

**TOWN OF GRANBY
GRANBY CENTER ADVISORY COMMITTEE
SENIOR CENTER COMMUNITY ROOM
SPECIAL MEETING MINUTES
DECEMBER 11, 2025**

PRESENT: Mark Fiorentino, Meg Jabaily, Eric Myers, John Oates (Zoom), Martin Schwager

OTHERS PRESENT: Frank Fish, Suzanne Goldberg, Abby Kenyon

1. Call to order

M. Fiorentino called the meeting to order at 7:00 p.m.

2. Presentation: Granby Center Town Study

M. Fiorentino welcomed everyone to the Granby Center Town Study presentation. He provided an overview of the study process, explaining how the study came about and what to expect this evening. He introduced F. Fish and S. Goldberg from BFJ and thanked them for their work on the study.

F. Fish and S. Goldberg presented the Granby Center Town Study. They provided an overview of the public outreach during the study process; explained the proposed boundary of the proposed new Granby Center Zone; provided a high level overview of permitted and special permit uses in the proposed zone; explained the setback, area, and height requirements of the proposed zone; detailed the proposed sidewalk and circulation plan, highlighting areas where parking could be located and where streetscape improvements could be made; and showed several opportunity areas and design concepts for those areas.

Following the presentation, there was a brief break to allow the room to be reconfigured.

3. Action of the October 29, 2025 meeting minutes

ON A MOTION by E. Myers, seconded by M. Jabaily, the Committee voted (4-0-0) to approve the October 29, 2025 meeting minutes as presented.

4. Review and Discuss Study Recommendations

M. Fiorentino asked for a motion to address the updated use table (Table 4-1) in the study. It was noted that the updated table has been posted on the website and Table 4-1 in the study will be replaced with the revised version.

ON A MOTION by E. Myers, seconded by M. Jabaily, the Committee voted (4-0-0) to approve the revised use table.

The Committee discussed the proposed recommendations for the Planning and Zoning Commission and the Board of Selectmen. It was noted that these were discussed at a previous meeting and the Committee has been asked to finalize them. In response to a question, it was noted that the last section of the document 'Other Discussion Points/Consideration' is intended to be referred to when there is a joint Planning and Zoning Commission and Board of Selectmen meeting to discuss the final study. The Committee decided under 'Priorities' to include design standards/design guidelines.

ON A MOTION by E. Myers, seconded by M. Jabaily, the Committee voted (4-0-0) to adopt the recommendations with the addition of design standards/guidelines to the list of priorities.

5. Public Session

John Morrone, 15 Maple Hill Road, addressed the Committee. He asked numerous questions including how much the study cost; how much property the Town owns; who wants to sell the property; why are people coming here; how much do the sidewalks cost and who maintains and is liable for them; who started this; why was it started; is anything going on behind the scenes; and is the Town going to buy this section. He commented about sidewalks and that there is nothing to draw people to the Center to use them.

Ellen Thomson, 250 Salmon Brook Street, thanked the Committee for their work. She noted there is a need for sidewalks in the Center and that the approved expansion of Julien's will draw more people to the Center. She commented that the report references sustainability but there are no further recommendations about it. She also noted affordable housing is mentioned but does not seem to be addressed further. She supports duplexes and the 1-4 units for multifamily housing. Overall, she noted that housing and the environment should be part of the priorities.

Robert Flanigan, 24 Woodcliff Drive, stated that the Committee should use caution moving forward. The Bill 8002 that was passed means Hartford now has control over towns and we should proceed with caution. Any housing that is put in must be approved by the State.

David Disiderato, 88 Simsbury Road, noted concerns about affordable dwelling units. He asked for clarification about accessory dwelling units and if single-family houses aren't allowed in the proposed Granby Center Zone under the proposed changes, if existing single-family houses could still have an accessory dwelling unit if they wanted.

Kara Marshall, 45 Bushy Hill Road, thanked the Committee for their work. She noted the study is going in a great direction, and supports a focus on walking and circulation in the center area. She encouraged the Committee to look at the process as part of future discussions.

M. Fiorentino responded to some questions that were raised, noting that there will likely be a joint Board of Selectmen and Planning and Zoning Commission meeting scheduled to review the study and discuss 8002 as well. He noted he provided background an overview of how the study came to be, and it is acknowledged that the Town owns little land in the Center area but it is still important that we plan for the area so we can guide the future. It was explained that any use associated with a single-family house could continue to be allowed in the proposed new zone, so an existing single-family house could still have an accessory apartment. It was also reported that \$75,000 of ARPA funds was spent on the study.

6. Adjourn

M. Fiorentino thanked the public for their involvement, BFJ for their work, and the Committee for the time and effort. M. Jabaily thanked the public for their participation.

J. Oates, via Zoom, noted he had been on the meeting but was unable to unmute.

ON A MOTION by M. Schwager, seconded by E. Myers, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Abby Kenyon