of new subdivisions. - See Goal #3.			
	Manage Invasive Vegetation			
	04 - Implementation			
	2016			
	Encourage the removal of invasive vegetation and discourage the planting of invasive plants. - completed			
	Storm Water Management Plans			
	04 - Implementation			
	2016			
	Work towards the adoption of innovative Storm Water management plans. - Goal #1 a. What is this?			
	Utilize Natural Diversity Database			
	04 - Implementation			
	2016			
	Utilize the Conservation Commission's Natural Diversity Database when reviewing applications. - Goal #2: 2b.			
Agriculture	- MOVE THIS SECTION TO AG			
	Agricultural Tourism			
	04 - Implementation			
	2005			
	Encourage and support Agricultural Tourism.			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation						
02 - B	Agric	Best Management Practices					
		<b>04 - Implementation</b>					
			2005				
				Promote best management practices on farms to reduce nutrient and sediment loading to streams.			
		Linkages, Buffers & Setbacks					
		<b>04 - Implementation</b>					
			2005				
				Provide buffers between existing agricultural operations and new developments to avoid conflicts.			
		Preserve or acquire Open Lands					
		<b>04 - Implementation</b>					
			1993				
				Strive to preserve or acquire open land areas which can be used by farmers for the production of silage.			
	<b>Conservation and Management of Environmental Resources</b>						
	Herbicides and Pesticides						
		<b>04 - Implementation</b>					
			2016				
				Encourage the Conservation Commission to study and report on the effects of herbicides and pesticides. - <b>Completed.</b>			
	Earth & Topsoil Removal						
		<b>04 - Implementation</b>					
			2005				
				Consider and review the Towns' regulations regarding earth removal with special attention to excessive topsoil removal.			
	Erosion and Sedimentation Control Ordinance						
		<b>04 - Implementation</b>					
			2016				
				Continue to utilize the 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, (prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection,) until such time that a revised addition becomes available. - <b>Covered with action below.</b>			
				Update as necessary the Town's Erosion and Sedimentation Control Ordinance which establishes minimum standards and promotes best management practices to limit erosion and sedimentation. - <b>Goal #1, 1c</b>			
	Logging						
		<b>04 - Implementation</b>					
			2016				
				Consult with officials with the State Department of Energy and Environmental Protection in an effort to adopt basic standards for the logging of properties. - <b>Goal #2 1a- combined. Still relevant?</b>			
				Form a subcommittee to undertake this process in an effort to establish a specific regulation or ordinance for the logging of properties, consistent with state regulations.			
				Review the State Statutes regarding the regulation of logging operations.			
	Minimize light pollution						
		<b>03 - Goals</b>					
			2016				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
02 - E	Cons	Minir	03 -	2016	GOAL: Minimize light pollution. Goal #3, 1a
	Minimize noise pollution				
			03 - Goals		
			2016		
					GOAL: Minimize noise pollution - Goal #3, 1a
	Preservation of Agricultural and natural resources				
			04 - Implementation		
			1993		
					Through the Subdivision and Zoning Regulations and through the Special Permit process continue to encourage the preservation of agricultural lands, scenic vistas and the preservation of all natural resources. Consider, where feasible, development transfers to further the preservation of these areas.
	Preserve & Manage Forests and Wildlife				
			04 - Implementation		
			2005		
					Encourage scientific management of forestlands and wildlife populations.
	Preserve Environment				
			04 - Implementation		
			2005		
					Evaluate the cumulative impact of incremental air, soil and water pollution on the environment and act to minimize such negative impact.
	Preserve Farmlands				
			03 - Goals		
			2016		
					GOAL: Preserve our farmlands, the existing farm operations, agricultural soils, and farm architecture. - MOVE TO AG
	Preserve Forest Lands				
			03 - Goals		
			2016		
					GOAL: Preserve, manage and maintain our forest lands. Goal #2
	Preserve Native Vegetation				
			03 - Goals		
			1993		
					GOAL: To preserve natural vegetation for its scenic value and for its value as a food source for wildlife.
			2005		
					GOAL: Preserve natural vegetation for its scenic value and for its value as a food source for wildlife.
			2016		
					GOAL: Preserve native vegetation for its scenic value and for its value as a food source for wildlife. Goal #2
	04 - Implementation				
			1993		
					Through the Subdivision and site plan review process, encourage the preservation and the planting of native vegetation and vegetation which provides food for wildlife.
			2005		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
02 - B	Cons	Pres	04 -	2005	Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.
Preserve Natural, cultural and Historic Resources					
		<b>03 - Goals</b>			
			2005		
				GOAL: Preserve and maintain natural, cultural and historic resources. Protect ground water resources. - <b>MOVE TO CULTURAL / HISTORIC RESOURCE SECTION</b>	
	Preserve Ridgelines				
		<b>03 - Goals</b>			
			1993		
				GOAL: To preserve the scenic quality and stability of ridgetops.	
			2005		
				GOAL: Preserve the scenic quality of ridge tops and ridgelines.	
			2016		
				GOAL: Preserve the scenic quality of ridge tops and ridgelines. - <b>Goal #3, 1d</b>	
	<b>04 - Implementation</b>				
			2016		
				Establish standards to minimize the visual impact of homes or other structures, including cell towers and windmills, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline. <b>Goal #3 1b</b>	
				Form a study Committee to consider the adoption of regulations for the preservation of Granby's ridgelines and trap rock ridges. <b>Goal #3 1d</b>	
				Maintain the natural defining contours of our ridgelines including tree lines and vegetation during development. <b>Addressed with the two above?</b>	
	Preserve Scenic Views				
		<b>03 - Goals</b>			
			1993		
				GOAL: To preserve scenic views from both highlands and lowlands for the enjoyment of all residents.	
			2016		
				GOAL: Preserve scenic views <b>Goal #3 1 (generalized)</b> .	
	Preserve Wildlife Habitat				
		<b>03 - Goals</b>			
			2005		
				GOAL: Protect, preserve, promote, and create wildlife habitat and corridors.	
			2016		
				GOAL: Protect, preserve, promote, and create wildlife habitat and corridors in an effort to protect our fish and wildlife. <b>Goal #2, 2a</b>	
	<b>04 - Implementation</b>				
			2005		
				Avoid construction of barriers to wildlife movement. Maintain unfragmented wildlife corridors, wherever possible. Review the Principles of Wildlife Corridor Design from the Center for Biological Diversity.	
	Promote Biodiversity				
		<b>03 - Goals</b>			
			2005		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation				
02 - E	Cons	Prom	03 -	2005	GOAL: Promote Biodiversity	
				2016		
					GOAL: Promote biodiversity. <b>Goal #2, 2</b>	
		<b>04 - Implementation</b>				
				2016	Continue to use the Farmington Valley Biodiversity Project's Conservation Area Map and associated databases in the Planning and Zoning and Inland Wetland Commission's land use review process. <b>Goal #2, 2d</b>	
					Where appropriate make regulatory changes to promote biodiversity. <a href="http://www.frwa.org/publications/biodiversity_report_final.pdf">http://www.frwa.org/publications/biodiversity_report_final.pdf</a>	
		Protect Wetlands, watercourses and Watersheds				
		<b>03 - Goals</b>				
				1993		
					GOAL: To protect the ground water resources of the Town. GOAL: To protect wildlife habitat.	
					GOAL: To upgrade and maintain the quality of the Town's wetlands and watercourses.	
				2005		
					GOAL: Protect, upgrade, and maintain the quality of wetlands, watercourses, and watersheds.	
				2016		
					GOAL: Protect ground water resources. <b>Goal #1</b>	
					GOAL: Protect, upgrade and maintain the quality of wetlands, watercourses, and watersheds. <b>Goal #1</b>	
		<b>04 - Implementation</b>				
				1993	Continue the efforts of the Aquifer Protection Subcommittee in preserving the quality of the ground water, particularly within stratified drift aquifers. Continuously review and modify the Regulations in response to new studies and technological advances.	
					Continue the efforts of the Town Commissions in protecting the water bodies, streams and wetlands areas.	
					Prepare a map which outlines the primary and secondary wetlands and wetland linkages with open space.	
				2005		
					Educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.	
				2016		
					Ask the Conservation Commission or other group to study the issue and as necessary prepare an ordinance that prohibits the use of coal-tar-based sealant for residential driveways. Rainfall runoff from pavement treated with such products have been found to be extremely harmful to aquatic life, according to two studies by the U.S. Geological Survey (USGS) <b>Goal #1, 1d - still applicable?</b>	
					Promote best management practices on farms to reduce nutrient and sediment loading to streams.	
		Protect Wildlife Diversity and Habitat				
		<b>03 - Goals</b>				
				1993		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
02 - E	Cons	Prote	03 -	1993	GOAL: To protect wildlife habitat.
			<b>04 - Implementation</b>		
			2016		Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program. This program trains participants in the fields of wildlife management, natural history and interpretation. Upon completion participants will be capable of providing education, outreach, and service for town boards and commissions, environmental organizations, libraries, schools, and the general public. <b>Goal #2, 2c</b>
	Recycling & other Programs & Education				
			<b>04 - Implementation</b>		
			2016		Recommend that the Conservation Commission establish programs that, encourage Town residents to conserve, recycle and reduce pollution impacts; support continued and expanded hazardous waste collection programs; educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease and encourage the construction of "Rain Gardens". <b>Goal #4 1a</b>
	Rural Nature				
			<b>03 - Goals</b>		
			2016		GOAL: Preserve and maintain natural, cultural and historic resources.
	Sand and Gravel Resources				
			<b>03 - Goals</b>		
			1993		GOAL: To maintain access to sand, gravel and other earth resources.
			2005		GOAL: Allow reasonable extraction of sand, gravel and other earth resources.
			2016		GOAL: Allow for the reasonable extraction of sand, gravel and other earth resources. - <b>still applicable?</b>
			<b>04 - Implementation</b>		
			1993		Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior to development. Discourage long-term operations, recognizing the objections which typically arise, and understanding that although short-term annoyances may be tolerated, lengthy operations may have a negative impact on the health, safety, and property of the residents.
			2005		Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior the development. Discourage long-term operations.
			2016		Monitor the newly adopted Earth Excavation Zoning Regulations for their effectiveness in regulating the reasonable extraction of the resource while protecting the surrounding areas.
					Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior to development. <b>Regs ok, still applicable?</b>
	State of Connecticut Wildlife Action Plan				
			<b>04 - Implementation</b>		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
02 - E	Cons	State	04 -	2016	
					As of the writing of this plan the State of Connecticut, was revising its Wildlife Action Plan so as to establish both a state and national framework for proactively conserving our fish and wildlife, including their habitats, for the next decade of 2015-2025. Connecticut's List of Species of Greatest Conservation Need also is being revised. This entire effort involves adding new information on climate change and its impacts to wildlife conservation, updating resource mapping, refining conservation threats, and incorporating information gained through the implementation of the first Wildlife Action Plan completed in 2005. The revision will include the identification of new or revised conservation actions to help advance wildlife conservation over the next decade. Participation by conservation partners, academic institutions, and the public is key to making the revised Wildlife Action Plan an effective tool for conserving Connecticut's diversity of wildlife resources for future generations.
					The Town should keep apprised of this revision and support the effort through education, promotion and regulatory action. <b>Goal #2, 2e.</b>
Storm water and Erosion					
		<b>03 - Goals</b>			
			2016		
					GOAL: Reduce Stormwater Runoff <b>Goal #1</b>
Town Arboretum					
		<b>04 - Implementation</b>			
			2005		
					Create a Town arboretum.
			2016		Create a Town arboretum, or tree/shrub farm on existing Town property, such as the Holcomb Farm. Within such an area, low cost seedlings can be planted and managed for future transplanting where existing trees have died or wherever such trees and shrubs are needed. The area might be managed in cooperation with the local schools and volunteers and used for educational purposes. <b>Goal #2, 1b (update?)</b>
Wildlife Conservation, Herbicides and Pesticides, Recycling & other Programs & Education					
		<b>04 - Implementation</b>			
			2005		
					Support creative zoning that protects and preserves wildlife habitat.
Work with Preservation Groups					
		<b>04 - Implementation</b>			
			2016		
					Continue the Town's cooperative relationship with private organizations to protect natural open space.
					Work closely to promote the conservation and preservation efforts of the Granby Land Trust, McLean Game Refuge, Salmon Brook Watershed Association and Farmington River Watershed Association. Encourage local participation in such groups. <b>MOVE TO OPEN</b>
	<b>Environment</b>				<b>SPACE</b> <b>Goal #1, 3c</b>
		Conserve Recycle			
		<b>04 - Implementation</b>			
			2005		
					Participate in programs that encourage the Town's residents to conserve, recycle and reduce pollution impacts. Support continued and expanded hazardous waste collection programs.

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation								
02 - Envir		Minimize light polution								
		03 - Goals								
			2005							
				GOAL: Minimize light pollution.						
	Farm Friendly Tax Policies									
		Continue favorable tax policy to protect farms								
		04 - Implementation								
			2005							
				Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development.						
			2016							
				Consider other methods to avoid economic pressures which force land into development. Review the existing wording and re-write as necessary. <b>MOVE TO AG</b>						
	Farm Friendly Zoning Regulations and Support for Agriculture <b>MOVE TO AG</b>									
	Agricultural Commercial Operations									
		04 - Implementation								
			2005							
				Consider methods to encourage and allow agricultural operations to engage in commercial enterprises that compliment the more traditional harvesting of crops and raising of livestock. Agricultural enterprises may include farm tours, petting zoo, pumpkin patch, corn maze, farm bed and breakfasts, wool processing, farm camps, farm vacations, agricultural education programs, hay and sleigh rides, horseback riding, pick-your-own, Christmas tree cutting, production and sale of homemade foods, wine tasting and agricultural stores. Agricultural tourism uses may also include special farm visits by a wide variety of groups for education, training, entertainment or leisure activities.						
	Agricultural Profitability									
		04 - Implementation								
			1993							
				Consider amendments to land use regulations which are found to suppress agricultural profitability.						
	Farmland Tax Policies									
		04 - Implementation								
			1993							
				Continue the Town's favorable "P.A. 49011 tax policies to protect farm, forest and open space land areas and other methods to avoid economic pressures which force land into development.						
	Impact of Regulations									
		04 - Implementation								
			2005							
				Review all proposed regulations for any negative impact on the farming community. Continue the work of the Agricultural Subcommittee in finding solutions to agricultural/residential conflicts.						
	Linkages, Buffers & Setbacks									
		04 - Implementation								
			1993							
				Provide buffers between existing farmlands and new developments to avoid conflicts.						

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation		
02 - E		Farm		
Preservation of Farmland				
			04 - Implementation	
			1993	
			Review all proposed regulations for any negative impact on the farming community.	
			Resolve Agricultural / Residential Conflicts	
			04 - Implementation	
			1993	
			Continue the work of the Agriculture Subcommittee in finding solutions to agricultural/residential conflicts.	
Flood Plain Management				
			Flood Plain Passive Usage	
			04 - Implementation	
			2005	
			Promote passive recreation and agricultural uses for floodplain areas.	
			2016	
			Promote passive recreation and agricultural uses for floodplain areas while restricting any new development within the flood plain. - Goal #1, 2a (modified to "prohibit" and removed AG reference)	
Flood Plan Boundaries				
			04 - Implementation	
			2016	
			Adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers and amend the regulations as necessary.	
Prohibit Development within the Floodplain				
			03 - Goals	
			1993	
			GOAL: To prohibit development within the floodplain.	
			2005	
			GOAL: Prohibit development within the floodplain.	
			2016	
			GOAL: Prohibit development within the floodplain. - Goal #1, 2a	
Review Special Flood Hazard Area Regulations				
			04 - Implementation	
			1993	
			Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers. Promote passive recreation and agricultural uses for floodplain areas.	
			2005	
			Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Environmental Protection and adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers.	
			2016	
			Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Energy and Environmental Protection. - Goal #1 2b	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation		
02 - B	<b>Housing Planning</b>		
	Purchase of Threatened Properties		
	<b>04 - Implementation</b>		
		1993	
			Establish a Town fund to supplement the State program or for the Town purchase of threatened properties.
	<b>Introduction to Focus Area</b>		
	(blank)		
	<b>01 - Introduction</b>		
		2005	
			In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:
	<b>Low Impact Developmnt (LID)</b>		
	Low impact Development		
	<b>04 - Implementation</b>		
		2016	
			However, the Town's regulations, ordinances and general practices must be regularly reviewed to assure that the Town is in compliance with the recommendations and requirements of the State DEEP and the State General Permit Requirements for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems. <a href="http://www.ct.gov/dep/lib/dep/Permits_and_Licenses/Water_Discharge_General_Permits/MS4_gp.pdf">http://www.ct.gov/dep/lib/dep/Permits_and_Licenses/Water_Discharge_General_Permits/MS4_gp.pdf</a> - Goal #1 1b
	<b>Open Space</b>		
	Open Space Funding		
	<b>03 - Goals</b>		
		2005	
			GOAL: Provide financing for the Town's Open Space Fund. Establish specific guidelines for the logging of properties. Adopt a Town Erosion and Sedimentation Control Ordinance.
	<b>04 - Implementation</b>		
		2005	
			Encourage municipal and private groups to acquire or protect natural open space. Work closely to promote the conservation and preservation efforts of the Granby Land Trust, McLean Game Refuge, Salmon Brook Watershed Association and Farmington River Watershed Association. Encourage local participation with such groups.
	Permanent Preservation of Farmland		
	<b>04 - Implementation</b>		
		2005	
			When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for commercial farming.
	Possible Agricultural Use		
	<b>04 - Implementation</b>		
		2005	
			Survey existing town-owned open space to identify suitable parcels for additional agricultural use.
	<b>Preservation of Farmland</b>		
	Agricultural Leased Land		
	<b>04 - Implementation</b>		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
02 - E	Pres	Agric	04 -	2005	
					Lease town-owned farmland to support the local agricultural community.
	Permanent Preservation of Farmland				
	<b>04 - Implementation</b>				
			1993		
					Encourage the permanent preservation of farmland through the State of Connecticut purchase of development rights program.
			2005		
					Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing.
	Preserve and acquire Farmlands				
	<b>04 - Implementation</b>				
			2005		
					Continue to preserve and acquire productive farmland.
	Preserve and Maintain				
	<b>03 - Goals</b>				
			1993		
					GOAL: To preserve and maintain the significant natural, cultural and historic resources of the Town of Granby.
	Preserve Farmlands				
	<b>03 - Goals</b>				
			1993		
					GOAL: To preserve the existing farm lands.
			2005		
					GOAL: Encourage the preservation of existing farmlands, existing farm operations, agricultural soils, and farm architecture.
	<b>Rural &amp; Historic Character</b>				
	(blank)				
	<b>01 - Introduction</b>				
			2005		
					The quality of Granby's environment is vital to the Town's overall quality of life. Open, wooded and agricultural lands are as important as the residential and business areas. The preservation of the Town's significant natural, cultural and historic resources must be preserved as the Town continues to develop.
	<b>Scenic Views</b>				
	Preserve Scenic Views				
	<b>03 - Goals</b>				
			2016		
					GOAL: Preserve scenic views Goal #3, 1b (modified).
	<b>Setbacks along the Town's Waterways</b>				
	Herbicides and Pesticides				
	<b>04 - Implementation</b>				
			2005		
					Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation				
02 - E	Setb	Herb	04 -	2016		
					Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides - <b>Goal #2 1c.</b>	
			<b>Sustainable Living</b>			
			(blank)			
				<b>04 - Implementation</b>		
				2016		
					Promote Sustainable living, a lifestyle that attempts to reduce each individual's or society's use of the Earth's natural resources and personal resources. <b>Goal #4</b>	
					Seek a dialog on sustainable living offering ways to reduce each citizen's carbon footprint by altering methods of transportation, energy consumption, and diet. See The CRCOG - Sustainable Land Use Code Project, Model Land Use Regulations 2014. <a href="http://www.crcog.org/publications/Booklet%204.4.2014.pdf">http://www.crcog.org/publications/Booklet%204.4.2014.pdf</a> <a href="http://www.sustainabledevelopmentinfo.com/what-is-sustainable-living/">http://www.sustainabledevelopmentinfo.com/what-is-sustainable-living/</a>	
			<b>Taxation</b>			
			Tax Policies			
				<b>04 - Implementation</b>		
				2016		
					Maintain the Town's favorable tax policies to protect farm, forest and open space land area.	
			<b>Zoning Regulations</b>			
				Architectural & Site Design Guidelines		
					<b>04 - Implementation</b>	
				2005		
					Develop guidelines to lessen light impact in residential neighborhoods. Apply minimum lighting safety standards for commercial development.	
				2016		
					Apply minimum lighting standards for commercial development <b>Goal #3 1 a (combined/generalized).</b>	
					Develop guidelines to lessen light impact within residential neighborhoods.	
					Promote the use of Dark Sky initiatives and continue the policy of discouraging street lights except where necessary for safety. <b>Goal #3 1a</b>	
				DEP Natural Resource Inventory		
					<b>04 - Implementation</b>	
				2005		
					Consult the DEP Natural Resource Inventory when reviewing land use applications.	
				Linkages, Buffers & Setbacks		
					<b>04 - Implementation</b>	
				2005		
					Modify the Zoning and Subdivision Regulation to provide appropriate setbacks along the town's waterways and water bodies in all zone and require the use of best management practices to reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances from reaching such areas.	
				2016		
					Consider modifications to the Zoning and Subdivision Regulation to provide appropriate setbacks along the town's waterways and water bodies in all zones and support the use of best management practices to reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances from reaching such areas. <b>IWWC regulations</b>	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation					
02 - B		Review and modify zoning and subdivision regulations					
		<b>04 - Implementation</b>					
			2016				
				Continuously review and modify the Zoning and Subdivision Regulations in response to new information, studies and technological advances, particularly where such information will allow development that minimizes negative environmental impacts.			
		Update of the Zoning and Subdivision Regulations					
		<b>04 - Implementation</b>					
			2005				
				Continuously review and modify the Zoning and Subdivision Regulations in response to new studies and technological advances.			
03 - Housing							
		<b>Flexible Residential Development</b>					
		Available public water or sewer					
		<b>04 - Implementation</b>					
			2016				
				Where public water and/or public sewer exist, consider a modification to FRD which would allow for the new construction of single family homes on FRD sized lots with a reduced open space requirement.			
		Density Bonus					
		<b>04 - Implementation</b>					
			2016				
				Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons.			
		Large Lot Development					
		<b>04 - Implementation</b>					
			2016				
				While this Plan recognizes the environmental, preservation, social and economic benefits of FRD development and promotes higher density housing, it also recognizes and supports traditional patterns of residential development. Therefore, this Plan should not be interpreted as prohibiting large lot residential development, five acres or more, particularly where such lots will be used for the raising of crops, the keeping of horses and other livestock, the building of barns or will otherwise promote, protect, retain and encourage Granby's traditional New England agricultural character.			
		Open Space Development					
		<b>04 - Implementation</b>					
			1993				
				Continue to work with the concept of open space development.			
			2016				
				Continue to work with the concept of open space development.			
				Utilize the open space regulation, Flexible Residential Development (FRD), which provides an adaptable approach to the arrangement of housing lots and open space.			
		Preserve Traditional Patterns of Development					
		<b>04 - Implementation</b>					
			2016				
				Preservation of Traditional Patterns of Residential Development			
Housing Planning							

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation					
03 - H	Hous	Affordable Housing				
		03 - Goals				
		1993				
			GOAL: Encourage the construction of affordable family housing.			
		2016				
			GOAL: Encourage the construction of new affordable housing.			
	Diversifying the Town's Housing Base					
		04 - Implementation				
		2016				
			With demographic changes, construction innovations and the desire to further diversify the Town's housing base the Town should now endeavor to reduce the current minimum lot size of vacant and underutilized properties, where public water and sewer exists. Such an effort would be positive for the Town of Granby and consistent with the States effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian environment and reduce dependence on the automobile and further increase affordability.			
	Diversity of towns housing base					
		04 - Implementation				
		2016				
			The vast majority of the Town is zoned R2A, which requires a lot size of 2 acres or more. Today, some 10,000 acres of the town are permanently preserved as open space and 1,000s of additional acres have been identified as unsuitable for development. Since the early establishment of land use regulations, the Town's zoning plan has provided for higher density development within the Town Center and progressively lower density development as you move away from the center. This concept was based on existing infrastructure, soils and other environmental issues. As public water and sewer lines were improved and expanded throughout the center and the south eastern portion of town, a variety of multi-family units were approved. These units have found success and helped to diversify the town's housing base.			
	Encourage Active Adult & Senior Housing					
		03 - Goals				
		2016				
			GOAL: Encourage the construction of active adult and elderly housing.			
	Encourage Energy-efficient, Green, Sustainable Homes					
		03 - Goals				
		1993				
			GOAL: Provide for the construction of housing which utilizes alternative energy sources and is designed for energy conservation.			
		2016				
			GOAL: Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.			
	04 - Implementation					
		2016				
			Encourage the development of energy-efficient, green, sustainable homes and housing developments.			
	Encourage Preservation of Older Homes and Established Neighborhoods					
		03 - Goals				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation						
03 - H		Hous	Enco	03 -	2016			
					GOAL: Encourage the preservation of historic homes.			
		Limiting Housing Density in Rural Areas						
		<b>04 - Implementation</b>						
				2016	Discourage higher density land uses in rural areas where existing and proposed infrastructure is inadequate and where such development is inconsistent with the concept of sustainable development.			
		Maintaining the Existing Housing Stock						
		<b>03 - Goals</b>						
				2016	GOAL: Encourage the continued maintenance and rehabilitation of our existing housing stock.			
					GOAL: Encourage the location and site design of new housing that enhances the rural residential identity of Granby.			
		Multi Family Houses						
		<b>03 - Goals</b>						
				2016	GOAL: Provide the opportunity for the construction of multi-family homes where appropriate.			
		Preservation of Historic Homes and Structures						
		<b>04 - Implementation</b>						
				2016	Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior.			
		Preservation of Older Homes and Established Neighborhoods						
		<b>04 - Implementation</b>						
				2016	Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site.			
		Provide Diverse Housing Options						
		<b>03 - Goals</b>						
				1993				
					GOAL: Continue to provide a variety of housing options for our elderly residents.			
		<b>Maintaining the Existing Housing Stock</b>						
		Educate Public on importance of Home Maintenance						
		<b>04 - Implementation</b>						
				2016	Educate the public as necessary on the importance of long term and consistent home maintenance.			
		Evaluate Existing Housing Stock						
		<b>04 - Implementation</b>						
				2016	Regularly examine the condition of our housing stock and seek opportunities to maintain its quality.			
		Housing Rehabilitation Program						

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation				
03 - H		Main	Hous	03 - Goals		
				1993		
					GOAL: Encourage the continued maintenance and rehabilitation of our existing housing stock.	
04 - Implementation						
				2016		
					Continue funding the Housing Rehabilitation Program and seek and promote other state and federal sources of home improvement funds.	
		Respect Existing neighborhoods				
04 - Implementation						
				2016		
					Carefully examine the impact of all zoning and subdivision amendments on established homes and neighborhoods.	
Preservation of Historic Homes						
		Preserve Historic Homes & Structures				
03 - Goals						
				1993		
					GOAL: Encourage the preservation of historic homes.	
Promoting Energy-efficient, Green, Sustainable Homes						
		Density Bonus				
04 - Implementation						
				2016		
					Consider a new regulation which would provide a density bonus for such developments that propose to incorporate such features.	
Renovation/ Restoration of Older & Historic Homes						
		Renovation/ Restoration of Older Homes				
04 - Implementation						
				1993		
					Encourage the renovation/restoration of our older homes. Where these homes are threatened, consider alternate uses which are compatible with the neighborhood, structure and site.	
					Prioritize the maintenance and preservation of the exterior of these houses.	
Rural & Historic Character						
		Appropriate Location of New Housing				
03 - Goals						
				1993		
					GOAL: Encourage a location and design of new housing that maintain the rural residential identity of Granby	
Zoning Regulations						
		Accessory Residential Activity, Use and Structures				
03 - Goals						
				2016		
					GOAL: More adequately define and address Accessory Uses.	
04 - Implementation						
				2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation					
03 - H	Zoning	Accessories	04 -	2016	Consider amending the regulations to allow accessory apartments in buildings that are not attached to the primary residence.		
					Continue to allow accessory apartments.		
					In an effort to clarify this matter the Town should study the issue and adopt zoning changes and/or ordinances which define an appropriate level of accessory residential activity, thereby offering protection and clarity for the home owner and their neighbor.		
					Our residents enjoy their homes and properties and spend long hours working on them, beautifying them and relaxing in peace and harmony. They add accessory uses and structures such as playscapes, pools, basketball hoops, soccer backstops, tree houses and more and use all types of motorized, maintenance and recreational equipment. These accessory uses and structures enhance the enjoyment of one's property, but can change in intensity and evolve to an activity or create an appearance which can be an annoyance to the neighboring property owners and devalue their property values. It is important for our residents to understand what type and level of accessory use and structure they can have and anticipate what their neighbor may have.		
		Amending Zoning Regulations to More Accurately Reflect Existing Developments					
		03 - Goals					
			2016				
				GOAL: Consider a rezoning of developed residential areas to adequately reflect the existing development of the area.			
		04 - Implementation					
			2016				
				In areas such as Zimmer Road, Birch Road, Canton Road, Kearns Drive, Meadow Brook Road and others, consider amending minimum yard and other requirements to more accurately reflect existing conditions and allow for the greater use of such properties without the need for variances.			
				Review the zoning of existing neighborhoods where lot sizes are consistently smaller than the minimum size required by the Zoning Regulations.			
	Architectural & Site Design Guidelines						
		04 - Implementation					
			1993				
				Develop other placement and design standards relating to frontage, setback, height and driveway placement for new construction in these visible areas.			
	Broad Range of Home Occupations						
		04 - Implementation					
			2016				
				Consider a new regulation which balances the level of the home occupation with the size of the lot, location of the property and density of the neighborhood.			
				Continue to allow a broad range of home occupations with concern for potential negative impacts on neighboring properties.			
	Density Bonus						
		04 - Implementation					
			1993				
				Provide a density bonus within FRED for the construction of affordable housing.			
	Higher Density single family						
		03 - Goals					
			2016				
				GOAL: Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation		
03 - H		Lots < 30,000 square feet		
		03 - Goals		
			2016	
				GOAL: Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.
Mixed Use				
		04 - Implementation		
			2016	
				Consider a zoning amendment that permits a mix of housing and commercial use as appropriate for the particular area
Mixed Use in Town Center				
		04 - Implementation		
			1993	
				Consider a Zoning amendment which permits a mix of housing and commercial use within the Town Center and in commercial zones.
Open Space Development				
		04 - Implementation		
			1993	
				Investigate the mandatory use of open space subdivisions in conjunction with the preparation of an overlay map which advocates specific areas where they should be utilized.
Performance Zoning				
		04 - Implementation		
			1993	
				Consider the adoption of a performance zoning technique for the placement of homes along Granby's through roads. For example, as the distance from the road is increased for new construction, the required frontage for each lot can be reduced.
				Encourage the use of the recently adopted open space Regulation, Flexible Residential Development (FRED), which provides an adaptable approach to the arrangement of housing lots and open space.
Respect Existing neighborhoods				
		03 - Goals		
			1993	
				GOAL: Preserve the integrity of existing neighborhoods.
			2016	
				GOAL: Respect the integrity of our established residential neighborhoods.
		04 - Implementation		
			1993	
				Discourage zone changes and variances in established neighborhoods. Carefully examine the impact of all zoning and subdivision amendments on established neighborhoods. Prohibit the establishment of incompatible land uses within these areas, specifically those which increase traffic, noise, and pollution.
Two-Family Structures				
		03 - Goals		
			1993	
				GOAL: Provide the opportunity for the construction of two-family structures where appropriate.
		04 - Implementation		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation				
03 - H		Zoning	Two-	04 -	1993	
						Consider an amendment to the Zoning Regulations which would allow the construction of 2-family structures or a mix of one and 2 family structures within subdivisions designed for this purpose, thereby providing both affordability and an expansion of the number of rental units.
						Prepare an overlay map which identifies specific areas where 2-family subdivisions will be considered. The regulation should establish, at least, specific buffers from existing single-family developments, minimum lot sizes, maximum number of lots per development and specific yard requirements.
		2016				
						Consider an amendment to the Zoning Regulations, which would allow the construction of two-family structures or a mix of one and two family structures in compatible areas where public sewer and/or public water are available and in areas with soil conditions that can accommodate such structures in compliance with the Public Health Code.
04 - Budgeting, Taxation and Grand List						
		Budgeting				
		Alternative Funding				
			03 - Goals			
				2016		
					GOAL: Continue to seek alternate sources of revenue.	
		04 - Implementation				
			1993			
				Encourage donations to fund programs and special events, and set up a system to receive tax deductible or charitable contributions.		
				Set up a system to continuously explore the availability and make application for grant funds.		
			2016			
				Encourage donations to fund programs and special events and set up a system to receive charitable contributions.		
				Set up a system to continuously explore the availability of, and regularly make application for, grant funds.		
		Avoid Increasing Expenditures				
		04 - Implementation				
			1993			
				Seek creative ways to avoid increasing expenditures.		
				The increasing use of volunteers, special requests for proposals, the excavation rather than purchase of sand for the Department of Public Works, and other methods have proven successful in the past and should continue in the future.		
		Capital Improvement Plan				
		03 - Goals				
			1993			
				GOAL: To adopt, maintain and follow a capital improvements plan.		
		Regional Sharing of Services				
		04 - Implementation				
			2016			
				On a service-by-service basis, investigate the cost savings, which could be afforded the Town through the regional sharing of services. District services, such as those provided by the Farmington Valley Health District, should be explored for other public services.		
		Share large equipment				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
04 - E	Budg	Shar	04 - Implementation	
			1993	
				On a service by service basis, investigate the cost savings which could be afforded the Town through regionally provided services. Avoid the false beliefs that through regionalization we forever abandon home rule and our autonomy. Recognize that home rule is superseded by the ability and willingness to pay.
				Work cooperatively with other towns in sharing fire apparatus, public works heavy equipment, etc.
	Sources of Funding			
	04 - Implementation			
			1993	
				Determine if there are services which should be paid for directly by those individuals receiving the benefit and consider a direct fee system. Always provide a mechanism to help those who are unable to pay, and who want to participate or require the service.
				Seek creative sources of program\service funding.
			2016	
				Determine if there are services, which should be paid for directly by those individuals receiving the benefit and consider a direct fee system.
				Seek creative sources of program/service funding.
				Where direct fee is required provide a mechanism to help those who are unable to pay and who want to participate or require the service.
Long term Financial Planning				
	Impact of Tax Breaks			
	04 - Implementation			
			2016	
				Be cognizant of, and anticipate the impact on the overall community when any particular group is provided with a tax break.
Long term Financial Planning				
	04 - Implementation			
			1993	
				Continue the long-range financial planning efforts of the Board of Finance.
			2016	
				Continue the Town's long-range financial planning efforts.
				Seek creative ways to avoid increases in expenditures. Recognize the implications that taxes have, particularly on those with fixed and limited incomes.
Relationship with Business Community				
	04 - Implementation			
			1993	
				Continue a working relationship with the Granby business community.
			2016	
				Continue a working relationship with the Granby business community.
Tax Assistance				
	04 - Implementation			
			2016	
				Work on increasing the options and choices available for those residents unable to afford the property taxes.
Regulatory Impact				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
04 - B	Regulation	Relationship with Business Community			
		<b>04 - Implementation</b>			
			1993		
		Recognize the needs of existing businesses and anticipate the impact of future regulation.			
			2016		
		Recognize the needs of existing businesses and anticipate the impact of any new regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Conservation and Development.			
	<b>Taxation</b>				
	Community Excellence				
		<b>03 - Goals</b>			
			1993		
		GOAL: To maintain a standard of community excellence, recognizing that our fundamental values may require a slightly higher tax rate than surrounding Towns.			
	Expand the Commercial Portion of the Tax Base				
		<b>04 - Implementation</b>			
			1993		
		Encourage and provide for the expansion of existing commercial and industrial operations.			
			2016		
	Encourage and provide for the expansion of existing commercial and industrial operations. Promote the construction of commercial projects in an effort to have commercial development make up 10% of the town's total grand list.				
	Grand List				
		<b>03 - Goals</b>			
			1993		
		GOAL: To diversify the Grand List by increasing the commercial component, consistent with the Town's fundamental values.			
		GOAL: To establish a direct linkage between the percentage that the grand list increases and the percentage increase of the budget.			
		<b>04 - Implementation</b>			
			1993		
		Annually monitor the Grand List to see if the percentage of commercial growth is surpassing the percentage of residential growth.			
			2016		
	Strive for a balance of 15 percent commercial to 85 percent residential in an effort to offset the residential tax burden for the increased costs of government services.				
	Open Space Tax Policy				
		<b>03 - Goals</b>			
			2016		
	GOAL: Update the Town's Open Space Tax Policy.				
		<b>04 - Implementation</b>			
			2016		
	Continue the Town's favorable taxation policies towards undeveloped lands.				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation						
04 - B	Taxa	Oper	04 -	2016	Review and revise the existing policy in an effort to serve the principal goal of avoiding a situation where owners of undeveloped properties, which can be further developed, are forced to sell due to high property taxes. The current policy appears to provide tax reductions for properties that have little or no opportunity for additional development; for lots within completed subdivisions; for lots of less than one and a half acres, for approved rear lots with no chance of resubdivision and for lots that are fully and actively being used by the homeowners. A re-write of the open space tax policy should take into account such things as the size of the property, the area and potential for future development, the soil types, slopes and existing easements. This does not suggest that existing properties which fall under the open space designation be removed, but recommends that revised standards be adopted for future open space		
	Predictable Tax Rate						
		03 - Goals					
			2016				
		GOAL: Maintain a stable and predictable tax rate.					
	Property Taxes						
		04 - Implementation					
			1993				
				Recognize the shortcomings of the property tax system.			
				Work with the State to reduce the negative impact that property taxes have on attracting business, while seeking to provide an alternate system of local government funding.			
			2016				
				Encourage the State to make additional funding mechanisms, other than the property tax, available to municipalities.			
				Recognize the overall economic impact of any proposed property tax increase.			
				Work with the State to reduce the negative impact that property taxes have on attracting business and home buyers to the State of Connecticut.			
	Recognize impact of Unanticipated tax increases						
		04 - Implementation					
			1993				
				Recognize the implications which unanticipated tax increases have on those with fixed and limited incomes and the limited options and choices available for those residents who are unable to afford tax increases.			
	Stable and Predictable Tax Rate						
		03 - Goals					
			1993				
				GOAL: To maintain a stable and predictable tax rate.			
	Tax Policies						
		03 - Goals					
			2016				
				GOAL: Diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.			
	Town Planning & Development						
	Capital Improvement Plan						
		03 - Goals					
			2016				
				GOAL: Adopt, maintain and follow a capital improvements plan.			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
04 - B	Town	Encourage new business			
		<b>04 - Implementation</b>			
			1993		
					Understand the impact of Towns competing against one another for business, rather than working together.
		Impact of Competition for Business			
		<b>04 - Implementation</b>			
			2016		
					Understand the impact of municipalities competing against one another for business, rather than working together.
		Monitor Demographic Changes			
		<b>03 - Goals</b>			
			2016		
					GOAL: Anticipate the need for changes in public services based on changes in demographics.
	<b>Town Services &amp; Facilities</b>				
	Evaluate Public Services				
		<b>03 - Goals</b>			
			2016		
					GOAL: Continually evaluate the cost and effectiveness of existing public services.
	Reallocate Service and Reduce Administrative Costs based on Demographic Changes				
		<b>04 - Implementation</b>			
			2016		
					Reallocate Town services as necessary in recognition of the Town's changing demographics and make the difficult decision to reduce services and administrative costs in relation to such changes.
	Regional Sharing of Services				
		<b>04 - Implementation</b>			
			2016		
					Continue working with the Farmington Valley Town Collaborative, where surrounding towns interact and learn from each other.
	<b>Value Our Volunteers</b>				
	Encourage Future Volunteers				
		<b>04 - Implementation</b>			
			1993		
					Encourage the participation of future volunteers and provide educational resources where possible.
			2016		
					Encourage the participation of future volunteers and provide educational resources where possible.
	Encourage Volunteers				
		<b>03 - Goals</b>			
			1993		
					GOAL: To encourage and to maximize the use and effectiveness of Granby citizen volunteers.
			2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
04 - B	Value	Enco	03 -	2016	GOAL: Encourage and maximize the use and effectiveness of Granby citizen volunteers.
			Recognize Volunteers		
			<b>04 - Implementation</b>		
			1993		
					Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town.
			2016		
					Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town.
			Volunteer Fire Department		
			<b>04 - Implementation</b>		
			2016		
					Continue to work closely with the Lost Acres Fire Department with recognition of the overwhelming benefit that a volunteer fire department offers the Town.
05 - Transportation					
	<b>Alternative Transportation</b>				
		Access to Transportation Systems			
			<b>03 - Goals</b>		
			1993		
					GOAL: Provide easy access to a variety of transportation systems within and through Granby.
					GOAL: Provide for modes of transportation other than the motor vehicle.
			2016		
					GOAL: Provide easy access to a variety of transportation systems within and through Granby.
		Bicycle Paths			
			<b>04 - Implementation</b>		
			1993		
					Provide bicycle paths or lanes and encourage their use for short trips where and when practical.
					Provide for bicycle paths between subdivisions.
			2016		
					Require bicycle and pedestrian paths between adjacent subdivisions.
					Seek opportunities to provide bicycle paths or lanes and encourage their use for short trips where and when practical.
		Mass Transit			
			<b>03 - Goals</b>		
			1993		
					GOAL: Continue to participate in the Greater Hartford Transit District, particularly in regards to mass public transportation and on the proposed Griffin Line.
					GOAL: Prepare an emergency plan for mass public transportation which can be implemented in case of a sudden fuel shortage or other restriction on motor vehicle travel.
			2016		
					GOAL: Continue to participate in the Greater Hartford Transit District, particularly in regards to access and improvements to public transportation.
					GOAL: Recognize and support modes of transportation other than the motor vehicle.
			<b>04 - Implementation</b>		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
05 - 1	Alter	Mass	04 -	1993	
					Participate in the long-range planning of the Greater Hartford Transit District and on the idea of the Griffin Line. Seek to ensure easy access to the system for Granby residents by establishing convenient park-and-ride accommodations.
					Together with future developments, provide areas for express bus stops in and around the center of Granby.
			2016		
					Anticipate the need for a future transit station should mass transit such as the "CT fastrak" work its way to Granby.
					Encourage people to use mass transit by making it safe, convenient and affordable.
					Participate in the long-range planning of the Greater Hartford Transit.
					Seek to add bus stops along the Hartford Transit Bus Routes.
					Together with future developments, provide areas for express bus stops in and around the center of Granby.
	Park-and-ride Lot				
		<b>04 - Implementation</b>			
			2016		
					Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation.
					Seek to ensure easy access to the transportation system for Granby residents by establishing convenient park-and-ride accommodations.
	Rideshare				
		<b>04 - Implementation</b>			
			2016		
					Consider offering a local ridesharing or ride offering program, perhaps using a smart phone based request service. <a href="http://ctfastrak.com/">http://ctfastrak.com/</a>
	Transportation technology				
		<b>03 - Goals</b>			
			2016		
					GOAL: Keep apprised of advances in transportation technology and anticipate the changes necessary for Granby to benefit from such advances.
	Van Programs				
		<b>04 - Implementation</b>			
			1993		
					Study the success of the Senior Van Program. Following this lead, design additional programs; such as, dial a ride services to promote shared trips. Consider similar means of local ridesharing.
			2016		
					Study the success of the Senior Van Program. Following this lead, design additional programs such as dial-a-ride services to promote shared trips.
	<b>Granby Center - Parking</b>				
		Town Center - Parking			
		<b>04 - Implementation</b>			
			1993		
					Develop a system of central parking areas and sidewalks to promote one-stop shopping within the Town Center.
			2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
05 - 1	Gran	Town	04 -	2016	Develop a system of central parking areas and user-friendly sidewalks that include landscaping and benches to encourage pedestrian traffic and reduce vehicular movements.
	<b>Granby Center - Traffic</b>				
	Town Center - Traffic				
	<b>04 - Implementation</b>				
			1993		
					Develop a plan which will provide for a more efficient movement of vehicles through the Center.
					Examine the Town Center area in an effort to reduce traffic congestion during the peak hours.
	<b>Land Use Review &amp; Planning</b>				
	Link Center Businesses				
	<b>04 - Implementation</b>				
			1993		
					Encourage commercial activity within the Town Center and continue to link these businesses to encourage one-stop shopping and walking to complete local business errands.
	<b>Pedestrian Convenience and Improvements</b>				
	Sidewalks and Crosswalks				
	<b>04 - Implementation</b>				
			1993		
					Provide for the construction of sidewalks throughout the Center area and along Route 10, on the west side extending from the Salmon Brook Park to the south, to the Granby Middle/High School to the north and extending along Route 189 to the Town Hall Complex.
					Together with the approval of new developments, consider the constructions of sidewalks.
			2016		
					As sidewalks will always be limited to the southeastern portion of the town, the burden of sidewalk maintenance should fall to the Town rather than the individual residential property owners who abut the sidewalks.
					Establish crosswalks where necessary and convenient, particularly within appropriate locations along Bank Street, Salmon Brook Street, Hartford Avenue and East Granby Road.
					Provide for the construction of pedestrian and bike paths throughout the Center area and along the westerly side of Route 10, extending from Floydville Road to the Granby Middle/High School.
					Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan.
					With the approval of commercial and multifamily developments, require the construction of sidewalks.
	<b>Recreation</b>				
	Salmon Brook Park				
	<b>03 - Goals</b>				
			2016		
					GOAL: Improve access and egress to Salmon Brook Park.
	<b>Traffic Flow and Design</b>				
	Center - Traffic				
	<b>03 - Goals</b>				
			1993		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation						
05 - 1	Traffic	Center	03 -	1993	GOAL: Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.		
		Complete Streets					
		<b>04 - Implementation</b>					
			2016				
					<a href="http://www.smartgrowthamerica.org/complete-streets/changing-policy/policy-elements">http://www.smartgrowthamerica.org/complete-streets/changing-policy/policy-elements</a> <a href="http://www.transportation.gov/policy-initiatives/ped-bike-safety/mayors-challenge-1-complete-streets">http://www.transportation.gov/policy-initiatives/ped-bike-safety/mayors-challenge-1-complete-streets</a> ; <a href="http://www.bikeleague.org/community">http://www.bikeleague.org/community</a>		
					Implement changes and policies consistent with the requirements of a "Bicycle Friendly Community".		
					Implement policies such as "Complete Streets" and "Safer People, Safer Streets" which promote the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. A complete streets policy is a commitment that all future transportation projects will take into account the needs of everyone using the road. The decisions the town and its community leaders make in funding, planning, designing, maintaining, and operating our roadways should be aligned with the Fundamental Values of this document.		
					The Town should look to minimally increase lane widths for roads without adequate shoulders when roads are reconstructed/repaved to accommodate the safe passing of vehicles, pedestrians and bicycles.		
	Deficient or Problem Roadways & Intersections						
		<b>03 - Goals</b>					
			2016				
				GOAL: List, prioritize and improve problem intersections.			
				GOAL: Relocate, redesign or eliminate the Hungary Road/Route 20 intersection			
		<b>04 - Implementation</b>					
			1993				
				Develop a list of roads, sections of roads and intersections, which are deficient and prepare a long-range plan for their continuous improvement.			
			2016				
				As many of these intersections involve state roads, the town should work closely with the state in moving the improvements forward.			
				Develop a list of roads, sections of roads and intersections, which are deficient in safety or design and prepare a long-range plan for their continuous improvement. Any such list should include, but is not limited to: Simsbury Road/State Route 20; Bushy Hill Road/State Route 20, Day Street/State Route 189, Mechanicsville Road/State Route 189; Meadowbrook Road/State Route 10 and Case Street/State Route 219.			
	Establish Transportation Subcommittee						
		<b>04 - Implementation</b>					
			1993				
				Establish a volunteer traffic board or transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, bicycle paths, emergencies and other transportation issues.			
			2016				
				Establish a volunteer traffic board or a transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, pedestrian and bicycle paths, public transportation emergencies and other transportation issues.			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation					
05 - 1		T traff Granby Center - Traffic					
		03 - Goals					
		2016					
		GOAL: Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.					
		04 - Implementation					
		2016					
		Clear hour congestion at the Granby Center Route 10 intersections is a daily occurrence. While the situation is well known, little if any progress has been made to address this issue. Large trucks have great difficulty turning north onto Route 10 from Route 189/20. Due to this situation, large trucks are often found bypassing the Center and travelling on local roads, which were not designed for such traffic. During the peak traffic hours, long delays can occur to the frustration of drivers, while causing problems for pedestrians, bicyclist and hurting local businesses. The State of Connecticut must see this as a significant problem and quickly work towards a solution. Any increase in the number of lanes on Route 20 will only exacerbate the problem. The most reasonable solution lies in a realignment of the intersections and a regional plan that provides other options for motorists passing through Granby from other areas of the State. The Hungary Road/ Route 20 intersection has long been recognized as too close to the Route 10 intersection and should be redesigned, eliminated or if possible relocated. Any proposed local realignment of the intersections must be consistent with the Town's Fundamental Values. Note: Activities in regards to this area were moving forwards at the time of adoption of this Plan of Conservation and Development.					
		Improve Sightlines					
		04 - Implementation					
		2016					
		Clear vegetation, regrade and continually maintain the sight line at intersections.					
		Linkages, Buffers & Setbacks					
		04 - Implementation					
		1993					
		Continue to encourage subdivision street designs which link neighboring streets and rights-of-way.					
		2016					
		Apply a comprehensive and long-range view when considering the design of proposed subdivision streets.					
		Continue to require transportation and pedestrian linkages between developments. Such linkages encourage one-stop shopping and walking to complete local errands and reduce traffic movements to and from the roadways.					
		Long Range Roadway Planning					
		03 - Goals					
		2016					
		GOAL: Continue to review and participate in regional long-range roadway and traffic plans for Granby.					
		Major Intersections					
		04 - Implementation					
		1993					
		Promote a redesign which separates the major State routes where they presently run together; i.e., 10 and 189, 20 and 189.					
		Right of Way linkages					

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
05 - 1	Traff	Right	04 - Implementation	
			2016	
				Require rights of way in various locations along proposed streets to accommodate linkages to future developments. Such linkages can provide for future residential vehicular, pedestrian and bike movements between neighborhoods. Such connections can improve safety, reduce vehicle trips, add convenience, reduce costs, preserve fuel and expand the neighborhood environment without increasing traffic volumes or vehicle speed.
	Roundabouts			
		03 - Goals		
		2016		
				GOAL: Support the State's effort in the design and construction of a round-about at the Route 10, East Street and Notch Road intersection.
	04 - Implementation			
		2016		
				<a href="http://www.ct.gov/dot/lib/dot/roundabouts_in_connecticut.pdf">http://www.ct.gov/dot/lib/dot/roundabouts_in_connecticut.pdf</a> <a href="http://www.ct.gov/dot/cwp/view.asp?a=4109&amp;q=468558">http://www.ct.gov/dot/cwp/view.asp?a=4109&amp;q=468558</a>
				The use of roundabouts at troublesome intersections has taken hold in Connecticut and throughout the country. The State now proposes to construct a roundabout at the Route 10, East Street and Notch Road intersection. This proposal will slow traffic through the area, make the intersection much safer and establish a distinctive northern entranceway to our Town.
				Town officials should review the data on roundabouts, support the proposed roundabout and seek to have the State speed up the process to construction. Additionally, as roundabouts gain acceptance throughout the state and motorists become more comfortable with the design, the Town should explore the feasibility of using the designs at intersections such as Day Street and Route 20 and Bushy Hill Road and Route 20. While the current alignment of these intersections meets current DOT standards, vehicle speeds, road grades and sight lines present safety concerns. Roundabouts could be an ideal way to slow traffic and improve safety.
	Rural & Scenic Roads			
	03 - Goals			
		1993		
			GOAL: Provide for the preservation of certain roads which are considered scenic and/ or historical and which impact the character of the community.	
		2016		
			GOAL: Continue to promote and encourage the preservation of scenic roads.	
	04 - Implementation			
		1993		
			Prepare a regulation as outlined in State Statute that provides for the designation of certain roads/and or sections of roads to be classified as scenic. This regulation should further the preservation of bordering stone walls, maintain vegetation, and preserve an interesting curvature, without endangering the motoring public.	
	State Roads			
		03 - Goals		
		1993		
			GOAL: Continue to review any State long-range roadway and traffic plans through Granby and plan for and encourage designs which are in conformity with the overall goals of this Plan of Development as well as the Town's fundamental values.	
		2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
05 - 1	Traff	State	03 -	2016	GOAL: Encourage the State to move forward on the planned improvements to the Granby Center Route 10 intersections and other problem areas.
<b>04 - Implementation</b>					
			1993		Encourage the State to recognize the present and future inadequacies of the capacity of the roads within the Town Center and the poor alignment of the intersections.
Street & Road Design					
			<b>04 - Implementation</b>		
			1993		Continue to require rights-of-ways in east/west locations to provide for the construction of future roadways that can link our north/south roads.
Street Design					
			<b>03 - Goals</b>		
			1993		GOAL: Avoid the construction of straight and direct access roads which connect collector roads through subdivisions.
					GOAL: Continue to provide for the networking of subdivision roads.
					GOAL: Discourage the connection of arterial roads through residential subdivisions.
					GOAL: Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts where possible.
			2016		GOAL: Avoid the construction of straight and direct roads within subdivisions.
					GOAL: Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts along all roadways.
<b>04 - Implementation</b>					
			1993		Promote an interaction between collector roads, using creative street alignment curvature and design to discourage high speed traffic.
			2016		Consider reducing the maximum length of a dead end road.
					Minimize the construction of new cul-de-sac roads except where they are designed as private drives.
					Recognize that dead end roads do not serve the transportation needs of the general public and fall outside of the Town's transportation road network.
Street Maintenance					
			<b>03 - Goals</b>		
			1993		GOAL: Provide for the safety of our residents through proper street maintenance and design of new roadways.
			2016		GOAL: Encourage the maintenance and design of town roads with regard to the overall goals of this Plan of Conservation and Development as well as the Town's Fundamental Values and based on traffic engineering principles.
					GOAL: Provide for the safety of residents through proper street maintenance and the design of new roadways and intersections.
Subdivision Streets Linkages					
			<b>03 - Goals</b>		
			2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation							
05 -	Traff	Subd	03 -	2016	GOAL: Continue to provide for the networking of roads between existing and proposed subdivisions.				
Traffic Calming Techniques									
		<b>04 - Implementation</b>							
		2016							
				Encourage new street designs that complement residential neighborhoods. Such designs should reduce vehicular traffic volume and the speed of vehicles on residential streets.					
				New streets should be designed with horizontal and vertical curvature and should employ the use of various traffic calming techniques. Curb extensions, roundabouts, landscaped median strips, pavement treatments, and increased roadside vegetation should be explored in an effort to decrease speed and improve the aesthetics of the residential environment. Sketches of appropriate street calming techniques should be prepared and included within the Subdivision Regulations to provide a clear understanding for future developers. These calming techniques should also be considered on existing residential streets, where excessive traffic, noise and speed have reduced neighborhood livability.					
<b>Transportation Plan</b>									
			Transportation Improvement Plan						
			<b>03 - Goals</b>						
			2016						
			GOAL: Prepare and regularly update a town wide transportation improvement plan.						
<b>06 - Commercial &amp; Industrial Development</b>									
<b>Appropriate Commercial Development</b>									
		Availability of Commercial Services							
				<b>03 - Goals</b>					
		1993							
				GOAL: To increase the availability of commercial services within the Town.					
		2016							
				GOAL: Increase the availability of local commercial services.					
Balance Commercial and Residential Land									
		<b>03 - Goals</b>							
		2016							
				GOAL: Protect industrial and commercial land from residential encroachment.					
Balance of Residential and Commercial									
		<b>03 - Goals</b>							
		1993							
				GOAL: To protect industrial land from residential encroachment.					
				GOAL: To provide greater opportunities for mixed use commercial and residential development.					
		2016							
				GOAL: Increase the amount of land available for commercial and mixed use development.					
Broad Range of Home Occupations									
		<b>03 - Goals</b>							
		1993							
				GOAL: To provide greater opportunities for home occupations.					
		2016							

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation						
06 - C	Appr	Broa	03 -	2016	GOAL: Provide increased opportunities for residents who wish to establish in home businesses.		
			Discourage poorly placed commercial developments				
			<b>03 - Goals</b>				
			1993				
			GOAL: To link retail/service commercial developments and avoid locating small scale, individual commercial development along our major routes.				
			2016				
			GOAL: Discourage small scale, poorly placed, individual commercial developments along our major routes.				
			<b>04 - Implementation</b>				
			1993				
			Avoid the construction of small scale, individual commercial developments along our major routes and strip commercial developments by requiring minimum distances between curb cuts or by placing a minimum size on the construction or conversion of a building for commercial use. The restrictions may be greater for retail/services uses and reduced for office development.				
			2016				
			Avoid the construction of small scale, individual commercial and strip developments along our major routes by requiring minimum distances between curb cuts and placing size limits on new or modified commercial buildings. The restrictions may be greater for retail/service uses and reduced for office development.				
			Encourage quality commercial development				
			<b>03 - Goals</b>				
			1993				
			GOAL: To establish and maintain a high standard of quality commercial development.				
			GOAL: To increase the amount of land zoned for commercial development.				
			2016				
			GOAL: Establish and maintain a high standard of quality for all commercial developments.				
			GOAL: Improve infrastructure to encourage development.				
			GOAL: Provide opportunities for new commercial and industrial development.				
			GOAL: Recognize commercial activity as an integral part of agricultural uses.				
			Infrastructure Improvements				
			<b>04 - Implementation</b>				
			2016				
			Improvements to the Town's infrastructure will increase opportunities for new, expanded and improved commercial development. Consider an extension of the existing sewer lines where such extensions will encourage new commercial use or provide for commercial expansion. Consider extending sewer lines along Floydville Road; east of Bank Street along Hartford Avenue and East Granby Road; and north of the middle school along Salmon Brook Street. Work with the Connecticut Natural Gas Company to extend gas lines throughout the Center and east of Bank Street.				
			Linkages, Buffers & Setbacks				
			<b>03 - Goals</b>				
			2016				
			GOAL: Provide vehicular and pedestrian linkages between abutting commercial developments.				
			Low intensity Commercial and Industrial Development				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation					
06 - C		Appr	Low i	03 - Goals			
				2016			
				GOAL: Provide for low intensity commercial or light industrial uses that can serve as a transition between commercial and residential developments.			
	Maintain Commercial Base						
		03 - Goals					
				1993			
				GOAL: To maintain our existing commercial base and to encourage expansion, rehabilitation and revitalization.			
				2016			
				GOAL: Maintain our existing commercial base and encourage appropriate and acceptable expansion, rehabilitation, redevelopment and revitalization.			
	Plan for Future Businesses						
		04 - Implementation					
				1993			
				Recognize that business activities that are unknown today may become fashionable tomorrow. As these new businesses may not fall within the scope of current Regulations, be prepared to consider modifications to the Regulations so that these businesses may have access to the community.			
				2016			
				Recognize that business activities that are unknown today may become fashionable tomorrow. Be prepared to offer amendments to the regulations as necessary to allow such businesses where they will be compatible with the surrounding area.			
	Provide Opportunities for new Business						
		03 - Goals					
				1993			
				GOAL: To provide increased opportunities for those interested in establishing commercial enterprises within the Town.			
				GOAL: To provide opportunities which will lead to the establishment of industrial developments within the Town.			
	Employment Opportunities						
	Employment Opportunities						
		03 - Goals					
				1993			
				GOAL: To increase the availability of employment within the Town.			
				2016			
				GOAL: Increase opportunities for employment within the Town.			
	Granby Center - Design						
	Architectural & Site Design Guidelines						
		04 - Implementation					
				1993			
				Continue to emphasize the quality of commercial development. Consider identifying within, specific areas or zones, a certain style of buildings, signs, lights and landscaping.			
	Home Occupations						
	Broad Range of Home Occupations						
		04 - Implementation					
				1993			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
06 - 0	Hom	Broad	04 -	1993	Recognize the value of our home occupations in providing employment, goods and services to the community. Understand that many businesses which start as home occupations grow and become significant users of commercial space.
	<b>North Granby Center</b>				
	(blank)				
	<b>04 - Implementation</b>				
			2016		Within the North Granby Center area there are currently 13 acres zoned for commercial use (C2). None of these properties are being used commercially at the time of this writing. It is anticipated that many of these properties will see a change in ownership or use in the coming years. The Planning and Zoning Commission should study this area and consider adopting a new zone for the area or rezone the properties to encourage or promote uses and development that are compatible with the surrounding area. This should be done following the adoption of a "vision" for North Granby Center. Such a vision should define the boundaries of the area, address the historical nature of the area, identify real possibilities for future use, recommend architectural design considerations and understand the limits of the infrastructure.
	<b>Taxation</b>				
	Broaden the Tax Base				
	<b>03 - Goals</b>				
			2016		GOAL: Promote and guide development in order to broaden the tax base in accordance with our Fundamental Values.
	Tax Increment Strategy				
	<b>03 - Goals</b>				
			2016		GOAL: Study and consider a Tax Increment Financing strategy.
	<b>04 - Implementation</b>				
			2016		Many Towns have tax incentive programs to encourage commercial development. These programs can attract new businesses and commercial interest and provide growth in the Town tax base. Undertake a study to determine if such programs can encourage new job creation, promote the development of start-up companies within the Town and attract forms of commercial development not currently offered. The Town's Development Commission could take the lead in proposing a tax incentive program and could serve to review all requests and make recommendations to the Board of Selectmen.
					The Town should study the possible benefits of adopting a Tax Increment Financing strategy. In 2015 the Connecticut State legislature improved opportunities for municipalities to use Tax Increment Financing (See: An Act Establishing Tax Increment Financing Districts, P.A. 15-57). The legislation allows municipalities to allocate the future property tax revenues from a project or a project area, that are above and beyond what would have been generated without project, to costs associated with the project. Under this method, the tax increases generated from the project are used to help fund the project. Additionally municipalities are now allowed to form TIF districts that include both the project and other properties that will experience property value increases as a result of the project. <a href="http://wl1.peer360.com/b/9HSiu16ohKARElkYZh41/article.asp?MID=314712">http://wl1.peer360.com/b/9HSiu16ohKARElkYZh41/article.asp?MID=314712</a>
	<b>Zoning Regulations</b>				
	Architectural & Site Design Guidelines				
	<b>04 - Implementation</b>				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
06 - C	Zonin	Arch	04 -	2016	
			Establish a subcommittee to consider possible amendments to the Zoning Regulations that require specific architectural guidelines to be used in the design of commercial buildings, as appropriate for the zone and area where such buildings are proposed.		
	Broad Range of Home Occupations				
	<b>04 - Implementation</b>				
			1993		
				Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurance that the use will not interfere with the quality of the residential environment.	
			2016		
				Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances that such uses will not interfere with the quality of the residential environment.	
	C2 Zone				
	<b>03 - Goals</b>				
			2016		
				GOAL: Study the North Granby Center, C2 zoned properties and surrounding area to determine appropriate uses.	
	Creative Commercial Businesses				
	<b>04 - Implementation</b>				
			1993		
				Prepare an amendment which permits, by special permit, creative commercial uses within residential zones. For example, software development, think tanks and other office type development, inns, and recreational or educational uses may be appropriate under the following type conditions and requirements: the property contains a considerable amount of acreage (20+) where the use can be placed so as not to impact on any neighboring property; the access to the property is from main roads which will not be impacted by minor increases in traffic; set back, open space and design requirements are such that they bring about a unique setting while complementing the Town's environmental values.	
	Economic Development Zone				
	<b>04 - Implementation</b>				
			2016		
				Establish a subcommittee to review and update the Economic Development Zone. This zone contains over 250 acres and was created over 15 years ago when it was changed from an industrial zone. Since the original preparation of this zone there have been many land use changes within the area, market changes, societal changes and changes in regards to the needs of our community. While most of the property continues to be used for container grown ornamental trees and shrubs, its future development should be based on a zoning plan that recognizes the prior development of the surrounding area, which includes both commercial and residential development. A new zone might encourage a mix of uses to create a vibrant central area where residents can live, work and meet their daily needs without having to rely on automobiles as the sole means of transportation. With public water and sewer available, the site is large enough to include an area of community supported agriculture and include arts and entertainment. Any development within this zone should be linked with the surrounding Greenway Village Apartments and area condominiums, along with access to the Farmington Valley Greenway, McLean Game Refuge and YMCA.	
	Granby Center Zoning District				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
06 - C	Zoni	Gran	04 - Implementation	
			1993	
				Continually review and update the Zoning Regulations in response to the innovations taking place within the market place and the need for regulatory changes to facilitate these advances. As the needs for parking, signage, lighting, display and area may change as business practices change, the Regulations may need to be updated to accommodate change.
	Linkages, Buffers & Setbacks			
			03 - Goals	
			2016	
				GOAL: Provide adequate buffers between differing uses as appropriate.
	Mixed Use Developments			
			03 - Goals	
			2016	
				GOAL: Provide greater opportunities for mixed use commercial an residential development.
			04 - Implementation	
			1993	
				Provide greater opportunities within zones for mixed use developments.
				Study the possibility/feasibility of rezoning large undeveloped or sparsely developed residential zones to a mixed use zone or village zone. This zone could permit, at a residential scale, offices, retail/service uses, recreational uses, etc., by special permit and under certain conditions.
			2016	
				Provide greater opportunities for mixed use developments in appropriate areas.
	New Commercial Uses			
			04 - Implementation	
			1993	
				Prepare a list of commercial uses, products and services which are presently unavailable within the Town. Outline those uses which would have a positive impact on the community. study the current Regulations to identify barriers to the establishment of such uses, identify market conditions that favor such uses and advocate their development.
			2016	
				The Development Commission is encouraged to prepare a list of commercial uses, products and services that are presently unavailable within the Town and identify those uses that would have a positive impact on the community. Upon completion of the list, the zoning regulations should be reviewed to see if barriers exist that would prevent the establishment of such uses and if so amendments should be prepared to allow such uses as appropriate.
	T1 zone			
			04 - Implementation	
			2016	
				Review the T1 zone and consider amendments in response to changes that have occurred within the general area and in recognition of the changes that have occurred in the real estate market. The T1 zone was created in 2006, yet no new development has occurred within the zone during this time. Over the past 10 years the commercial market has continued to change along with the prospects for development. Therefore the town should consider allowing greater opportunities for mixed use development and multifamily development within the T1 zone and the abutting areas. Explore the possibility of enticing artists to live and work within this and other areas.

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation					
06 - C	Zoning	Update of the Zoning and Subdivision Regulations				
		<b>04 - Implementation</b>				
			2016			
					Continually review the Zoning Regulations in response to innovations taking place in the commercial and industrial marketplace.	
07 - Granby Center						
—						
	(blank)					
		<b>03 - Goals</b>				
			2016			
					<a href="http://www.towngreens.com/datacenter/index.cgi/view/66/historical">http://www.towngreens.com/datacenter/index.cgi/view/66/historical</a>	
<b>Granby Center - Development</b>						
	Center- Building Renewal					
		<b>04 - Implementation</b>				
			2016			
					Take an active role in the removal of unused and unsightly buildings, which have a detrimental effect on the Center.	
	Center Study Group					
		<b>04 - Implementation</b>				
			2016			
					Appoint a study group to review the zone and the development changes which have occurred under the revised regulations.	
Commercial Development						
		<b>03 - Goals</b>				
			2016			
					GOAL: Increase the number of and variety of businesses, particularly restaurants.	
	Encourage Diversified Businesses					
		<b>03 - Goals</b>				
			1993			
					GOAL: To further diversify the Center by encouraging businesses and professionals which differ from those which currently exist.	
Inventory Undeveloped areas in Granby Center						
		<b>04 - Implementation</b>				
			1993			
					Inventory all undeveloped areas within the Town Center. Review the possibilities for vehicular access and determine the suitability of connecting these sites to public water and public sewer. Study the relationship of these sites to existing developments, considering linkages and outlining buffering opportunities. Determine the suitability of rezoning parcels for commercial, multifamily or mixed-use development.	
			2016			
					Inventory undeveloped and underdeveloped areas within the Center. Analyze the possibilities for future development and determine the suitability of connecting these sites to public water, public sewer and natural gas. Study the relationship of these sites to existing developments, considering linkages and buffering opportunities.	
	Monitor Granby Center Zone					
		<b>04 - Implementation</b>				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1 Goals & Implementation								
07 - C	Gran	Moni	04 -	2016				
					Continually monitor the effectiveness of the Granby Center Zone to determine if it is having the desired effect.			
		Support Granby Center Development						
		<b>04 - Implementation</b>						
			2016					
					Consider amendments that will further the goals of this section.			
	<b>Granby Center - Zone</b>							
		Center Special Regulations						
		<b>04 - Implementation</b>						
			1993					
					Investigate the need for special requirements and determine the adequacy of existing land use regulation within the Center.			
	<b>Granby Center - Design</b>							
		Center Landscape						
		<b>04 - Implementation</b>						
			2016					
					Engage a landscape architect to prepare comprehensive concept Center improvement drawings.			
	Conceptual Design							
		<b>03 - Goals</b>						
			2016					
					GOAL: Develop a comprehensive, conceptual design plan for the Center.			
	Linkages, Buffers & Setbacks							
		<b>03 - Goals</b>						
			1993					
					GOAL: To increase the vitality of the Center by linking the existing residential developments to the Center and by identifying future sites within the Center for multifamily development.			
	<b>04 - Implementation</b>							
			1993					
					Link the Senior Housing developments to each other and to the Senior center Building.			
					Review requirements for internal pedestrian and vehicular access ways between properties to further unify the Center. Consider modifying the side and rear yard requirements to reflect the existing and desired relationship between properties.			
	Underground Wiring							
		<b>03 - Goals</b>						
			2016					
					GOAL: Add additional street and business lighting to enhance nighttime activity and advocate for underground wiring.			
	Unified Business Center							
		<b>03 - Goals</b>						
			1993					
					GOAL: To unite the Granby Commercial Center as a unified business area.			
			2016					
					GOAL: Continually develop and re-develop the Center as a cohesive, dynamic, mixed use area for the benefit of the residential and business community.			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
07 - C	Gran	(blank)			
			<b>03 - Goals</b>		
			1993		
				GOAL: To retain the Center as the Historic, Social, Commercial, Legal, Educational, and Government Center and to promote, the identity, importance and significance of these functions.	
	<b>Granby Center - Historic Properties</b>				
	Historic Properties in Center				
			<b>04 - Implementation</b>		
			1993		
				Recognize the uniqueness and importance of the Center historic properties. Understand the long range risk to these properties from excessive traffic and pressures for the conversion to a use of higher intensity. Encourage a continuation of the existing use of these structures; ie., residential. However, consider the adoption of specific regulatory tools which permit the conversion or reuse of a structure where such change will result in an improvement or greater protection of the District. An office, bed-and-breakfast; inn, antique shop or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with a facade easement or other permanent preservation tool. Consider regulations which maintain the integrity of the district, at least those involving the placement of buildings on the lots (front yard), the scale of buildings and the height. Consider specific design guidelines where requests are made for a conversion or reuse.	
			2016		
				Recognize the uniqueness and importance of the Center historic properties. Understand the long-range risk to these properties from excessive traffic, maintenance costs and pressures for conversions to higher intensity uses. Encourage a continuation of the existing residential use for these structures.	
	Historic Properties Study Group				
			<b>04 - Implementation</b>		
			2016		
				Consider the appointment of a special study committee to undertake this task.	
	Preserve Historic Homes & Structures				
			<b>03 - Goals</b>		
			2016		
				GOAL: Work to preserve historic buildings and the character of the Salmon Brook Historic District.	
			<b>04 - Implementation</b>		
			2016		
				However, consider the adoption of specific regulatory tools, which permit the conversion, or reuse of a structure where such change will result in an improvement or greater protection of historic structures. An office, bed- and-breakfast, inn, antique shop, restaurant or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with a facade easement or other permanent preservation tools to maintain the integrity of the historic homes within this area.	
	<b>Granby Center - Parking</b>				
	Granby Center - Parking				
			<b>04 - Implementation</b>		
			2016		
				Seek areas for public parking.	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
07 - C	Gran	Parking		
		<b>04 - Implementation</b>		
			1993	
		Study the potential for a common parking lot within the Center.		
	Special Event Parking			
		<b>04 - Implementation</b>		
			2016	
		Work with the South Congregational Church to use their parking lot for special events and provide a pedestrian walkway though the Connecticut Valley Commons parking lot to the north.		
	<b>Granby Center - Promotion</b>			
	Center Landscape			
		<b>04 - Implementation</b>		
			2016	
		Add common hanging flower baskets to light posts and commercial buildings.		
	Common Logo & Signage			
		<b>04 - Implementation</b>		
			1993	
		Consider the design of a common logo for Granby Center businesses.		
	Cooperative Advertising			
		<b>04 - Implementation</b>		
			1993	
		Advocate cooperation among all Granby Center businesses. Encourage these businesses to identify themselves as a Granby Center business and to advertise as such.		
				Promote the use of cooperative advertising and promotions and the establishment of common hours of operation.
			2016	
		Work with the Center businesses on efforts to promote the Center as a unified business district.		
	Events			
		<b>04 - Implementation</b>		
			2016	
		Consider a winter carnival with a snow sculpture contest on the green and elsewhere within the Center.		
	Granby Center - Municipal Center Linkage			
		<b>04 - Implementation</b>		
			1993	
		Recognize the ability of these areas to attract consumers to the Center area. outline a plan for the center businesses to inform and interest those visiting the Government Center to visit the commercial Center.		
	Promote the Historic Nature of the Center			
		<b>04 - Implementation</b>		
			1993	
		Promote the special features of the Center, particularly the Historic District and the Historic Society and assist in the development of the Historic Society Museum.		
	Special Events			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
07 - C	Gran	Spec	03 - Goals	
			1993	GOAL: To increase the number of organized social and special events within the Center.
			2016	GOAL: Promote organized social and special events within the Center.
	<b>04 - Implementation</b>			
			1993	Continue to plan, sponsor and organize special events within the Center. Activities such as the Great American Circus held at the Salmon Brook Park in 1991, the Annual Granby Road Race, the Granby Bandshell Concert Series, The Granby Rovers Farmington Valley International Soccer Tournament, Harvest Holiday, the Memorial Day Parade and others create a special interest and excitement within the Center.
				Encourage cooperative events such as a sidewalk sale, Granby business exposition, or the engagement of special acts to attract consumers to the Granby center area.
				The Town should continue to investigate special sporting events, including winter events, demonstrations, performances, exhibitions and presentations for the Center area.
			2016	
				Establish groups to arrange the planters and offer recognition awards for outstanding flower designs.
				Provide for sidewalk sales, music and other entertainment.
				Work to beautify the Center. Design a unique Granby Center flower planter, with a logo and make them available to Center businesses.
				Work to increase the number of special events within the Center, such as concerts, parades, road races, and sporting events.
				Work with the Granby Artists Association to add both temporary and permanent art displays, murals and sculpture to the Center. Design and adopt a Granby Center logo and promotional materials.
	<b>Granby Center - Town Green</b>			
	Monument Relocation			
	<b>04 - Implementation</b>			
			2016	
				Consider the relocation of the WWI Memorial to the Town Green.
	Town Green			
	<b>03 - Goals</b>			
			1993	GOAL: To maintain the Center Green as a special focal point within Granby Center.
			2016	GOAL: Maintain the Center Green as a special focal point within the Center.
	<b>04 - Implementation</b>			
			1993	Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area.
			2016	Consider the preparation of a specific design plan for this area.
				Review the function and design of the Town Green.
	<b>Granby Center - Visual Design &amp; Look</b>			
	Center- Building Renewal			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation					
07 - C	Gran	Cent	04 - Implementation			
			2016			
			Require cohesive visual linkages in the design of new developments and encourage the redevelopment of properties which detract from the appearance of the Center.			
	Center Visual Unity					
	03 - Goals					
			2016			
			GOAL: Promote harmonious and attractive signage and landscaping throughout the Center and unify the Center through other visual linkages.			
	Common Logo & Signage					
	03 - Goals					
			1993			
			GOAL: To develop visual linkages throughout the Center to aid in the identity of the Center as a single unit.			
			GOAL: To maintain cohesive visual linkages in the design of newer developments and to encourage the redevelopment of properties which detract from the appearance of the Center.			
	04 - Implementation					
			1993			
			Consider specific and unified sign, lighting, landscaping, building and other design guidelines in an effort to maintain cohesive visual linkages.			
			Consider the implementation of other visual linkages throughout the Center to aid in the identity of the Center as a single unit.			
			Develop a common Granby Center sign and/or other device to identify Granby Center and utilize it at the boundaries and within the Center in an effort to create a center identity.			
	Common Look, Logo & Signage					
	04 - Implementation					
			2016			
			Promote common signage, lighting, cooperative advertising and promotional events.			
	Housing Planning					
	Center Mixed Use					
	04 - Implementation					
			2016			
			Provide opportunities for a greater number and mix of new housing units, particularly multifamily units, rental units and single-family units on reduced size lots. An increase in the number of residents who live in the Center will ultimately result in a more vibrant, pedestrian friendly Center.			
	Housing Mix					
	03 - Goals					
			2016			
			GOAL: Obtain a greater mix of new housing units, particularly multi-family and rental units.			
	Infrastructure Services					
	Sewer, Water and Gas					
	03 - Goals					
			2016			
			GOAL: Expand public sewer, water and natural gas lines.			
	Pedestrian Convenience and Improvements					

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
07 - C	Pede	Linkages, Buffers & Setbacks		
		<b>04 - Implementation</b>		
			2016	
				Continue to link and extend the existing sidewalks and establish crosswalks where necessary and convenient.
				Explore ways to create additional pedestrian linkages between the Town Municipal Complex and the Center businesses.
				Link all new residential areas to the Center sidewalks.
	Make Granby Center Pedestrian Friendly			
		<b>03 - Goals</b>		
			1993	
				GOAL: To improve pedestrian access throughout the Center while linking the various components of the Center with side-walks, particularly those areas which are separated by state Routes 10, 20, and 189.
				GOAL: To provide improved pedestrian access and convenient services for the senior citizens who reside within the Center.
	<b>04 - Implementation</b>			
			2016	
				Endeavor to make the Center pedestrian friendly.
	Sidewalks and Crosswalks			
		<b>03 - Goals</b>		
			2016	
				GOAL: Improve pedestrian access throughout the Center and link area businesses, particularly those separated by State Routes 10, 20, and 189 with sidewalks and crosswalks.
				GOAL: Provide improved pedestrian access and convenient services particularly for the senior citizens who reside within the Center.
	<b>04 - Implementation</b>			
			1993	
				Continue the policy of the Planning and Zoning Commission to require sidewalks within the Center area. In an effort to further link the various components of the Center, work to construct sidewalks throughout the Center, particularly along the west side of Route 10 from the High School to the Salmon Brook Park, along both sides of Hartford Avenue to the entrance of Rushford Meade, and along both sides of East Granby Road to the crossing of the Salmon Brook.
				Improve and/or install crosswalks at the Route 10 and 189 intersections and at the Route 10 and 20 intersections.
			2016	
				Extend sidewalks along Route 20.
				Modify the Zoning Regulations as necessary to require sidewalks and recreational paths throughout the Center area and east to the Farmington Valley Greenway.
				Provide new sidewalks from Rushford Meade, Windmill Springs and Meadowgate to the Center. Link the Center Green to the business area.
	<b>Traffic Flow and Design</b>			
	Center - Traffic Flow			
		<b>03 - Goals</b>		
			2016	
				GOAL: Study, review and understand traffic flow within the Center.

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
07 - C	Traff	Deficient or Problem Roadways & Intersections			
		03 - Goals			
			1993		
				GOAL: To provide short-term and long-range solutions to the Granby Center's existing and potential traffic problems.	
		Granby Center - Traffic			
		04 - Implementation			
			1993		
				Place a primary emphasis on the existing and potential traffic problems within the Town Center, particularly during the peak hours. Improve the alignment of the intersections, specifically the Route 10 and Route 20 intersection. Consider a separation of Routes 179 and 20 where they presently combine, west of Route 10 in front of the Town Hall. Consider the creation of a bypass of the Route 10 and 20 intersection for vehicles heading north on Route 10.	
		State Roads			
		04 - Implementation			
			2016		
				Avoid widening Route 20 beyond the existing 2 lanes, from Bank Street to the East Granby Town line.	
				Continue to work with the State DOT to resolve the Center traffic problems with consideration given to maintaining the appearance of the Center and Town Green. It is essential that intersection alignments and traffic flow patterns be improved. However, it should be understood that serious congestion is mostly limited to the peak hours of traffic.	
	Zoning Regulations				
		Encourage quality commercial development			
		03 - Goals			
			1993		
				GOAL: To increase the amount of land zoned for commercial activity within the Center.	
	Future Development				
		04 - Implementation			
			2016		
				Determine the need to amend regulations to enhance opportunities for commercial, multifamily, elderly housing and mixed-use development.	
	Granby Center Zoning District				
		03 - Goals			
			1993		
				GOAL: To design and adopt a Granby Center Zoning District which recognizes the uniqueness of the area and effectively guides the future growth.	
		04 - Implementation			
			1993		
				Consider the design of a specific Granby Center Zoning District which would more suitably provide for the areas' future growth and preservation.	
	Preserve the Historic Nature of the Center				
		03 - Goals			
			1993		
				GOAL: To implement creative zoning techniques or special zones to preserve the historic nature of the Center.	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
07 - C	Zoning	Redevelopment			
		<b>04 - Implementation</b>			
			1993		
				Consider further provisions which encourage redevelopment and consider permitting structures which combine residential and commercial activity.	
08 - Open Space and Recreation					
	<b>Conservation and Management of Environmental Resources</b>				
		Forest preservation			
		<b>04 - Implementation</b>			
			1993		
				Identify significant hard wood and soft wood forests and prioritize their preservation as open space, through the various techniques identified herein.	
		Preserve Forest Lands			
		<b>04 - Implementation</b>			
			1993		
				Conserve Granby's forests in an effort to protect and maintain wildlife habitat while ensuring a diversity of the Town's wildlife.	
	Protect Wildlife Diversity and Habitat				
		<b>03 - Goals</b>			
			1993		
				GOAL: To protect and maintain wildlife habitat to ensure a diversity of wildlife within the Town.	
	<b>Figures &amp; Maps</b>				
	(blank)				
		<b>04 - Implementation</b>			
			2016		
				Open Space Map: <a href="#">Goal #1, 1a (open space plan/map)</a>	
	<b>Funding</b>				
		Strategic Acquisitions			
		<b>03 - Goals</b>			
			2016		
				GOAL: Develop methods to increase funding for the purchase and preservation of strategic undeveloped properties. <a href="#">Goal #1, 2</a>	
<b>Holcomb Farm and other Town Owned Properties</b>					
	Holcomb Farm				
		<b>04 - Implementation</b>			
			1993		
				Consider utilizing a portion of the former Holcomb Farm property to fulfill some of the recreational needs outlined within this plan. Recognize the open space linkage provided by the Holcomb Farm and maintain an open portion to preserve this linkage.	
	<b>Open Space</b>				
	1 acre of open space per 2 residents				
		<b>03 - Goals</b>			
			1993		
				GOAL: To maintain a Town-wide level of 1 acre of permanently preserved open space per every 2 Granby residents.	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation		
08 - 0	Open	Acquire Strategic ...	
		<b>03 - Goals</b>	
		1993	
			GOAL: To establish a special Town fund for the purchase and im
			Collaborate, Identify and Preserve Future areas of Open Space
		<b>04 - Implementation</b>	
		1993	Consider a process for notifying local preservation and recreation groups of larger subdivision applications and encourage comments on the location of the open space and on their willingness to acquire the open space.
		2016	Establish a procedure for the notification of preservation groups when important land becomes available for sale. <b>Goal #1, 3a</b>
			Promote an active dialog with such groups in our adjacent communities, recognizing that important linkages cross town and state boundaries. <b>Goal #1, 3</b>
			Re-establish the Open Space Advisory Committee to update the Open Space Plan. When making land use decisions, review the September 1, 2015 Summary Report of the Granby Town Owned Land, Study Committee. <b>Open Space plan Goal #1, 1a</b>
			Work to maintain the cooperative relationship of the Town's various preservation groups <b>Goal #1, 3c.</b>
		Communication with Local preservation and recreation groups	
		<b>04 - Implementation</b>	
		1993	Work with the Granby Land Trust and other preservation groups in identifying significant areas of open space.
		Holcomb Farm and other Town Owned Properties	
		<b>03 - Goals</b>	
		1993	
			GOAL: To preserve a portion of the former Holcomb Farm for open space and recreation.
		2016	
			GOAL: Maintain and preserve the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities. <b>Goal #2, 1c</b>
		Linkages, Buffers & Setbacks	
		<b>03 - Goals</b>	
		1993	
			GOAL: To establish open space corridors through the connection of existing permanently preserved open space parcels.
		2016	
			GOAL: Establish open space corridors by connecting existing permanently preserved parcels. <b>Goal #1, 1</b>
		Maintain Character of Granby	
		<b>03 - Goals</b>	
		1993	
			GOAL: To maintain the character of Granby though the preservation of open space.
		Open Space / Recreational corridors	
		<b>04 - Implementation</b>	
		1993	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
08 - 0	Open	Open	04 -	1993
Identify potential open space/recreational corridors. Link existing preserved open space parcels through the use of undevelopable areas such as wetlands, streams and flood plains. Require a widening of these undevelopable areas upon any development application to improve the linkage.				
Open Space and Recreation Signage & Maps				
<b>04 - Implementation</b>				
1993				
Encourage the production of hiking, riding and bicycling maps together with the placement of road signs and the development of parking areas where necessary.				
Open Space Connections - System of Parks				
<b>04 - Implementation</b>				
1993				
Together with the preservation of open space, provide for a long-range system of parks which can address the leisure and recreational needs of the future residents.				
Open Space Corridors & Linkages				
<b>03 - Goals</b>				
1993				
GOAL: To utilize existing wetlands, streams and floodplains as open space linkages.				
2016				
GOAL: Utilize wetlands, streams and floodplains as open space linkages. <b>Goal #1, 1b</b>				
<b>04 - Implementation</b>				
1993				
Continue to promote the use of open space subdivisions, placing the greatest emphasis on those areas which can link existing open space parcels.				
Open Space Funding				
<b>04 - Implementation</b>				
1993				
Consider the establishment of a special fund for the purchase and improvement of open space.				
Encourage donations and promote fund raisers to build the fund.				
Encourage groups such as the Granby Horse Council, Girl and Boy Scouts, Our Town Our Planet and others to adopt a trail or open space area and take responsibility for the long-term maintenance of the area.				
Prepare an amendment which would allow developers to pay a fee in lieu of open space where such open space would provide little benefit to the Town.				
Utilize the fund for the Town's direct purchase of open space, to assist the Granby Land Trust or other group in acquiring open space areas, or to supplement the State's purchase of development rights program. This fund could also be available for matching funds with state and Federal open space acquisition programs.				
2016				
Continue to add to the Open Space Fund for the purchase, improvement and maintenance of open space and recreational areas. The new fee in lieu of open space program has provided a new source for such funds. However, the establishment of a budgeted annual contribution to this fund would assure the availability and immediate access to funds as needed. Open Space funds were of critical importance where the Land Trust, the State and the Town participated in the preservation of the Davis Farm and the Bushy Hill Orchard. Having a dedicated fund allows for quick and easy access to such funds when opportunities are presented. <b>Goal #1, 2a</b>				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
08 - 0	Open	Open	04 -	2016	Utilize the fund for the Town's direct purchase of open space, for the maintenance of open space areas and to improve such areas for specific recreational activities. Open Space funds can also assist the Granby Land Trust or other group in acquiring open space areas, to supplement the State's purchase of development rights program and used as matching funds with State and federal open space acquisition program grants. <b>Goal #1 3b, Goal #2 1d</b>
	Open Space Preservation				
	<b>03 - Goals</b>				
	<b>2016</b>				
	GOAL: Maintain the character of Granby through the preservation of important open space areas. <b>Goal #1</b>				
	Open Space preservation within Subdivisions				
	<b>04 - Implementation</b>				
	<b>2016</b>				
	Continue to require the dedication of open space with all subdivision applications, placing emphasis on those areas that can link existing open space parcels. <b>Goal #1, 2b</b>				
	Encourage Flexible Residential Development particularly where larger areas of open space will benefit the community and where the quality of the individual building lots can be maintained. <b>Goal #1 2c</b>				
	Link existing preserved areas with undevelopable areas such as wetlands, streams and floodplains. <b>Goal #1, b</b>				
	Prioritize conservation easements over areas where public access is not anticipated and where the goal is primarily the preservation of flora, fauna and environmental features. <b>Goal #1, 2d</b>				
	Require subdivision applicants to provide a fee in lieu of open space where no beneficial land areas are included within the land proposed for development. <b>Goal #1 2b</b>				
	Work with applicants early on in the design of their projects to identify the ideal placement of the open space areas. <b>Goal #1 2b</b>				
	Open Space Subdivisions				
	<b>04 - Implementation</b>				
	<b>1993</b>				
	Closely monitor the success of the existing Regulation, measured by how often it is used versus a conventional subdivision. If conventional subdivisions continue to prevail, consider revising the various components of the existing Regulation in an effort to maximize its use.				
	Preserve Wildlife Habitat				
	<b>03 - Goals</b>				
	<b>2016</b>				
	GOAL: Minimize habitat fragmentation through strategic open space preservation. <b>Goal #1 1 (corridors)</b>				
	Recognize Value of Open Space				
	<b>04 - Implementation</b>				
	<b>1993</b>				
	Continue to recognize the importance of open space and its contribution to the Town's quality of life.				
	<b>Preservation of Farmland</b>				
	Preserve Farmlands				
	<b>03 - Goals</b>				
	<b>1993</b>				
	GOAL: To permanently preserve a significant portion of Granby's remaining farmland.				
	<b>Recreation</b>				
	Maintain and Expand Recreational opportunities				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1 Goals & Implementation						
08 - 0	Recreational	Main	03 - Goals			
			1993			
			GOAL: To maintain recreational opportunities by increasing the number and types of recreational programs and facilities with any corresponding population increase.			
		Open fields for soccer				
		04 - Implementation				
			1993			
			Consider requiring the dedication of open fields for soccer and other sports for the cooperative use of the local residents.			
		Promote and Provide for Greater Outdoor Recreational Activities				
		04 - Implementation				
			2016			
			As the Granby road race enters its 45th year the Town might consider offering a ½ or full marathon, perhaps starting from one of our parks or the Holcomb Farm properties. Improved access to the Land Trust's Diamond Ledge might draw more climbers to this natural gem. Encourage the establishment of running and hiking clubs. Consider providing cross country ski trails on the East Street Farm and the Holcomb farm. Outside enthusiasts are a natural fit for Granby and they will make wonderful future stewards of the Town's Fundamental Values. Embrace the three primary Strategies in "Today's Land - Tomorrow's Legacy", of the Connecticut Forest and Park Association. <a href="http://www.ctwoodlands.org/about-us/looking-forward-where-the-vision-leads-us">Goal #2, 1a</a> <a href="http://www.ctwoodlands.org/about-us/looking-forward-where-the-vision-leads-us">http://www.ctwoodlands.org/about-us/looking-forward-where-the-vision-leads-us</a>			
			Expand the use of the Town Parks and other outdoor properties for uses far beyond organized sports. Our parks should be areas for residents to meet and socialize. They can provide opportunities for new and evolving special recreational challenges and other events involving a wide variety of outdoor activities. Today many of our younger generation are involved in the new genre of obstacle and endurance races. Such activities are a good fit for our community. <a href="#">Goal #2, 1</a>			
		Recreation Facilities				
		04 - Implementation				
			1993			
			Consider a reduction in the actual land dedication where a developer agrees to construct recreational facilities.			
		Recreational Activities				
		03 - Goals				
			2016			
			GOAL: Promote, encourage and provide for a wide variety of recreational outdoor activities beyond those of team and organized sports. Recognize the special need for adult recreation and youth recreation. Embrace all recreation that encourages outside activity and moves people from their sedentary life style and away from their electronic devices to the outdoors.			
		System of Parks				
		03 - Goals				
			1993			
			GOAL: To provide a system of parks which address the leisure and recreational needs of the community.			
		System of Parks and Facilities				
		03 - Goals				
			2016			

Goal #2

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1 Goals & Implementation					
08 - 0	Recr	Syste	03 -	2016	GOAL: Provide a system of parks and facilities that addresses the leisure and recreational needs of the community. <b>MOVE TO COMMUNITY FACILITIES</b>
Town Master Recreation Plan					
<b>04 - Implementation</b>					
			1993		
					Apply the recommendations outlined within the Town's Master Recreation Plan when considering open space dedications proposed in conjunction with development applications.
Trails and the Use of Open Space					
		<b>03 - Goals</b>			
			1993		
					GOAL: To preserve, maintain and expand existing trails.
			2016		GOAL: Preserve, maintain, create and extend existing hiking, biking and horse trails for non-motorized vehicles. <b>Goal #2 2</b>
		<b>04 - Implementation</b>			
			1993		
					Prioritize the acquisition or obtain easements over areas containing existing trails, particularly where these trails link existing open space areas. Expand trails as additional open space becomes available.
			2016		Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property. <b>Goal #2, 2a</b>
					Create and regularly update a Town wide trail map. <b>Goal #2 2b</b>
					Encourage the public to use trails and expand the allowable use to mountain biking, running, riding, hiking and winter uses as appropriate for each area. <b>Goal #2 2</b>
					Establish a dialog with existing property owners regarding public access to trails that might be located on their private property. <b>Goal #2, 2a</b>
					Preserve the Holcomb Farm trails. Encourage community groups to adopt a trail or open space area and assume responsibility for the long-term maintenance of such areas including placement of road signs and the development of parking areas where appropriate. <b>Goal #2 2d</b>
					Preserve, maintain and increase the number and length of trails. <b>Goal #2 2</b>
					Promote orienteering, trail races, group hikes, group rides, bird watches, nature talks, and other such activities to encourage the recreational use of open space. <b>Goal #2 1</b>
					Work to establish a ridge trail from Crag Mountain to Southwick and work to open up trail networks throughout the Old Messenger Road area. <b>Goal #2 2c</b>
<b>Reference Links</b>					
	(blank)				
		<b>04 - Implementation</b>			
			2016		
					<a href="http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/OpenSpace2015.pdf">http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/OpenSpace2015.pdf</a>
<b>Town Image</b>					
	Center Visual Unity				
		<b>03 - Goals</b>			
			2016		
					GOAL: Design and utilize throughout the town a specific post or sign, which identifies preserved areas of open space. <b>Goal #2 3d</b>
<b>Zoning Regulations</b>					

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
08 - Conservation and Management of Environmental Resources	Zoning	Linkages, Buffers & Setbacks			
		<b>04 - Implementation</b>			
			2016		
					Consider an amendment to the existing regulations to increase the width of buffers and setbacks to provide adequate corridors adjacent to wetlands and watercourses and to provide linkages between open space parcels. <b>IWWC Regs</b>
	Transfer of Development Rights				
		<b>04 - Implementation</b>			
			1993		
					Consider an amendment to the Zoning Regulations which would provide for a Transfer of Development Rights Program to preserve Granby's open space, particularly farmland. Such a program will permit a reduction in the currently allowable density of existing open space property, together with an increase in the allowable density at an alternate location. The owner of the open space property will be compensated for the reduced density through the sale of density vouchers which can be applied to an alternate parcel.
	(blank)				
		(blank)			
		<b>04 - Implementation</b>			
			2016		
					Consider updating the report every 10 years. <a href="http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/TOLSCfinalreport9- 2015.pdf">http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/TOLSCfinalreport9- 2015.pdf</a>
09 - Agriculture					
	Agriculture				
	Granby Agricultural Survey				
		<b>04 - Implementation</b>			
			2016		
					%20Final.pdf
					Granby Agricultural Businesses: <a href="http://www.granbyag.org/">http://www.granbyag.org/</a>
					<a href="http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/AG%20Survey%20Results%20-">http://www.granby-ct.gov/Public_Documents/GranbyCT_WebDocs/AG%20Survey%20Results%20-</a>
	<b>Conservation and Management of Environmental Resources</b>				
	Protecting Water bodies and Wetlands				
		<b>04 - Implementation</b>			
			2016		
					Agricultural Best Management Practices, <b>BMP</b> , (also called Conservation practices) are practical, cost-effective actions that agricultural producers can take to reduce the amount of pesticides, fertilizers, animal waste, and other pollutants entering our water resources and to conserve water supply. Such practices are also useful in creating buffers and field borders, managing woodlands, controlling invasive species, limiting odors, controlling vermin and insects and reducing erosion. By utilizing best management practices farmers will not only find greater economic success and improved environmental conditions, they will also reduce neighborhood conflicts and help maintain the wonderful relationship that farmers and non-farmers enjoy throughout our community. Over the years the Natural Resources Conservation Council (NRCS) has played a valuable role in working with our farmers in implementing BMPs. <a href="http://www.ct.gov/dep/lib/dep/water_inland/wetlands/2009_seg3_bmp_webversion.pdf">http://www.ct.gov/dep/lib/dep/water_inland/wetlands/2009_seg3_bmp_webversion.pdf</a>
	<b>Farm Friendly Tax Policies</b>				
		Continue favorable tax policy to protect farms			

Goal 3.2a

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
09 - A	Farm	Cont	04 - Implementation	
			2016	
				Consider other methods to avoid economic pressures which force land into development.
				Consider other methods to avoid economic pressures which force land into development. <a href="https://www.cfba.org/images/resources/property_tax_abatement.pdf">https://www.cfba.org/images/resources/property_tax_abatement.pdf</a>
				Consider the adoption of a farm property abatement ordinance as outlined in CGS 12-81m. Such an ordinance would allow for the abatement of up to 50 percent of property taxes of a dairy farm, fruit farm, vegetable, nursery, or similar farms. The abatement does not apply to farm residences. The abatement is in addition to that allowed under PA 490.
				Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area.
<b>Farm Friendly Zoning Regulations and Support for Agriculture</b>				
	Agricultural Commission Review			
			04 - Implementation	
			2016	
				Ask the Agricultural Commission to undertake a comprehensive review of the Zoning Regulations Section 8.15 regarding Agriculture, particularly in regards to Farm Stores and to review and modify the Zoning Regulations definition of a "Farm".
				Overall the Town's Agricultural Commission should play an important advisory role on the use of Town properties for agriculture.
				The Granby Agricultural Commission can also be useful in finding solutions to agricultural/residential conflicts and for making recommendations on the need for buffers between existing agricultural operations and proposed new developments.
				Utilize the Granby Agricultural Commission, when considering applications that could impact existing farmland or agricultural operations.
Anticipating Food Production with Climate Change				
			03 - Goals	
			2016	
				GOAL: To anticipate how climate change can impact local crop production.
			04 - Implementation	
			2016	
				Climate changes may lessen the reliability of crop and other food production throughout the country and the world. Wide swings in the cost of specific products due to weather events should be anticipated. Our local crop and food production is perhaps too limited to address such concerns.
				However, it might be useful to research and understand how local food production can play a role in addressing future food production concerns. Therefore the town should consider undertaking a study to understand how much food is annually produced locally, how it is marketed, when it is harvested and the primary concerns regarding overall crop production.
Encourage Sustainable Farming				
			03 - Goals	
			2016	
				GOAL: To encourage sustainable farming methods.
Extension of Agricultural Uses.				
			04 - Implementation	
			2016	

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
09 - A	Farm	Exter	04 -	2016	Encourage and permit agricultural operations to engage in activities that seek to sell the agricultural experience and to use the agricultural experience to attract consumers and sell farm products.
					Today's agricultural enterprises commonly include such things as Community Supported Agriculture (CSA), farm tours, petting zoos, pumpkin patches, corn mazes, farm housing/accommodations, bed and breakfasts, wool processing, farm camps, farm vacations, agricultural education programs, hay and sleigh rides, horseback riding, pick-your-own, Christmas tree cutting, production and sale of homemade foods, wine tasting and agricultural stores. Agricultural tourism uses may also include special farm visits by a wide variety of groups for education, training, entertainment or leisure activities.
					Work with the Granby Agricultural Commission to develop regulations that address the diverse commercial elements of today's agricultural operations. Many such uses are today inadequately defined, to the possible detriment of the agricultural enterprise and the nearby residential property owners. Any such regulations should continue to encourage and support Agricultural Tourism and allow as of right or by Special Permit commercial enterprises that complement the more traditional harvesting of crops and raising of livestock.
	Produce Local Crops				
			03 - Goals		
				2016	
					GOAL: To encourage the production of crops that will serve the local population.
	Review Requirements for Impact on Farms				
		04 - Implementation			
			2016		
					Review all proposed regulations for any negative impact on the farming community.
	Holcomb Farm and other Town Owned Properties				
	Community Gardens				
		04 - Implementation			
			2016		
					The Town's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food. The town should expand the gardens as the need arises.
	Holcomb Farm				
		03 - Goals			
			2016		
					GOAL: To maintain and preserve the Holcomb Farm for agricultural purposes in addition to its open space, social, educational and recreational activities.
		04 - Implementation			
			2016		
					Continually review and consider how Holcomb Farm crops might best serve Granby and the region.
					Continue to provide fresh produce for the elderly and those of less economic means.
					Continue to use the Farm for agriculture and seek opportunities for expansion.
					Regularly review the farm management for assurance that the farm operation is managed in the most efficient, productive, economic and environmentally sustainable manner.
					The Town's Holcomb Farm is an extremely valuable Town owned agricultural property. It has been used for agricultural purposes for over a century and is an important part of the Town's agricultural history. The soils of the Holcomb Farm are "primary agricultural soils" and together with its close proximity to water for irrigation, the site is ideal for the production of crops and other food products.

Goal 3.1.2 a

Goal 3.1.2

Goal 3.2.1b

Goal 3.1.2

Goal 3.3.2 a

Goal 3.3.1

Goal 3.3.1 a  
b c

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
09 - A		Hold	Other Granby Agricultural Lands		
			04 - Implementation		
			2016		
					Additionally, the Town has hundreds of acres of grasslands/fields which could be converted to crop production. Such a conversion should be considered if and when such fields are no longer needed for its current use. Survey other existing town owned open space in an effort to identify future properties that might be used for agricultural purposes and to support the local agricultural community.
					The Town of Granby owns additional agricultural properties such as the East Street farm, farmland along Barn Door Hills Road and many other areas. Currently these properties are being leased to local farmers for agricultural purposes. This practice should be continued and additional Town lands should be explored for such use. The Town should understand the production value of its agricultural lands and consider modifying the types of crops produced should such need arise.
Maintain Rural & Historic Character of Granby					
		Barn Preservation			
			04 - Implementation		
			2016		
					<a href="http://connecticutbarns.org/">http://connecticutbarns.org/</a> <a href="http://connecticutbarns.org/map/granby">http://connecticutbarns.org/map/granby</a>
					The Town should consider working with the Salmon Brook Historic Society in an effort to establish a process or fund to help with the repair and maintenance of such barns so that they are preserved for future generations.
					The value of our Granby Farms far exceeds the value of the products they produce. Farms supply us with the great scenes, sights, smells, sounds and social activities that provide additional meaning to life here in the Town of Granby. The great variety and number of old barns that are scattered throughout the town are an important part of Granby's agricultural heritage and provide us with a visual treat as we view their setting upon the landscape. Unfortunately many of these barns are falling into disrepair and without intervention may be gone in the near future.
Open Space					
		Review Requirements for Impact on Farms			
			04 - Implementation		
			2016		
					When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.
Preservation of Farmland					
		Inventory Farmlands			
			03 - Goals		
			2016		
					GOAL: To inventory existing farmland and identify areas with primary farmland soils.
Permanent Preservation of Farmland					
			04 - Implementation		
			2016		
					Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing.
Preserve and acquire Farmlands					
			03 - Goals		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation			
09 - A	Pres	Pres	03 -	2016	
					GOAL: To encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.
					GOAL: To preserve Granby's remaining productive farmland.
	<b>04 - Implementation</b>				
			2016		
					Continue to preserve and acquire productive farmland.
10 - Government Services & Public Facilities					
	<b>Infrastructure Services</b>				
	Long Range Plan for Sewer and Water				
		<b>03 - Goals</b>			
			1993		
				GOAL: To determine the long range needs for public sewer and water and to optimize the benefits which accrue to the Town, through the distribution of the current sewer re-serve.	
	Public Water Service				
		<b>03 - Goals</b>			
			1993		
				GOAL: To keep apprised of the growth projections of the Town's two public water companies and to work cooperatively with them in an effort to best serve the community.	
			2016		
				GOAL: Promote the extension of water lines along the southern portion of Salmon Brook Street and Floydville Road.	
	<b>04 - Implementation</b>				
			1993		
				The extension of public water lines north along Salmon Brook Street should be encouraged.	
				The Town should keep apprised of the growth plans of Granby's two public water companies. Copies of this Plan of Development should be made available to these public water suppliers and further studies concerning the extension of water mains should be undertaken.	
			2016		
				Copies of this Plan of Development should be made available to these public water suppliers and further studies concerning the extension of water mains should be considered as outlined within the plan.	
				Granby is served by 2 private water companies, The Salmon Brook Water District and the Aquarian Water Company. The Town should maintain a map which outlines the location of the water lines and update it as necessary.	
				The Canton Road water lines should be linked to Salmon Brook Street and Floydville Road and extended east towards the East Granby line along Floydville Road, East Granby Road and Hartford Avenue.	
				The extension of public water lines north and south along Salmon Brook Street should be explored.	
				The Town should keep apprised of the growth plans of the water companies.	
	Sanitary Sewer Lines				
		<b>03 - Goals</b>			
			1993		
				GOAL: To renegotiate the existing sewer agreement with the Town of Simsbury.	
			2016		

Goal 3.1

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
10 - 0	Infra	Sanit	03 -	2016	GOAL: Modify the existing Sewer Service Area Map, allowing for an expansion of the Sewer Service Area north and south of Floydville Road, to the boundary of East Granby and eliminating areas north of Crest Road, along North Granby Road.
					GOAL: Regularly document and update the average daily flow of sewage, anticipate future needs and re-allocate service as appropriate.
	<b>04 - Implementation</b>				
			1993		
					Negotiations with the Town of Simsbury should begin as soon as possible to extend the duration and possibly expand the capacity outlined within the existing sewer agreement. If this is successfully accomplished, the Town should consider extending the lines north along Salmon Brook Street.
					The Town must continue to recognize the limitations placed on future sewer connections. The Town's sewer reserves should be provided to those users who can best fulfill the goals of this Master Plan. Uses which provide employment, services and significant tax base growth while aiding in diversifying the community should be given priority. A determination concerning the future extension of sewer and water lines should be made based on the current assessment of use and long range plan for growth.
			2016		
					As noted throughout this Plan the town will remain a very low density, open space and Agricultural community. This is primarily due to the historic land use development patterns, the Town's abundance of permanently preserved open space and to the significant areas of undevelopable land. This is one of many reasons why the Plan recommends focusing future development and revitalization within the Town Center and within areas where public sewer and public water exists and where such lines are expected to be extended. In the past years as public water and sewer lines were improved 25B and expanded throughout the center and the south eastern portion of town, a variety of higher density residential developments were approved and constructed along with commercial developments such as the Stop and Shop Plaza. These developments have found success and helped to diversify the town's housing and commercial base.
					As part of the proposal to expand the Treatment Plant, in 2002, following a Sewer Waste Water Flow Report of Granby's sewer system, prepared by Earth Tech of Glastonbury CT, and discussions with the State DEP and OPM a Granby Sewer District was established. The sewer district as established is shown in Sewer District Map. (See attachment C2).
					Currently the Sewer Service Area permits the extension of sewer lines north of Muriel Drive, along State Route 189 and northwest along Kelly Lane to the Kelly Lane School. This area is fully developed, with no history of excessive septic failures. The soils along this route are moderate to excellent and residential lots are compliant with Zoning and sized to accommodate septic repairs. The Kelly Lane School has a recently installed septic system and there is no indication that such system cannot be maintained into the distant future. To service the school the existing sewer line would need to be extend over 4000 feet, while providing little benefit to the adjacent area. Therefore it is recommended that this area be studied further to determine if the area north of Crest Drive as outlined in Revised Sewer District Map (See attachment C4) should be removed from the Sewer Service area.
					In 2006 the Simsbury Sewer Treatment Plant increased the design capacity from 2.85 to 3.98 million gallons per day. Per agreement with the Town of Simsbury the Town of Granby can use up to 10% of the sewer plant capacity. This is equal to 398,000 gallons per day. Currently the average daily flow of sewage to Simsbury is less than 150,000 gallons per day. The Town of Granby's cost for the update of the Sewer Treatment plant was 2.5 million dollars.
					The Plan anticipates extending the existing sewer lines where such extensions will encourage increased housing opportunities, new commercial use or provide for commercial expansion.

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
10 - C	Infra	Sanit	04 -	2016	The Sewer Service area should be expanded to include properties located at 90 Salmon Brook Street and 35 Floydville Road. Including these areas within the sewer service area is consistent with the Town's Plans for Development dating back to at least Granby's 1963 Pilot Plan of Development. It is also consistent with the 1980 extension of the sewer line, the Regional Plan of Conservation and Development and the Connecticut Conservation and Development Policies Plan, dated 2013 -2024. (See Revised Sewer District Map . (See attachment C3).) While no immediate land use change is anticipated, within this area, the future development of this area will be more compatible with the Town, Regional and State development plans and more beneficial to the Town and the region if such development has access to public sewer.
					The town contains over 40 square miles of land area, but has only 4 linear miles of sanitary sewer lines. (See attachment C1) These sewer lines are located within the Town Center, where they originated, and continue south along Salmon Brook Street to the Simsbury Town Line. The Salmon Brook Street sewer line was constructed in 1980, when the Town's sewer system was connected to the Simsbury Water Pollution Control Facility. Following that construction, a sewer line was extended north on Salmon Brook Street to the Meadowgate Nursing home and along North Granby Road to serve the Granby High School. Most recently a sanitary sewer was extended along Mill Pond Drive and along Canton Road and onto a portion of Archie Lane and Burleigh Drive. As noted elsewhere within this plan the Town should consider extending sewer lines; east of Bank Street along Hartford Avenue, along East Granby Road to the East Granby Town Line; north along Salmon Brook Street to intersection of Mechanicsville Road and east along Floydville Road to the East Granby Town Line. Such efforts would be positive for the Town and consistent with the States effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian environment and reduce dependence on the automobile while increasing affordability.
					This Plan recommends that sewer lines not be extended outside of the areas outlined above in Sanitary Sewer Lines. As noted throughout, this plan recommends that the Town remain predominantly a low density residential, open space, agricultural, recreational community. As such, there is no need to extend sewers, beyond those areas noted above. The vast majority of developed Granby properties have private wells and septic systems which function without concern. Such systems support ground water recharge and can function for many years into the future. The residential density provided in the Zoning Regulations, outside of the Sewer Service Area, is consistent with the soil types necessary for the installation of septic systems to support the zoned development.
					This Plan recommends that the Town continue to diversify its commercial and housing development by reducing residential minimum lot sizes of vacant and underutilized properties and by permitting higher density developments where public water and sewer exist.
	Marketing our Identity				
	Form Granby "Identity" Committee				
	04 - Implementation				
			2016		
					A study committee should therefore be formed, made up of a diverse number of residents, business owners, farmers, school officials and others, to develop a Brand from those attributes which are broadly outlined within our fundamental values.
	Granby Marketing & Image Strategy				
	03 - Goals				
			2016		
					GOAL: Develop a strategic Town marketing strategy and to define a Town identity.
	Marketing Strategy				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation					
10 - C	Mark	Mark	04 - Implementation			
			2016			
				In an effort to attract future residents and to aid in attracting those residents who will continue to cherish our Fundamental Values, the town should develop a town marketing strategy which identifies the Granby brand.		
				The Town of Granby has traditionally maintained a low profile among the States 169 Cities and Towns. While Granby citizens and their families and friends, as well as those living in neighboring communities may know of the Town's special qualities, most people do not. People outside of Granby may view the Town as an average rural community. Some may have heard of the outstanding educational system and abundant open space. But few appreciate the overall appeal of life in Granby.		
				The Town's recreational opportunities, the high level of educational attainment, the strong family relationships, the responsible financial management, the elderly programs, the agriculture, the low crime rate, the abundance of preserved open space, the environmental consciousness and more is seldom seen as the all-inclusive picture that defines Granby. Today, many parts of the country are seeing declines in family size, increases in the median age, downsizing of larger homes and the relocation to areas that may better fit people's values and lifestyles. For these reasons many communities will see slow growth, no growth and decreases in population. Therefore, it is important for Granby to regularly attract new residents particularly young families to the Town. This is important not only for those who will want to sell their homes in the future, but important to maintain or increase home values.		
	Preservation of Historic Houses and Structures					
	Preserve Historic Homes & Structures					
	03 - Goals					
		2016				
			GOAL: Take a more active role in the preservation of historic and significant structures.			
	Public Education					
	Educational Regionalization					
	04 - Implementation					
		1993				
			Consideration should be given to educational regionalization, recognizing the potential for a greater variety and higher quality of programs and courses without increasing the overall cost to the tax payer.			
		2016				
			As enrollment declines and the with future shifts in education, the Town should not hesitate to engage in conversations with the adjoining Towns and explore how the Towns might merge in an effort to offer greater educational opportunities while benefiting from consolidated services.			
	High Standard of Education					
	03 - Goals					
		1993				
			GOAL: To maintain the highest possible standard of education.			
		2016				
			GOAL: Allocate the necessary funds to maintain our high standard of education.			
	Innovative & Cost Effective Education Process					
	04 - Implementation					
		1993				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
10 - 0	Publ	Innov	04 -	1993	It is important that the Board of Education remain innovative while operating economically and recognizing how best to provide the highest standard of education at a reasonable cost to the tax payer.
				2016	
					It is important that the Board of Education remain innovative in its educational philosophy while operating in a cost-effective manner.
					Town should continue to provide the highest standard of education at an appropriate and reasonable cost to the taxpayers.
					Relationship between good schools and property value
			<b>04 - Implementation</b>		
			1993		
					The Town should continue to recognize the importance of high quality public education. Granby's school system is recognized for its high standard of education and to date, the community has appeared committed to maintaining this standard. There is a direct relationship between property values and the quality of the Town's school system.
			2016		
					The Town recognizes and supports our high quality of public education. Granby's school system is known for its high standard of education and the community is committed to maintaining this standard. The relationship between property values and the quality of the Town's school system is well documented and accepted.
	<b>Recognize impact of local regulations</b>				
			Analyze cost and benefits of changes		
			<b>04 - Implementation</b>		
			1993		
					Carefully analyze the projected costs and benefits of all proposed changes.
			Recognize impact of local regulations		
			<b>04 - Implementation</b>		
			1993		
					Continue to recognize the relationship between taxes, services and regulation.
					Recognize that new local regulations, which may appear to provide modest additional safeguards to the residents, may in fact significantly increase the tax burden through additional administrative and legal cost while limiting business opportunities and reducing property values.
					Recognize that under Connecticut's property tax system, when the mill rate increases Townwide, some residents will pay less, and some more for the same service based on their value of real estate. Thus, although curbside pickup of trash and recyclables can be obtained under a Townwide contract for less than half of the typical commercial rate, when the cost is added to the Town's overall budget, one household may pay an additional \$300 while another might pay an additional \$50. A cost benefit analysis when applied to new programs must, therefore, address the overall tax impact and determine the most appropriate method of funding specific programs while identifying other options of program funding which may be practical.
	<b>Town Government</b>				
			Town Manager Form of Government		
			<b>04 - Implementation</b>		
			2016		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
10 - 0	Town	Town	04 -	2016	The Town Manager form of Government has been very effective in overseeing the local function of governmental services. The various departments and staff are kept aware of the wide variety of activities that occur and staff can quickly respond to public inquiries. However, the Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and other services.
Workforce and Staffing Review					
<b>04 - Implementation</b>					
			2016		
					The Town should regularly review its workforce to determine if the staffing level is adequate to serve the needs of the community.
Town Planning & Development					
Abandoned and Blighted properties					
<b>04 - Implementation</b>					
			2016		The town could play a more active role in protecting neighborhoods from abandoned or blighted properties by acquiring and reselling them. Where specific areas or individual properties present a negative impression of the community and reduce neighboring property values, the Town may wish to acquire such properties and rehabilitate them. One such area is located along the northern portion of Salmon Brook Street. Some of the eastern properties that abut the waters extending from Manitook Lake are vacant and unattractive and viewed regularly by passing motorists. These properties can be cleaned up and cleared of unsightly brush and debris, thereby presenting an attractive view of the waterway and the eastern hills. Historic structures, including barns can be rehabilitated with assistance from the town through purchase and re-sale, low interest loans, grants or other methods.
Acquiring Strategic Properties					
<b>03 - Goals</b>					
			2016		
					GOAL: Identify and acquire important land areas around existing municipal facilities, parks and uses where such acquisitions can clearly benefit the community in value due to proximity or future costs savings.
					GOAL: Identify and acquire strategic properties that will benefit the Town esthetically, economically and historically.
<b>04 - Implementation</b>					
			2016		
					The Town should also consider acquiring strategic properties and adopting other strategies that will benefit the Town esthetically, economically or historically.
					The Town should consider purchasing and removing or rehabilitating properties that are holding back the progress of our commercial areas, particularly the Granby Center. These efforts can be promoted through the action of existing commissions such as the Development, Agricultural or Conservation Commission, or the Selectmen may wish to establish a new beautification committee to undertake the role of actively promoting improvements to specific properties or areas of concern. Residents should not have to wait year after year in the hope that some buyer/developer might finally purchase a fire damaged or other blighted structure that is bringing down the value of their home or neighborhood.
					The town should seek to acquire important land areas around existing municipal facilities, parks and uses. By acquiring such areas the town can maximize the use of existing infrastructure, concentrate municipal use in areas previously established, maintain existing municipal development patterns and save on the costs of establishing new sites.
	Future				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1		Goals & Implementation		
10 - C		Towr	Futur	03 - Goals
				2016
				GOAL: Take a more active role in beautifying the community.
		Monitor Demographic Changes		
			03 - Goals	
			1993	
				GOAL: To periodically and pro-actively monitor the Town's changing demographics and to maintain, modify, reduce or increase services based on the identified need.
		POCD		
			03 - Goals	
			2016	
				GOAL: Establish a committee to review this Plan of Conservation and Development and to adopt a strategy for implementation.
		04 - Implementation		
			2016	
				This Plan of Conservation and Development contains a wide range of goals and extensive recommendations designed to achieve those goals. As was done with the previous Plan, it is expected that the Planning and Zoning Commission will regularly review these recommendations and make land use decisions in accordance with these recommendations. However many of the recommendations found throughout this plan can be best implemented by other Boards or Commissions, by the various Town Departments or in cooperation with Town and private parties. In order to effectively move forward with the goals of this plan, it is recommended that the Board of Selectmen appoint a Plan of Conservation and Development Implementation Committee to prioritize goals, identify the primary parties most necessary in achieving the goals and to develop strategies for implementation.
		Review Changing Demographics		
			03 - Goals	
			2016	
				GOAL: Regularly review the changing demographics and to adjust municipal services accordingly, particularly in regard to the aging of the population.
		Town Services & Facilities		
		Appropriate Level of Town Services		
			03 - Goals	
			1993	
				GOAL: To maintain the current level of services to the community.
		Avoid Increasing Expenditures		
			03 - Goals	
			1993	
				GOAL: To control the growth and cost of government services to the community, while maintaining the highest quality of services.
		Highest Quality of Services...		
			03 - Goals	
			1993	
				GOAL: To provide the highest quality of services to the citizens of Granby at the lowest possible cost.
		Maintain the Appropriate Level of Town Services		

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1 Goals & Implementation				
10 - C		Town	Main	03 - Goals
				2016
				GOAL: Maintain the current level of Town services and public facilities.
				GOAL: Manage the growth and cost of government services to the community, while maintaining a high quality of service.
	Private Services			
		04 - Implementation		
			1993	
				The Town should be innovative in identifying private services which a majority of the citizens are separately purchasing and determine if the service could be provided Townwide at a significant reduction in cost. While it is important to limit the size of government, the Town should provide the highest quality of services possible to the citizens of Granby at the lowest possible cost.
	Regional Sharing of Services			
		03 - Goals		
			2016	
				GOAL: Seek opportunities to combine services with other communities in an effort to reduce costs and maximize the public benefits.
				GOAL: Seek opportunities to share services and to improve communication between various Granby Town agencies and departments.
	04 - Implementation			
			2016	
				Currently the Granby Building Department provides the Town of Hartland with building inspection and related services and the Granby Police Department provides dispatching services for the Town of East Granby. Such arrangements should be expanded wherever possible and explored for educational services.
				Given Granby's proximity and close relationship with East Granby, the two towns should explore the possibility of sharing a wide range of governmental services. Areas of regional cooperation must continually be explored in an effort to provide improved service, moderated costs or improvements in the function and delivery of town services.
				The Town should continue to pursue the regional benefits of shared services. Regionalization involves the cooperation among towns that results in a more efficient, cost effective, timely or informed delivery of government services. As the Farmington Valley Health District (FVHD) cooperatively provides our area towns with Health Code related services, perhaps a similar organization could provide wetlands enforcement, engineering and similar services.
	Senior Services			
		04 - Implementation		
			1993	
				Current trends appear to indicate that the Town's elderly population is likely to grow at a greater rate than the remaining population. The service needs of the elderly are at present accommodated by a dedicated group of volunteers. As the elderly population increases, a program coordinator may prove beneficial in overseeing the activities of the volunteers, while providing the greatest services to the elderly.
	Unused and Underutilized public buildings			
		03 - Goals		
			1993	
				GOAL: To prepare a reuse plan for unused and underutilized public buildings.
	04 - Implementation			

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation				
10 - C	Town	Unused	04 -	1993	
	Unused and underutilized public buildings are costly to the tax payer. The Town should recognize this situation if and when it exists. The Town's recent lease of the former youth building at 166 Salmon Brook Street to the Farmington Valley Health District demonstrates an innovative solution to underutilized buildings. Here the Town is able to retain the property for future use while it continues to be maintained and in fact improved. Additionally, this lease keeps an important service in Town for the convenience of the residents. It is important that the former Middle School, the Old Town Hall, the former Holcomb Farm and other buildings and properties do not become unused or underutilized at the expense of the tax payer. Consider the periodic establishment of a study commission to examine the use of Town buildings.				
	Youth Services				
	<b>04 - Implementation</b>				
	1993				
	By providing meaningful, creative and stimulating activities for our younger population, the Town can contribute to their success as adults. As the population of the Town's young people increases, the Town should examine the need for a public or private youth activity center and entice the participation of volunteers who can serve as competent and appealing role models. The use of existing facilities should be examined as a possible site for a youth center. Consideration should be given to the possibility of leasing a portion of an existing building to a private business interested in providing youth activities.				
	<b>Value Our Volunteers</b>				
	Encourage Volunteers				
	<b>03 - Goals</b>				
	1993				
	GOAL: To encourage a continuation of the current level and quality of volunteers who serve the Town.				
	Encourage, Maintain and Recognize Volunteers				
	<b>03 - Goals</b>				
	2016				
	GOAL: Maintain the necessary number of volunteers and to encourage new volunteers who can serve the Town in the wide variety of elected and appointed positions.				
	<b>04 - Implementation</b>				
	1993				
	Recognize the value of our volunteers. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the cost would be substantial. The Town should continuously reward these individuals for their efforts. It must not hesitate to provide volunteers with the tools and training necessary to serve and reimburse them for any out-of-pocket expenses. A 1,000-hour club or similar plateau might be established whereby volunteers could receive special recognition. An annual dinner, free registration on a Recreation Department bus trip or similar reward could be offered to volunteers upon obtaining a particular threshold of service. All volunteers must feel that the hours of service that they give to the community are greatly appreciated.				
	2016				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

L1	Goals & Implementation			
10 - 0	Value	Enco	04 -	2016
Recognize the value of our volunteers and understand that our town programs and activities are significantly enhanced by their participation. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the costs would be substantial. The Town should look for ways to continually recognize these individuals for their efforts. All volunteers must feel that the hours of service that they donate to the community are greatly appreciated. Encourage retirees to volunteer and remind the public of the value of our volunteers and of the importance of volunteering.				
<b>Zoning Regulations</b>				
Avoiding the Adoption of Excessive and Unnecessary Regulation				
<b>03 - Goals</b>				
1993				
GOAL: To limit the amount of new regulation.				
2016				
GOAL: Limit the amount of new regulation and to balance the cost of implementing and managing new regulations with the need for such regulation.				
<b>04 - Implementation</b>				
1993				
Refrain from adopting new regulations which appear to settle disputes between neighbors and recognize that when such regulations are applied unilaterally they often cause more problems than they solve. Understand that the vast majority of the Town's citizens can responsibly make their own decisions concerning their private property and that most desire to be free from unnecessary government limitations on their freedom.				
2016				
officials have hesitated to propose new rules, requirements or regulations except as required by the State or based on a clearly defined issue or concern. The Town should continue this policy and refrain from adopting new regulations or ordinances that appear to settle isolated issues and recognize that when such regulations are applied unilaterally they often cause more problems than they solve. In general the Town's citizens can responsibly make their own decisions concerning their private property and most live peacefully and with respect and concern for their neighbors. New regulation often comes about due to the unreasonable actions of property owners and the negative impact that they have on their surrounding neighborhood. If we are to avoid the adoption, enforcement and costs of new regulations, we must seek other ways to address the circumstances that bring about the call for such actions. The Town should explore a mediation process to help reduce neighbor conflicts, prepare a Statement of Cooperation and Consideration, which outlines the qualities of a good neighbor and have at its ready ordinances and regulations found in other towns that can start a discussion on the many issues that can arise from simple disputes. It should be understood however, that mediation is voluntary. No one should feel forced to engage in mediation. No one should feel forced to accept a resolution suggested by a mediator, should a suggested resolution be proposed. Mediation should not be viewed as a substitute for enforcement of the regulations by the appropriate authority. A mediation process may be helpful in some situations, but all citizens are entitled to enforcement of the regulations, and should feel comfortable declining to participate in mediation. While the Town should seek to avoid new regulation and balance the need of such regulations with the cost of enforcement, it should not hesitate to adopt new regulations that are clearly necessary to serve the public.				
Update of the Zoning and Subdivision Regulations				
<b>03 - Goals</b>				
2016				

Town of Granby 2026 POCD Worksheet - Table 01

Side by Side Comparison 1993, 2005, 2016

Goals & Implementation					
10 - 0	Zoning	Update	03 -	2016	GOAL: Undertake a comprehensive review and re-write of the Town's Subdivision Regulations.
					GOAL: Undertake a comprehensive review and re-write of the Town's Zoning Regulations.
04 - Implementation					
			2016		
					Additionally some amendments adopted over the past years have rendered older regulations obsolete. Such regulations should be eliminated or reorganized within existing areas.
					Over the next 5 years the Commission should review, re-write and re-organize the Zoning Regulations and Subdivision Regulations. These regulations have been amended numerous times over the past 20 years and while they remain effective, they have become cumbersome and less user friendly. The regulations should be reviewed for consistency with amendments to the Connecticut General Statutes and judicial decisions regarding land use and with consideration of the recommendations of this Plan of Conservation and Development.
					The Commission should review and consider the adoption of a variety of new zoning techniques which have proven to be effective and are now being used in other towns throughout the state.
	Zoning Exemption				
04 - Implementation					
		2016			
					As provided by State Statute, the Town of Granby is exempt from zoning regulations by ordinance of the Board of Selectmen, first adopted in 1964. While many Towns are exempt by ordinance many other cities and towns achieve the same benefit by simply allowing unlimited municipal uses as a permitted use throughout the various zoning districts. Whether it is by ordinance or regulation the need to allow municipal activities to occur without an added municipal process is common and useful for the government to function quickly, efficiently, effectively and economically.
					Further, State Statute requires a reasonable review of municipal activities by the Planning and Zoning Commission under the Connecticut General Statutes. Unlike private entities, the municipality is established to serve the people, and the local government operates by and for the people. Each and every municipal decision is held up to public scrutiny and when a sizable number of citizens object to municipal actions the local government will respond. It is useful to note here that the State and Federal Government are exempt from local land use regulations and unlike the local municipality they are less subject to the concerns of the local residents. It is therefore recommended that Granby continue to be exempt from zoning and that the Town periodically review and revise the ordinance as necessary.
Grand Total					