

**TOWN OF GRANBY**  
**BOARD OF SELECTMEN JOINT MEETING**  
**WITH PLANNING & ZONING**  
**SPECIAL MEETING**

**Minutes**

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**January 24, 2023**

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Members Present:       First Selectman Mark H. Fiorentino  
                                  Selectman Frederick A. Moffa  
                                  Selectman Kelly O. Rome  
                                  Selectman Margaret Q. Chapple  
                                  Selectman Mark C. Neumann  
                                  Mark W. Lockwood, Planning & Zoning, Chairman  
                                  Matthew Peters, Planning & Zoning, Member  
                                  Jonathan T. Boardman, Planning & Zoning, Member  
                                  Eric W. Myers, Planning & Zoning, Member  
                                  Brennan J. Sheahan, Planning & Zoning, Member  
                                  Paula H. Johnson, Planning & Zoning, Alternate Member – Via Zoom  
                                  Robert Lavitt, Planning & Zoning, Alternate Member

Members Absent:       Christine L. Chinni, Planning & Zoning, Member  
                                  Eric L. Lukingbeal, Planning & Zoning, Member

Others Present:        Erica P. Robertson, Town Manager  
                                  Scott A. Nolan, Town Clerk  
                                  Abigail St. Peter Kenyon, Director of Community Development

The Hon. Mark Fiorentino, First Selectman called the special joint meeting of the Board of Selectmen and Planning & Zoning Commission to order at 7:30 p.m. in the Town Hall meeting room.

**I. PLEDGE OF ALLEGIANCE**

First Selectman Mark H. Fiorentino led members of the Board of Selectmen in the Pledge of Allegiance.

**II. REVIEW AND DISCUSSION OF THE AFFORDABLE HOUSING PLAN OBJECTIVES AND RECOMMENDATIONS**

First Selectman Mark H. Fiorentino thanked members of the Board of Selectmen and the Planning & Zoning Commission, along with members of the professional staff for their hard work on the Affordable Housing Plan and explained that the task that has been taken on is a difficult task. First Selectman Mark H. Fiorentino explained that the tasks that are being taken on are tough issues including the expansion of the Town's Grand list, long range land use planning, long range infrastructure planning, but indicated that he felt they were important and beneficial to the town. First Selectman Mark H. Fiorentino noted that the Board of Selectmen started with a report done by an independent committee regarding the affordable housing plan prior to the Board of Selectmen taking

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any action. First Selectman Mark H. Fiorentino again, thanked members of the Board of Selectmen, Planning & Zoning, and professional staff for their dedication to doing this work and especially thanked Planning & Zoning member, Eric Meyers for his dedication as he is less than sixty days post open-heart surgery and yet is still committed to doing the work.

First Selectman Mark H. Fiorentino informed members that the Board of Selectmen approved a draft plan of the Affordable Housing Plan and that it was important to review the *Affordable Housing Plan: Objectives and Recommendations* document and that the group now has an opportunity to discuss the next steps. First Selectman Mark H. Fiorentino inquired as to why the report on page 3A as to why that item was being pushed out to 2025.

Answering questions from members, Abigail St. Peter Kenyon, Director of Community Development explained that she felt that item specifically was a heavier lift and that there may be other suitable areas where there is not currently water and sewer infrastructure.

**III. DISCUSSION ON SCOPING PROCESS REGARDING TOWN CENTER STUDY AND NEXT STEPS**

First Selectman Mark H. Fiorentino informed members that the boards discussed development of a Granby Center Study at their last joint meeting on September 19, 2022, and that it was mentioned the scoping process is very important to determine exactly what will be included in the study. First Selectman Mark H. Fiorentino also informed members that at the Planning & Zoning Commission meeting of January 10, 2022, agreed to recommend the following process to scope a study; 1) Town Staff prepare a draft scope, 2) Draft scope is circulated to the Development Commission and Planning and Zoning Commission, 3) Planning & Zoning Commission then holds a public session to gather input, 4) Planning and Zoning compiles input from Development Commission and the public session to finalize the draft scope, 5) Draft scope is then referred to the Board of Selectmen.

Mark W. Lockwood, Chairman of the Planning & Zoning Commission indicated that he felt it was appropriate for a sub-committee be formed by the Board of Selectmen in order to work towards a Town Center study. Selectman Mark C. Neumann inquired what the criteria would be or how sub-committee members would be selected and what their work would entail along with how a committee would be formed and meeting in order to adhere to a short deadline.

**IV. PUBLIC SESSION**

Reinhard Maier (*138 Day Street*) addressed members of the Board of Selectmen about the Sewer Studies and expressed concern about the water table, leaky sewer pipes, sub-pumps, and the sewage treatment plant in Simsbury and further expressed concern that when it gets overflowed with water

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that the Simsbury plants dumps sewage into the Farmington River as they have a permit to do so. Mr. Maier also expressed concern over the breakdown and percentage of how much each municipality owns of the Simsbury sewage plant.

Robert Flanigan, Jr. (*Woodcliff Drive*) addressed members of the Board of Selectmen and the Planning & Zoning Commission for his concerns about the issues regarding the Salmon Brook Park pump station. Mr. Flanigan also inquired about the Affordable Housing Plan document and inquired as to who would fund the trust and if the Town of Granby would be going into partnership with the developers. Mr. Flanigan felt it was not the Town responsibility to be entering into a partnership with private developers. Mr. Flanigan also informed members that after speaking with State Rep. Mark Anderson that the Town was not required to follow the State of Connecticut bill requirement to adopt an affordable housing plan, especially as there were not penalties to do so. Mr. Flanigan noted that he felt the Town did not have the infrastructure to move forward with this plan and that the Town would not meet the 10% mandate of affordable housing. Mr. Flanigan further thanked members of the various boards for their service.

Answering questions from the Public, First Selectman Mark H. Fiorentino explained that the Town was not committed to doing anything yet regarding into a trust but looking into what other towns are doing. First Selectman Mark H. Fiorentino further explained that their was work currently being done at the Salmon Brook Park pump station and that it was routine maintenance. First Selectman Mark H. Fiorentino also noted that he felt that Affordable Housing is something that the Town should be doing and that they were good discussions and that he and others are committed to doing them.

Maureen Eberly (*37 Silky Road*) addressed members regarding the potential impact of a Town Center Study and she felt it was important to take into consideration this will have on taxpayers. Ms. Eberly further expressed concern that she felt many people are pushing for a modern looking municipality. Ms. Eberly explained that she did not want to see the Town of Granby looking like Blue Back Square or having high rises.

John Morrone (*15 Maple Hill Drive*) addressed members regarding that he felt the agenda was confusing and that he felt like he didn't see many opposing views and that he was not a ghetto guy. Mr. Morrone inquired as to an article he read in the Granby Drummer about transit stops and asked whether or not members had recently gone into Hartford or Waterbury on the FastTrack and expressed concern that the people riding the bus were homeless. Mr. Morrone further expressed concern with the Affordable Housing Draft item #5 as felt that the word "partnership" is a legal definition. Mr. Morrone expressed concern that there were too many rental units being approved and was concerned about where all these people were going to be coming from. Mr. Morrone further expressed concern about where all these store owners were going to be coming from and which property owners would be giving them a break on their rent in order to have a successful business.

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Answering questions from the Public, First Selectman Mark H. Fiorentino explained that the first step in the process is to inventory what property the Town owns and review the single-family lots that are developable that it may be worthwhile to enter into a possible partnership with a third party with the best interest of the town. First Selectman Mark H. Fiorentino further explained that the developers currently building the apartment units are preleased and that there is clearly a market for this type of housing.

Glenn Ballard (*289 Granville Road*) thanked members of the boards for their work and believes that this is a more efficient way of working. Mr. Ballard inquired about the Town Center Study expressing concern that the Affordable Housing Plan has no goals and recommended that the Boards create goals and objectives, so it is clear as to why they are doing this and how we will know if we have succeeded. Mr. Ballard wanted to know if the goal was to increase the population or increase the tax value per acre and why the Town was doing this. Mr. Ballard noted that this is the third meeting which a Town Center study has been discussed and yet no one has defined what a town center study is. Mr. Ballard hopes that the boards would give consideration to meeting again soon to develop goals.

Answering questions from the Public, Paula H. Johnson, Planning & Zoning, Alternate Member noted that it was important for members to review the conservation plan. First Selectman Mark H. Fiorentino further clarified that Affordable housing does not mean density and that the current housing projects recently/ currently being constructed may not be considered "affordable". Selectman Mark C. Neumann commented that the Affordable Housing plan was a state requirement but that while he served on the committee they felt it was important to increase our affordable housing and that the diversity of housing makes for a better Granby! Planning & Zoning member, Matthew Peters spoke up expressing his opinion that when we hire teachers to be apart of our community that they may not be able to afford to live here. Abigail St. Peter Kenyon, Director of Community Development noted that she felt it was good and necessary to be having these discussions. Selectman Margaret Q. Chapple noted that it is a problem when our children and retirees want to move back to town and can't afford to live in Granby. Selectman Kelly O. Rome vocalized her point that it is important to consider a Town Center study as we do have vacant spaces that need to be filled. Erica P. Robertson, Town Manager noted that affordable housing does not mean low-income, and that change can happen with thoughtfulness and planning and that the character of the Town doesn't necessarily need to change. Erica P. Robertson, Town Manager indicated that the focus should be on filling vacant storefronts, walkability, and working on landscape.

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**V. ADJOURNMENT**

There being no more business to come before the meeting, Selectman Mark C. Neumann made a motion to adjourn the special joint meeting of the Board of Selectmen and Planning & Zoning Commission at 8:51 p.m., which was seconded by Selectman Kelly O. Rome and passed by a unanimous voice vote. **(5/0/0) MOTION CARRIES.**

Respectfully submitted & attested,



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**Scott A. Nolan**  
Town Clerk

Received for Record January 26, 2023 at 3:28 PM  
By SCOTT A. NOLAN, Town Clerk

