



# GRANBY CENTER COMMITTEE MEETING

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Town of Granby, Connecticut

February 26, 2025

**BFJ Planning**
























































# Agenda

- **Project Timeline**
- **Update on Property Owner Outreach**
- **Discussion of Zoning Ideas**
- **Preliminary Design Work**
- **Next Steps**



# Project Timeline

TASKS	DESCRIPTION	MONTH									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
		1	2	3	4	5	6	7	8	9	
1	Kick-off Meeting with P&Z and Town Staff										
2	Review/Evaluate Existing Documentation & Plans (including zoning, design guidelines, POCD, etc.)										
	Interim Deliverable I (Existing Policy/Documentation Memo)										
3	Study Area Analysis & Fieldwork										
	Fieldwork & Data Collection and Analysis										
	(a) Demographics										
	(b) Market Analysis and Regional Development Trends										
	(c) Existing Land Use and Development Patterns										
	(d) Review and Evaluate Current Zoning Regulations										
	(e) Infrastructure Assessment										
	(f) Identify Opportunities and Constraints										
	Interim Deliverable II (Existing Conditions Memo + Presentation)										
4	Develop Preliminary Concepts/Recommendations										
	(1) Recommendations Regarding Land Use and Built Environment Standards										
	(2) Town Center Design Standards and Recommendations										
	(3) Transportation and Connectivity Plans										
	(4) Town Green Function and Design Plan										
	Interim Deliverable III (Presentation of Preliminary Concepts)										
5	Refinement of Concepts and Development of Final Recommendations										
	Interim Deliverable IV (Draft Master Plan)										
	Completion of Final Report (Final Deliverable)										
	Final Deliverable (Final Master Plan Completed)										
MEETINGS	Staff/Project Team Meetings (5-7 meetings)										
	Public Presentations/Hearings (2)										
	Project Deliverables										



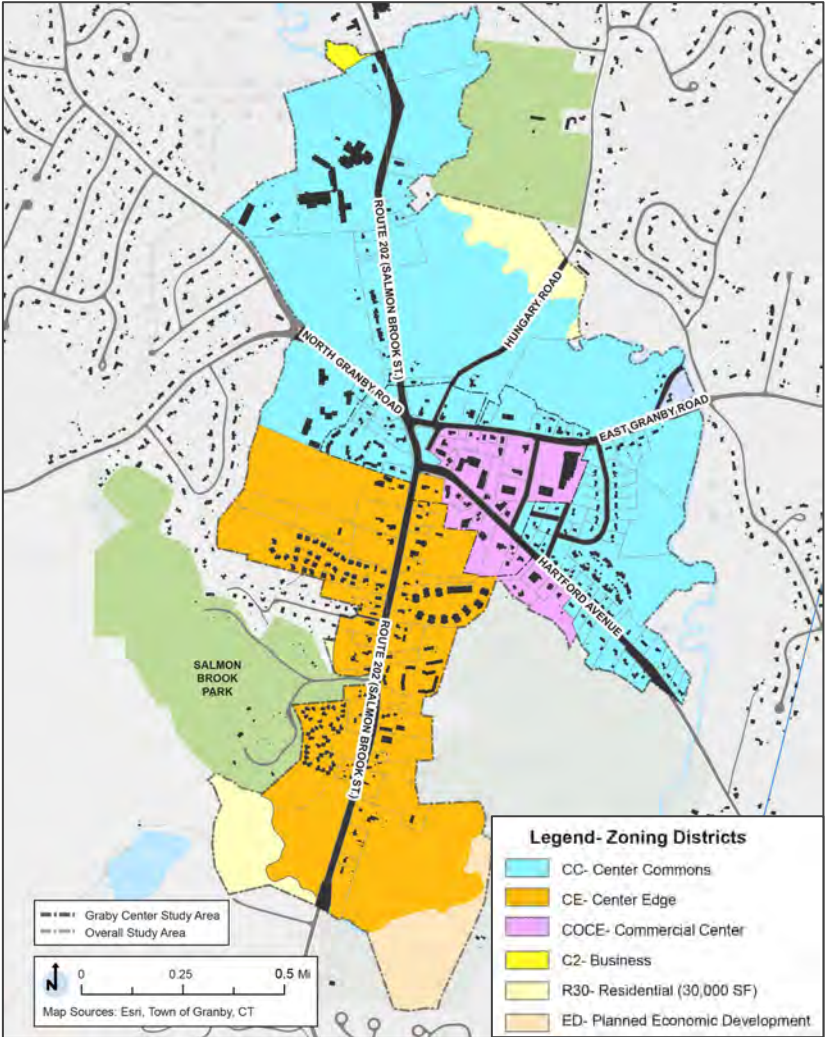
# Update on Property Owner/Stakeholder Outreach



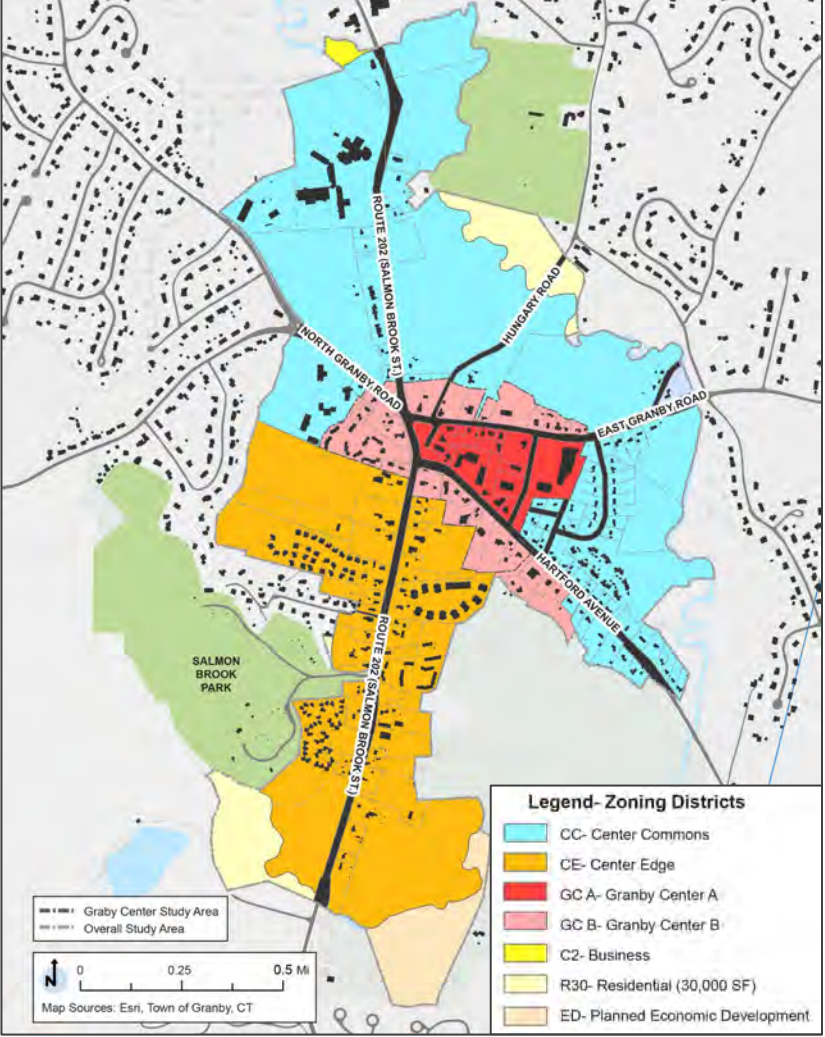


# Zoning Ideas: Granby Center

Existing Zoning



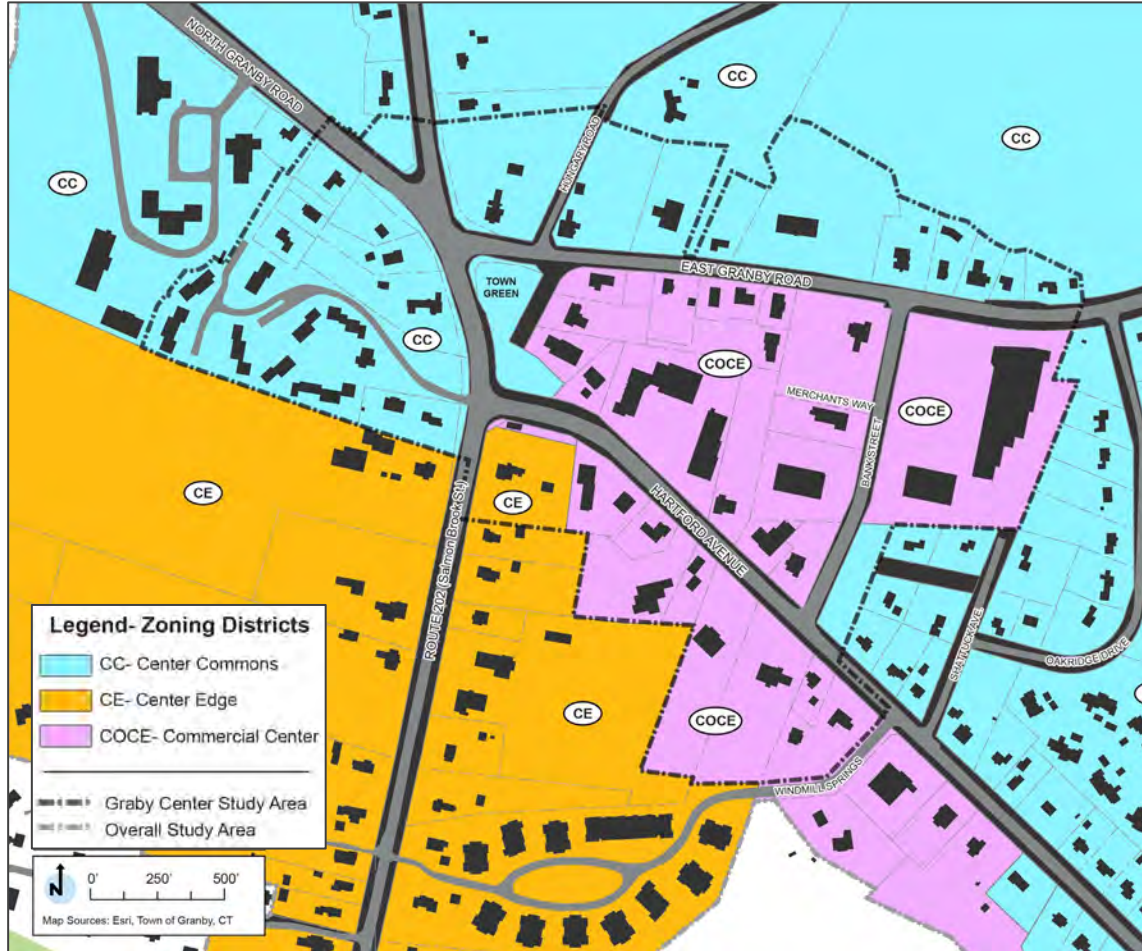
Proposed Zoning Idea



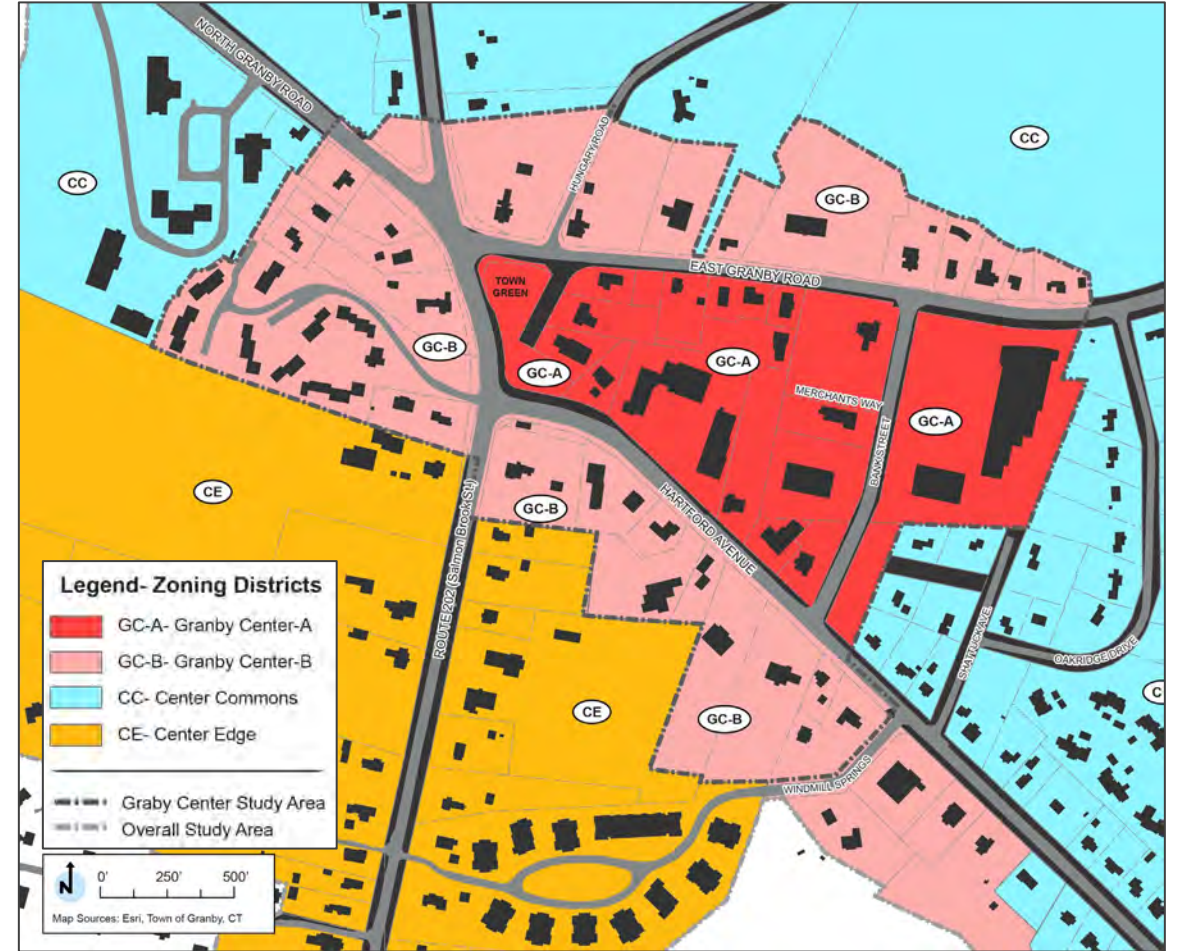


# Zoning Ideas: Granby Center

## Existing Zoning

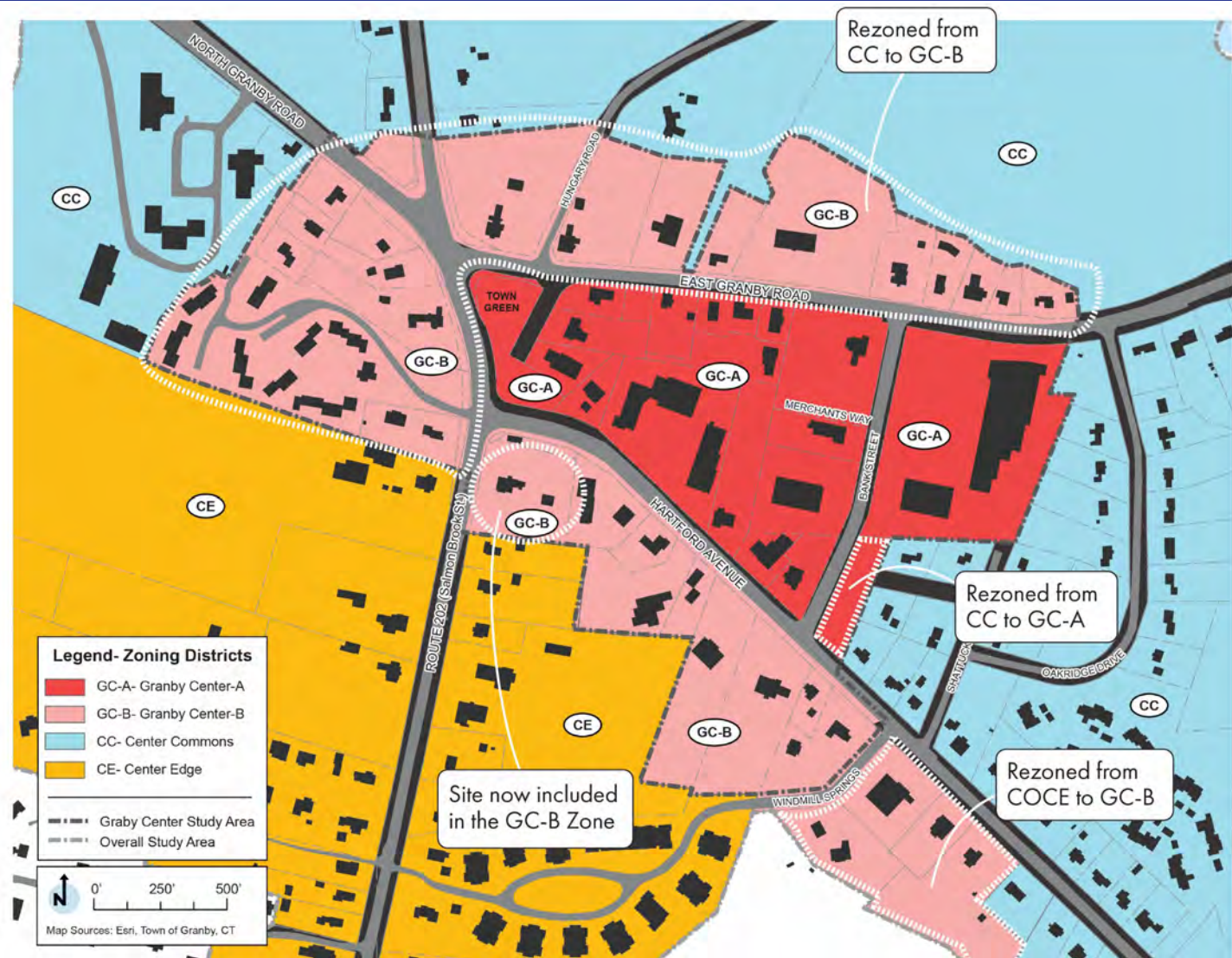


## Proposed Zoning Idea





# Overview of Proposed Zoning Map Changes



# Overview of Proposed Area & Bulk Changes in the GC-A/B Districts

## Front Yard Setback

- Decreasing Min. Front Yard Setback in the GC-A District to 15 ft on local roads.
- Creating a Max. Front Yard Setback in the GC-A District of 20 ft on local roads and 30 ft on state roads.

## Side Yard Setback

- No change to Min. Side Yard Setbacks in the GC-A/B Districts but allowing no side yard setbacks for townhomes.

## Max. Building Height

- No change to Max. Building Height of 3 stories / 45 feet in the GC-A/B Districts for residential buildings.
- Allowing for 3.5 stories / 48 feet for mixed-use buildings in the GC-A District.
- For mixed-use buildings in the GC-A District, requiring 35% of the ground floor to be commercial, retail, service, office, or restaurant uses to achieve the increased height.

Granby Center Zone: Existing vs. Proposed Schedule of Area and Bulk

	Zoning District			
	Commercial Center (COCE)	Granby Center Zone-A (GC-A)	Center Commons (CC)	Granby Center Zone-B (GC-B)
Min. Front Yard (Feet)	25 ft	15 ft 25 ft on state roads	50 ft <sup>1</sup>	—
Max. Front Yard (Feet)	—	20 ft 30 ft on state roads	—	—
Min. Side Yard	10 ft	10 ft No side yard setback for townhomes	20 ft	20 ft No side yard setback for townhomes
Min. Rear Yard	20 ft	—	30 ft	—
Min. Parking	Outlined in Section 7	See parking schedule	Outlined in Section 7	See parking schedule
Max. Building Height (Stories/Feet)	3/45 ft	3/45 ft (residential) 3.5/48 ft (mixed-use) <sup>2</sup>	3/45 ft	—
Max. Building Footprint	8,000 SF for a single commercial building	—	8,000 SF for a single commercial building	—
Max. Lot Coverage	30%	40%	30% <sup>3</sup>	—
Min. Lot Area (SF)	20,000 SF	15,000 SF	30,000 SF <sup>4</sup>	—
Min. Lot Area for Multi-Family Uses	—	15,000 SF	5 acres	1.5 acres
Min. Lot Frontage (Feet)	100 ft	75 ft	150 ft	—

<sup>1</sup> "The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building." (Center Commons Zone Special Criteria 3.12.2, p. 46).

<sup>2</sup> For mixed-use buildings in GC-A, 35% of the ground floor must be commercial, retail, service, office, or restaurant uses.

<sup>3</sup> See Center Commons Zone Special Criteria 3.12.2.

<sup>4</sup> "Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes." (Center Commons Zone Special Criteria 3.12.2, p. 46).



# Overview of Proposed Area & Bulk Changes (cont.)

## Max. Lot Coverage

- Increasing Max. Lot Coverage in the GC-A District to 40%.

## Min. Lot Area

- Decreasing Min. Lot Area. In the GC-A District to 15,000 SF.

## Min. Lot Area for Multi-Family Uses

- Decreasing Min. Lot Area for Multi-Family Uses to 15,000 SF in the GC-A District and 1.5 acres in the GC-B District.

## Min. Lot Frontage

- Decreasing Min. Lot Frontage in the GC-A District to 75 ft to accommodate the smaller lot sizes.

Granby Center Zone: Existing vs. Proposed Schedule of Area and Bulk

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# Overview of Proposed Use Changes in the GC-A District

## **Changing the following from Special Permit Uses to Permitted Uses in the GC-A District:**

- Retail sale, rental and/or repair
- Mixed use buildings containing both residential and nonresidential uses
- Multifamily use
- Banks/financial institutions
- Personal services, including barbershops, beauty shops, cleaning establishments
- Retail sales of alcoholic beverages

## **Changing the following from Not Allowed to Permitted Uses in the GC-A District:**

- Antique sales

## **Changing the following from Not Allowed to Special Permit Uses in the GC-A District:**

- Bed and breakfast establishments
- Churches, religious buildings, places of worship and cemeteries or other nonprofit organizations



# Overview of Proposed Parking Requirement Changes

## Multi-Family Use in GC-A/B (minimum requirement)

- Studio: 1 per unit
- 1 bedroom: 1.25 per unit
- 2 bedrooms: 1.5 per unit
- 3 bedrooms: 1.75 per unit
- 4 bedrooms or more: 2 per unit (no change)

## Other Uses in GC-A/B (ratio per 1,000 SF gross floor area)

- Commercial Office: 3 spaces
- Medical Office: 4 spaces
- Retail Stores: 3.5 spaces
- Shopping Centers: 3 spaces
- Auto Showrooms: 8 spaces

## Shared Parking for Large Lots in the GC-A/B districts:

When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments.

## Granby Center Zone: Existing vs. Proposed Parking Requirements

Use	Parking Space Ratios			
	Existing Minimum Requirement	Proposed Minimum Requirement (GC-A/B) <sup>1</sup>	Existing Ratio per 1,000 SF Gross Floor Area	Proposed Ratio per 1,000 SF Gross Floor Area (GC-A/B)
Single Family	2 per unit	—		
Multi-Family Studio		1 per unit		
Multi-Family 1 bedroom	1.5 per unit	1.25 per unit		
Multi-Family 2 bedrooms	2 per unit	1.5 per unit		
Multi-Family 3 bedrooms	2 per unit	1.75 per unit		
Multi-Family 4 bedrooms or more	2 per unit	2 per unit		
Elderly Multi-Family	1 per unit	—		
Hospital/Sanitarium			4	—
Nursing Home	1 per 3 beds	—		
Office Headquarters <sup>2</sup>			4	—
Commercial Office			5	3
Commercial Recreation			1.5	—
Medical Office			6	4
Retail Stores <sup>3</sup>			6	3.5
Shopping Centers <sup>4</sup>			5.5	3
Day Care Facilities			3	—
Restaurants			8	—
Places of Amusement			6	—
Public Assembly			6	—
Funeral Homes			20	—
Industrial			2	—
Wholesale Trade			0.5	—
Warehousing			0.5	—
Storage, Retail			5	—
Auto Showrooms			10	8
Auto Body Shops			4	—
Boarding House	1 per guest room	—	1	—

<sup>1</sup> Shared Parking for Large Lots: When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments.

<sup>2</sup> Over 40,000 gross square feet.

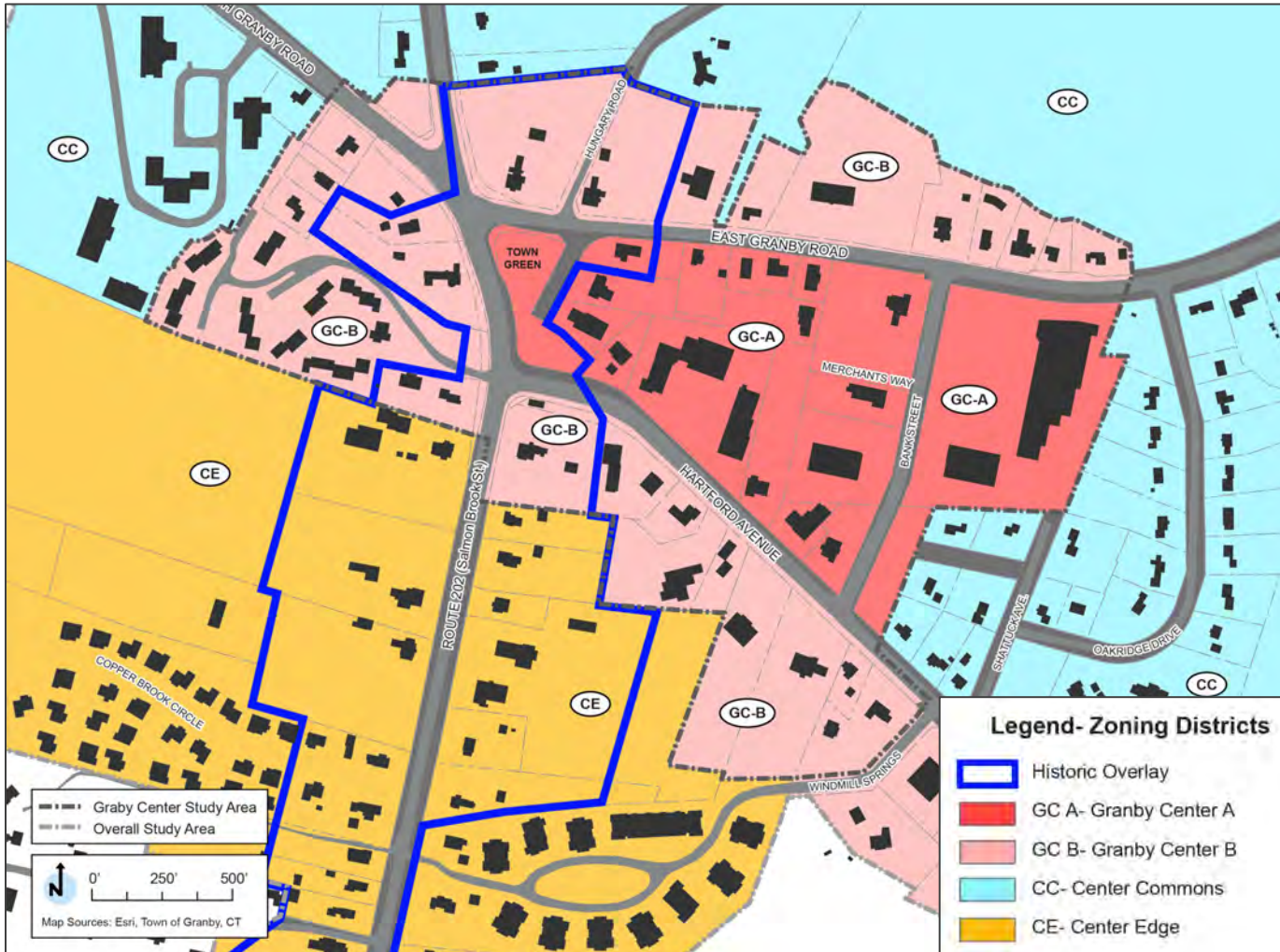
<sup>3</sup> Up to 10,000 square feet.

<sup>4</sup> Retail stores totaling over 10,000 gross feet on a common site plan.



# Zoning Ideas: Historic Overlay

## Historic Overlay



### *Zoning Idea:*

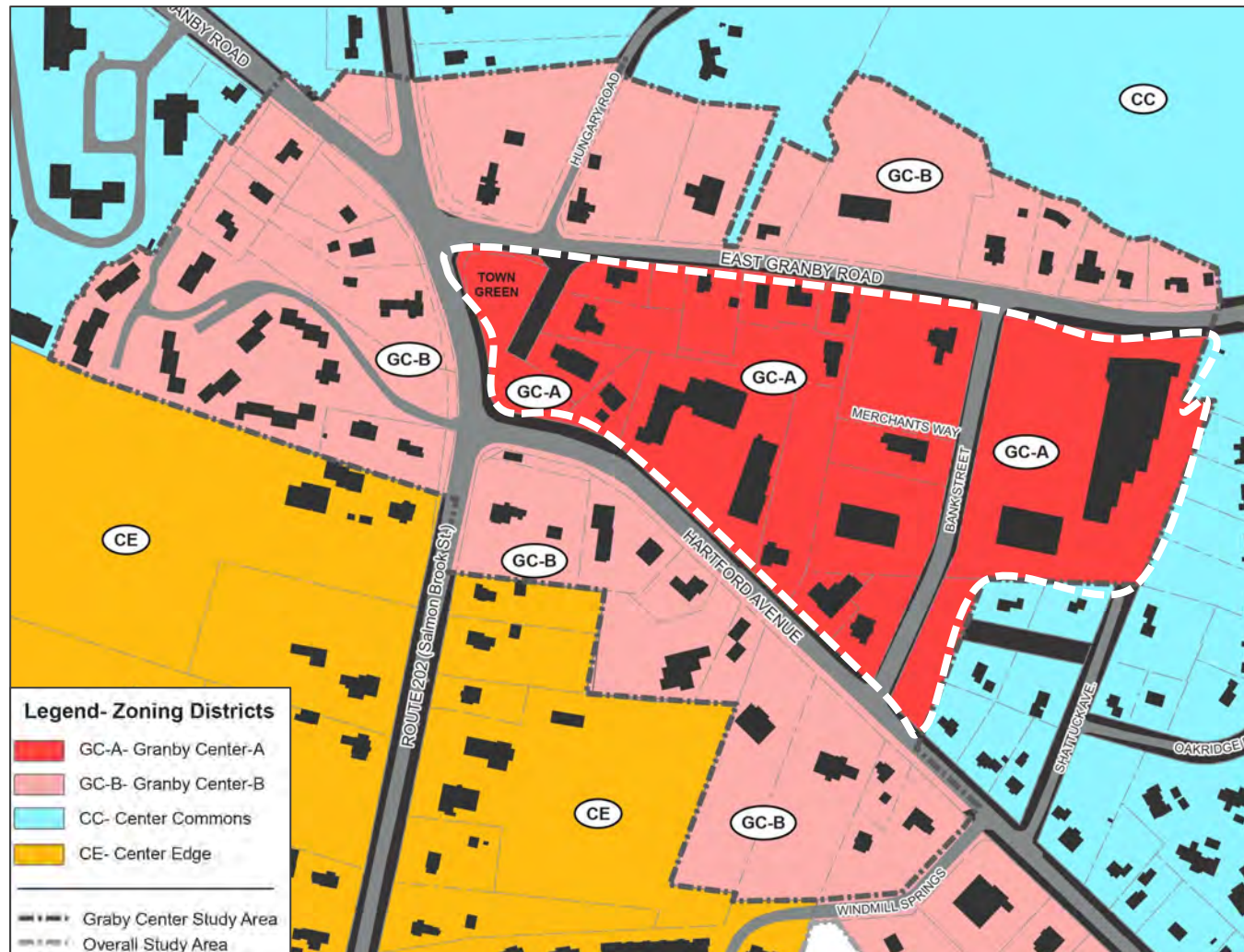
Any property within the Granby Center A or B Zone and is:

- A) within the Historic Overlay Zone
- B) a significant structure in the Federal Granby Center Historic District

may utilize the allowed uses in the Granby Center A or B Zone provided that the structure is preserved.

# Zoning Ideas: Density Bonus

## Granby Center-A Zone



### Zoning Idea:

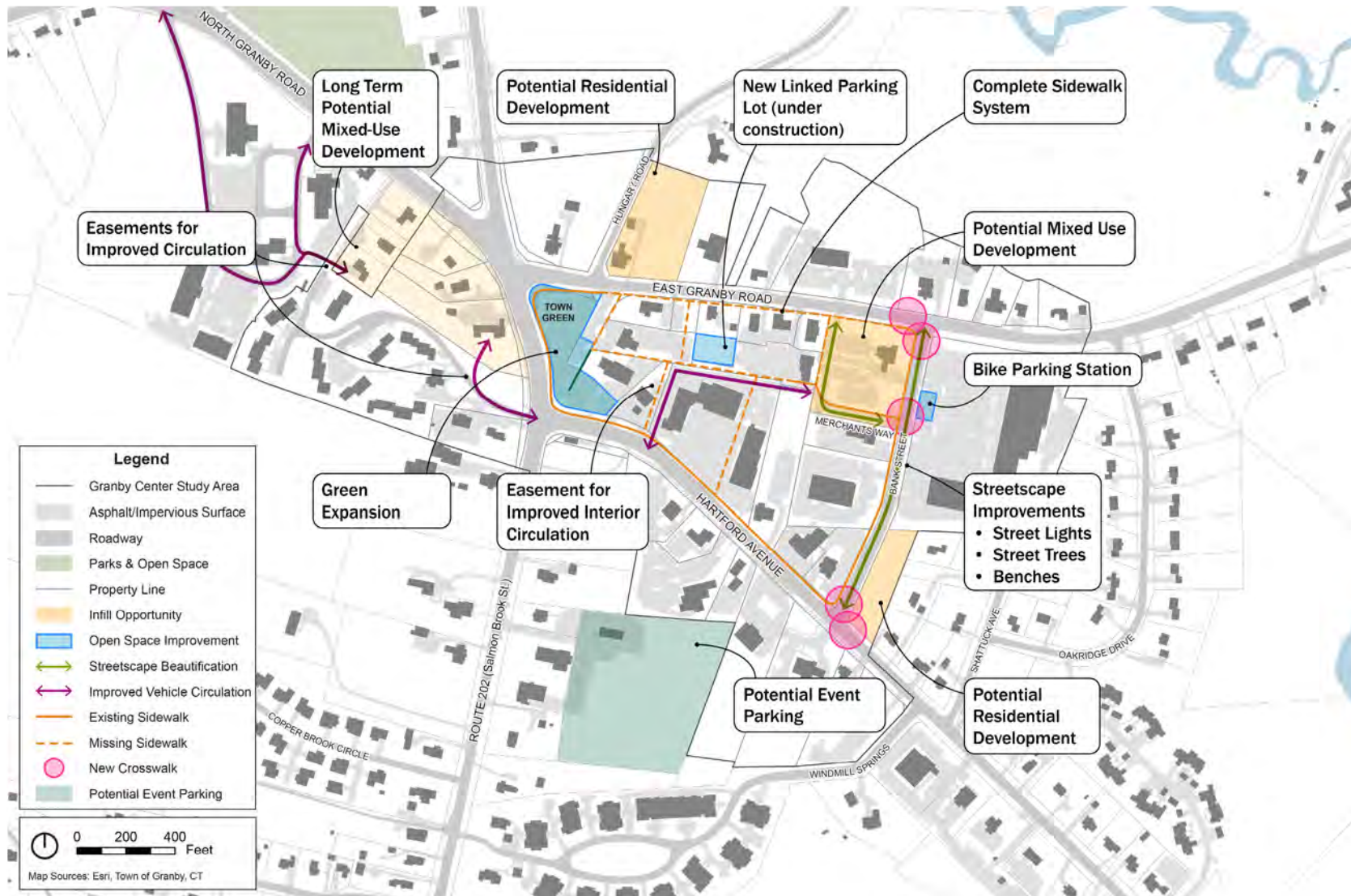
Any property within the Granby Center-A Zone can receive a density bonus not to exceed 20%\* for implementing:

- A) Public improvements; or
- B) Easements for connectivity; or
- C) Shared parking

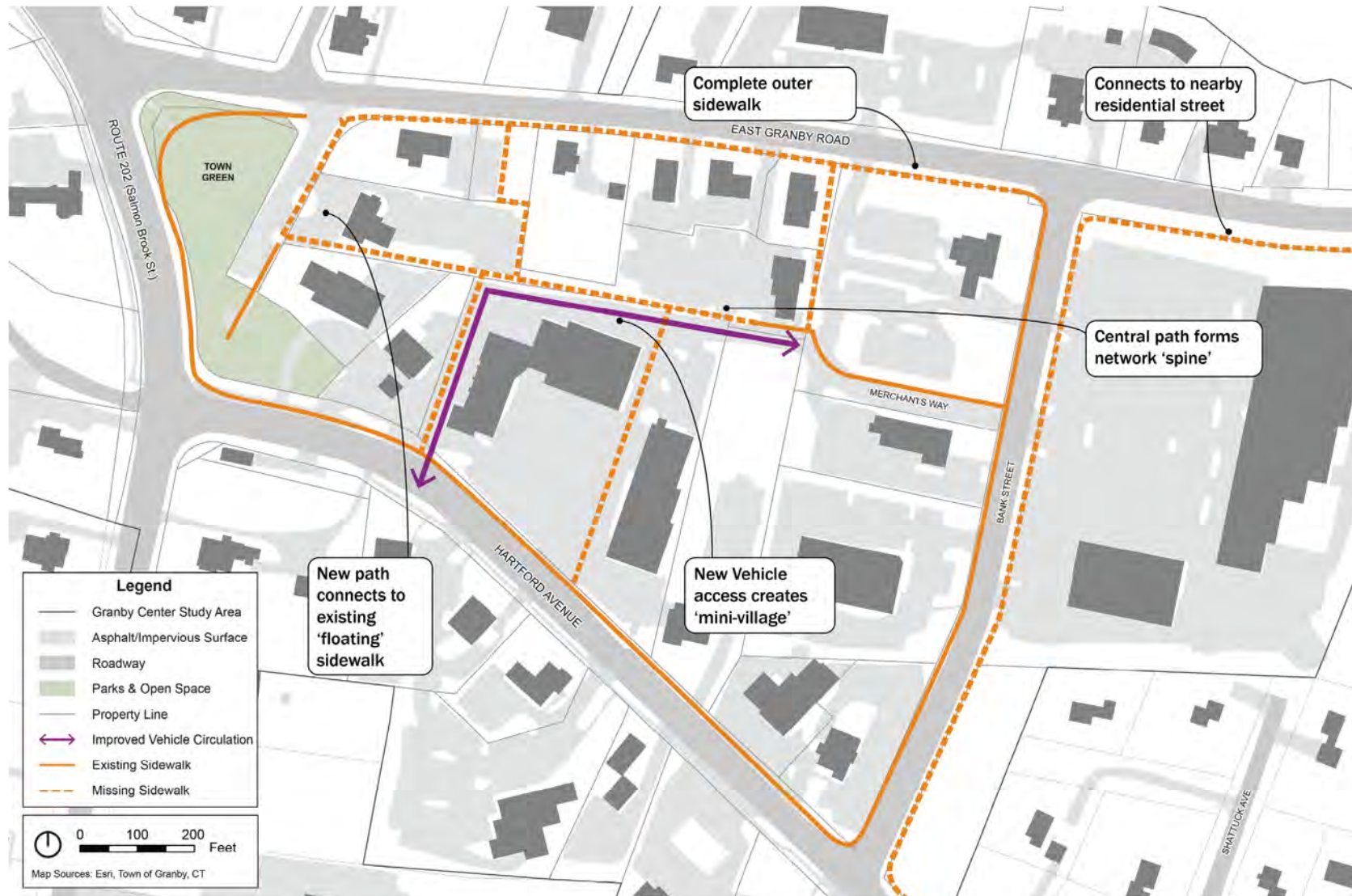
*\*A maximum number of 15 units per acre is currently permitted in the Granby Center Zone (Section 3.12.5).*



# Opportunities Map

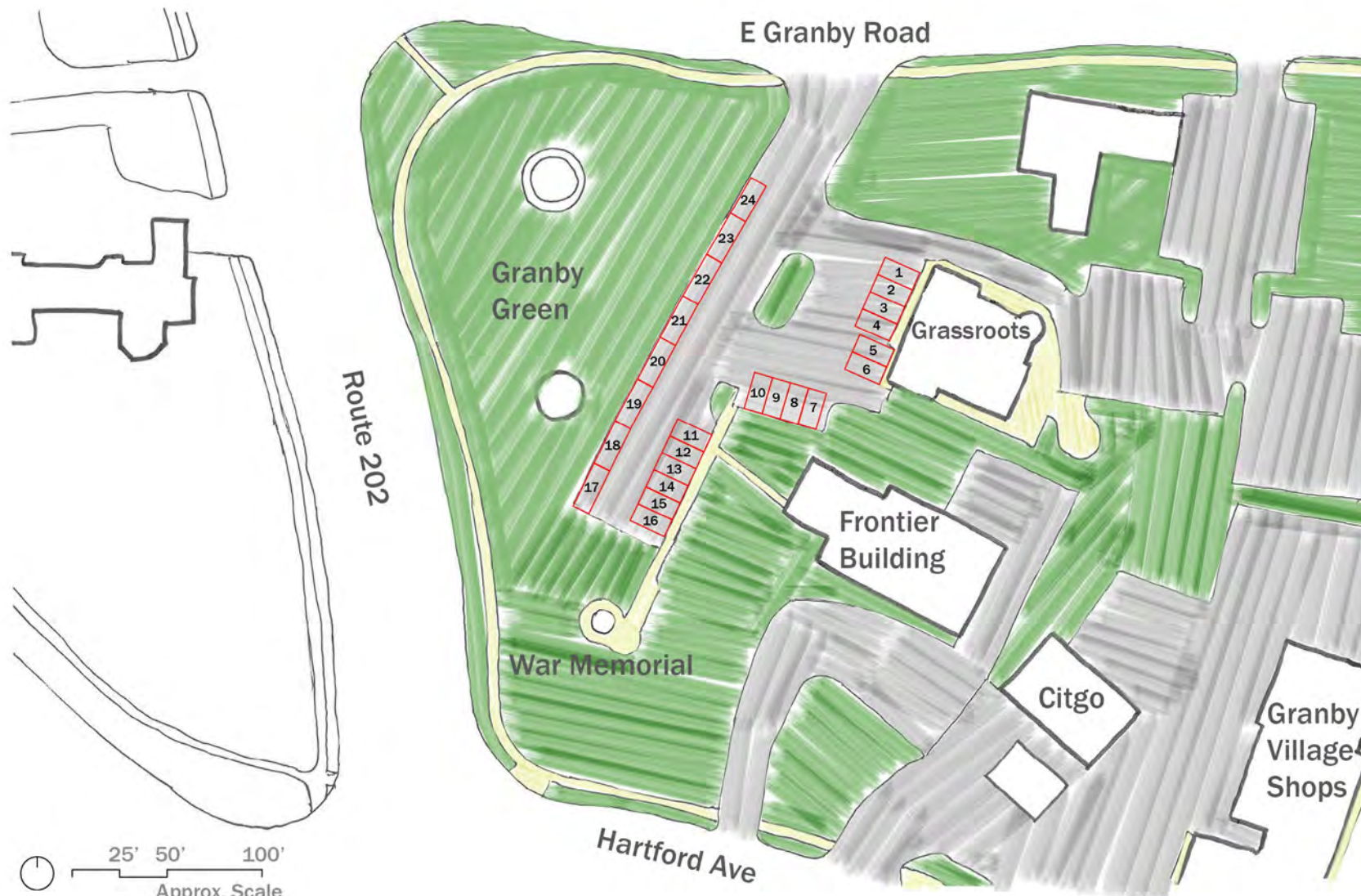


# Circulation Map





# Granby Green - Existing



## Important Considerations

- 1) Parking on the old state road is scarce during summer months
- 2) Town green is underutilized
- 3) War Memorial is disconnected from main green space

# Granby Green – Proposal #1

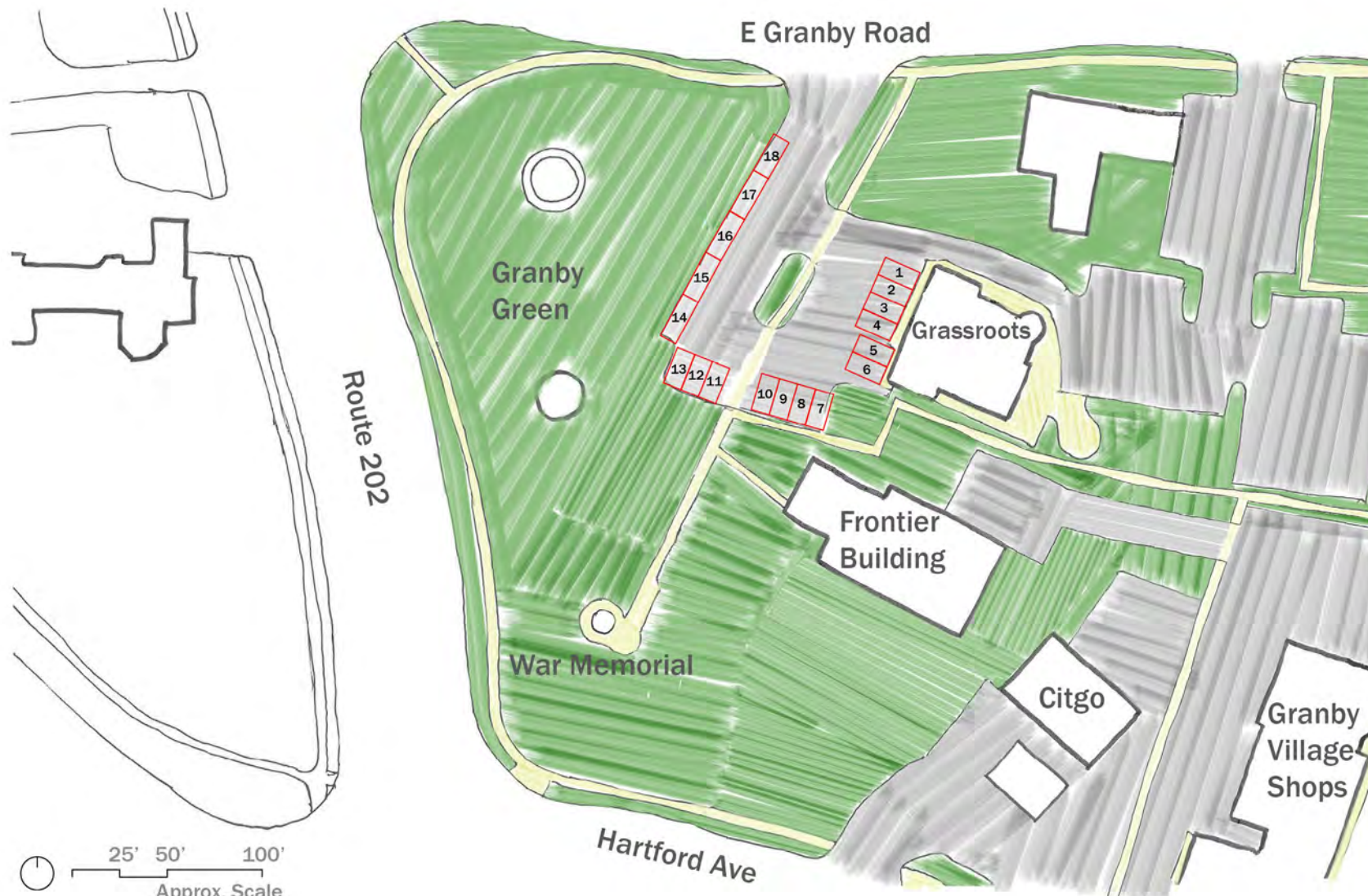


**Action 1)**  
Amplify connection to Southern portion of park by depaving a portion of the old state road

**Action 2)**  
Reclaim the driveway easement on Town property and increase green space



# Granby Green – Proposal #2



Action 1)  
Depave part of  
old State Road.

Action 2)  
Completely  
reclaim space  
directly South  
the Frontier  
building.

Action 3)  
Create a new  
easement for  
new access  
to Frontier  
building.

# Bank Street – Concept Plan



## Potential Mixed-Use Development (Retail-Commercial / Residential)

25 East Granby Road (1.89 acres)

## Green Ribbon (Linear Gathering Space)

## Potential Townhouse Development (Residential - Live/Work)

26 Hartford Avenue (0.7 acres)

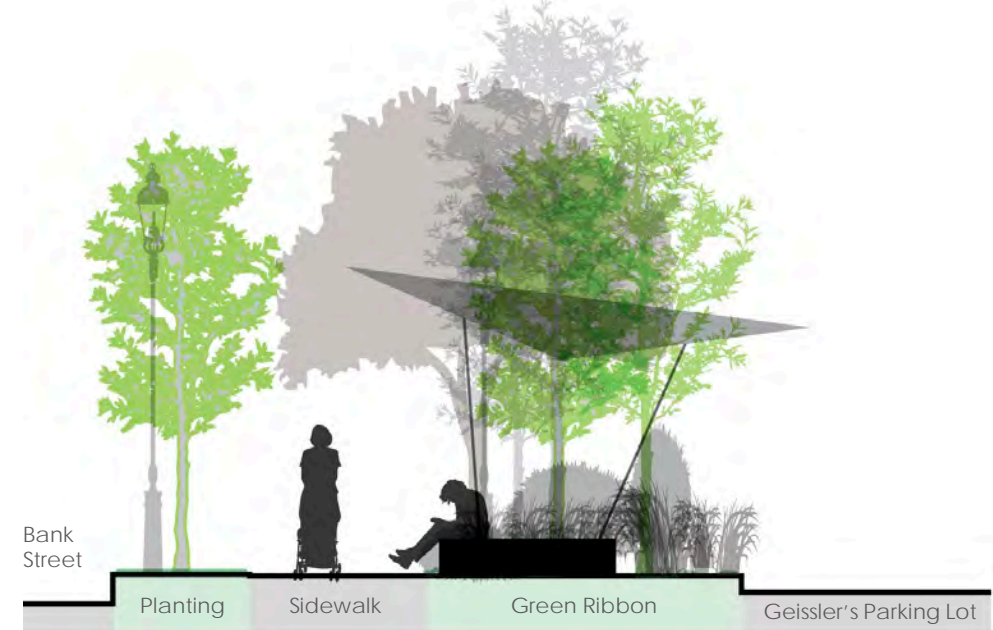
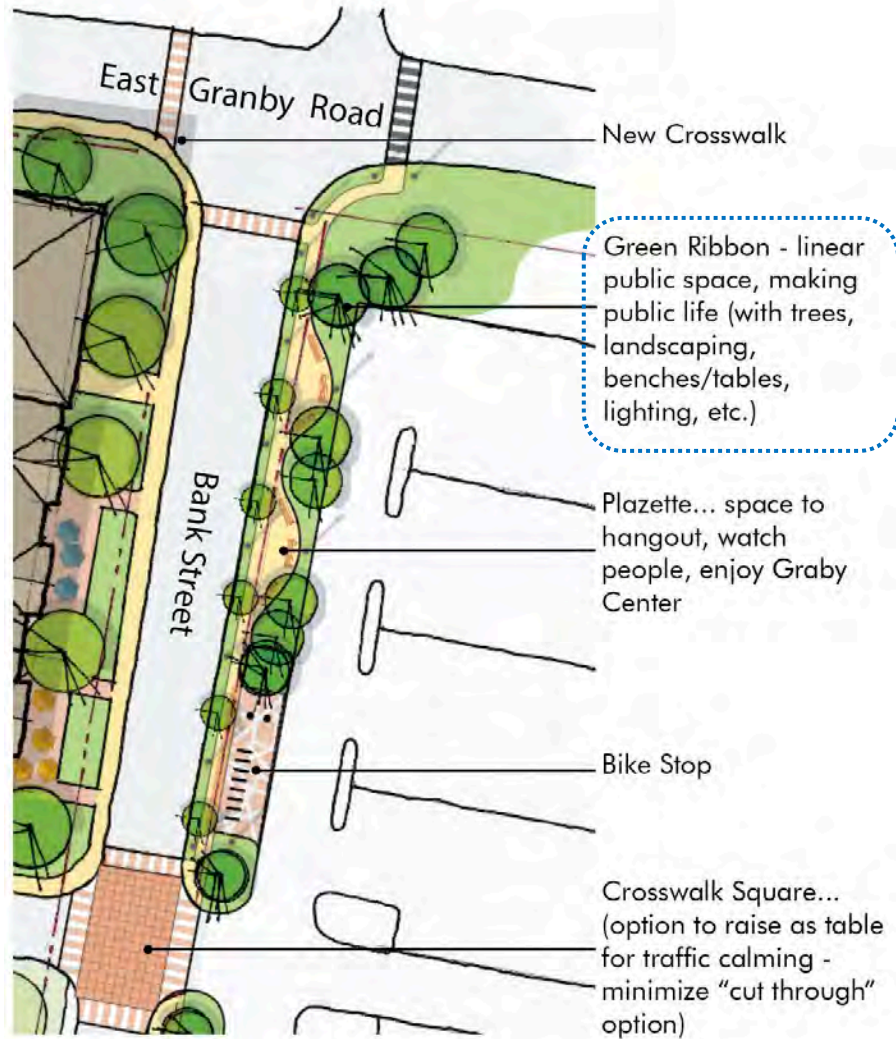


# Green Ribbon (Linear Public Space)





# Green Ribbon (Linear Public Space)





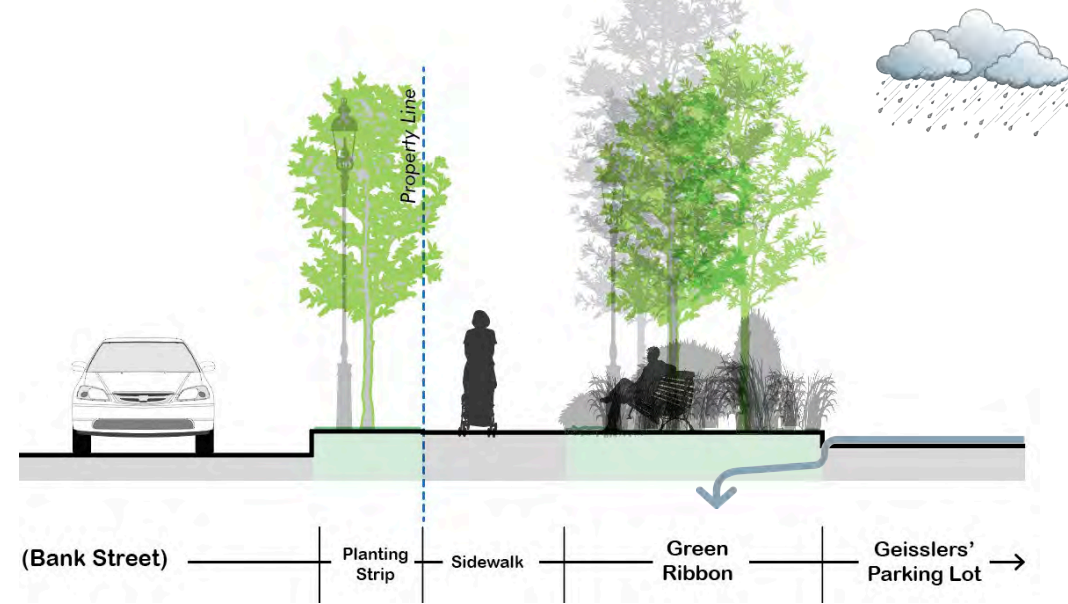
# Green Ribbon (Linear Public Space) – Sustainability Opportunity (LID)



Westport, CT



Storrs, CT



Illustrative Cross-Section

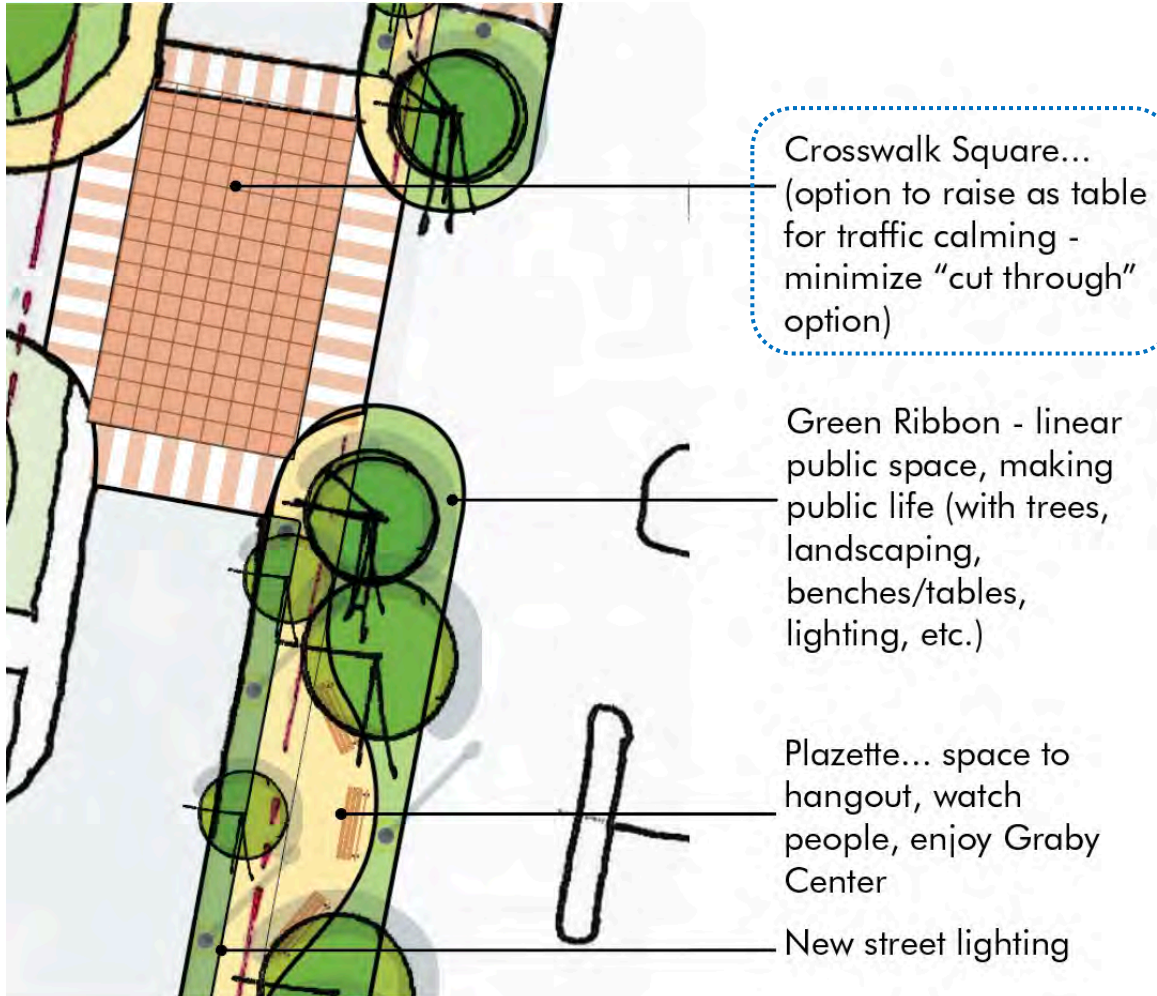


# Green Ribbon (Linear Public Space) – Bike Stop





# Green Ribbon (Linear Public Space) – Crosswalk Square

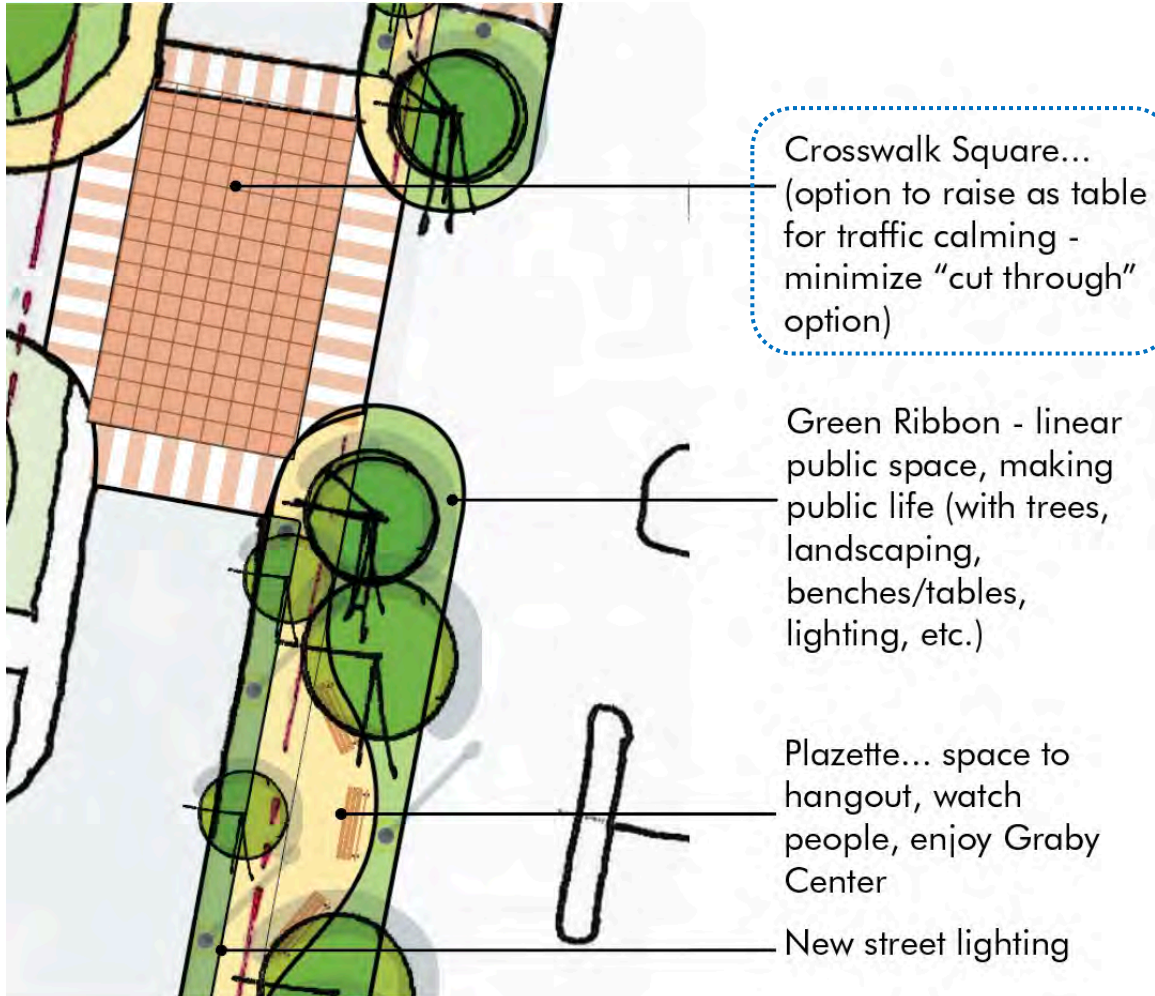


## Option 1 – Change surface material

- Aesthetic and placemaking benefits
- Moderate initial and maintenance costs



# Green Ribbon (Linear Public Space) – Crosswalk Square



## Option 2 – Raise surface (road table)

- Aesthetics + Traffic calming benefit
- Higher initial and maintenance costs



# Potential Townhouse Development Opportunity – Residential/Live-Work



# Potential Townhouse Development Opportunity – Residential/Live-Work



## 26 Hartford Avenue

- **Site:** 0.7 acres
- **Units:** Eight townhomes ( $\pm 1,800$ -2,200 sf)
- **Parking:** private garage parking to the rear
- **Building Height:** 3-story/45'
- **Res. Density:**  $\pm 11$  du/acre
- **Notes:**
  - Reduced setbacks/yard, Improved streetscape along Bank Street
  - Live-work option



# Potential Townhouse Development Opportunity – Residential/Live-Work



# Potential Townhouse Development Opportunity – Residential/Live-Work



Illustrative Perspective (looking northeast)



Illustrative Perspective (Bank Street)



Illustrative Perspective (sidewalk view)



# Potential Townhouse Development Opportunity – Residential/Live-Work



Precedents



# Potential Townhouse Development Opportunity – Residential/Live-Work



Walk-up Frontage



# Potential Townhouse Development Opportunity – Residential/Live-Work



Stoop Frontage – Strong Pedestrian Environment



# Potential Townhouse Development Opportunity – Residential/Live-Work



Terrace Frontage – Strong Pedestrian Environment



# Potential Townhouse Development Opportunity – Residential/Live-Work



Rear Parking



## Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence





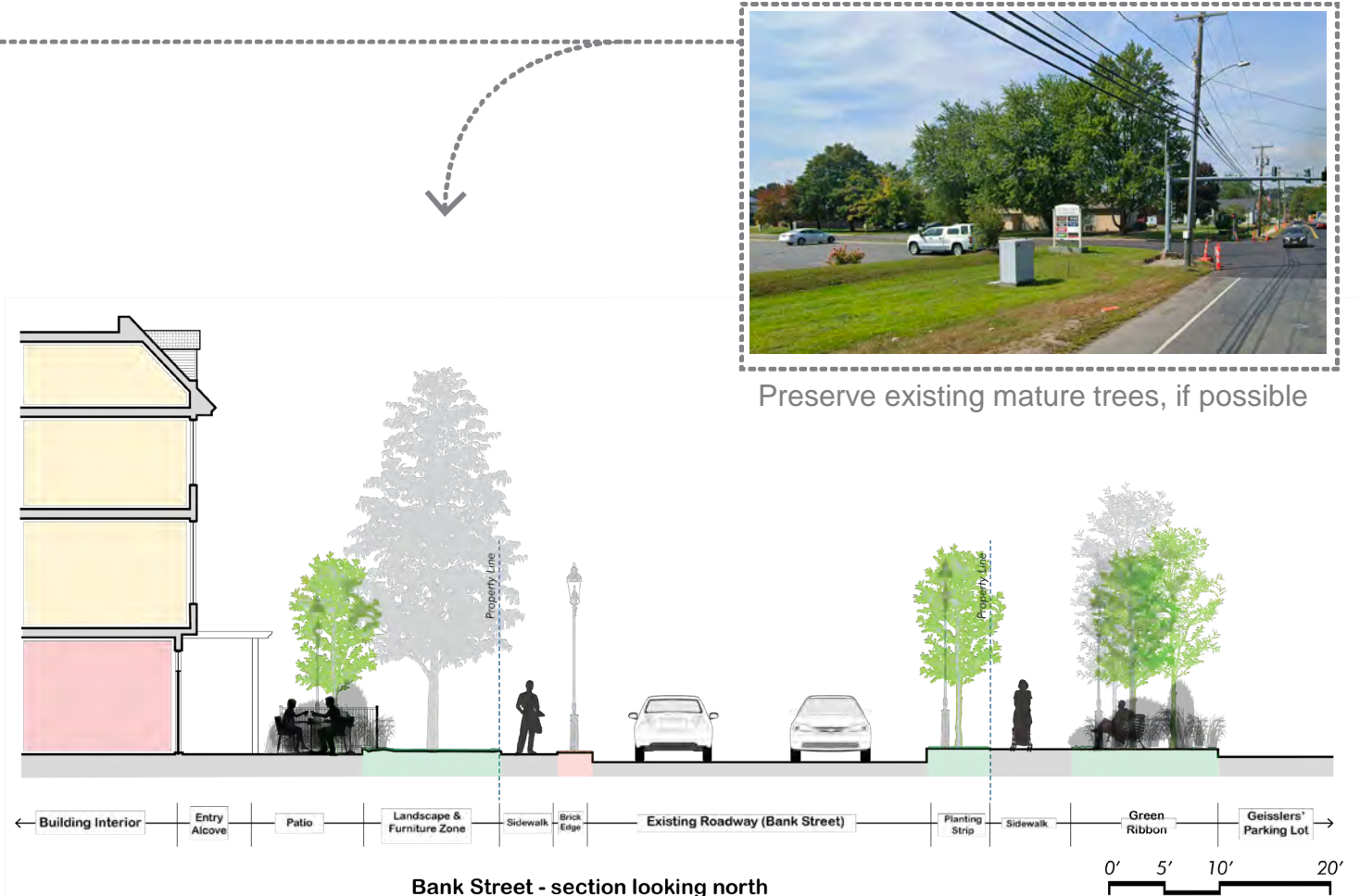
## Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence

### 25 East Granby Road

- **Site:** 1.89 acres
- **Units:**  $\pm 30$  apartments ( $\pm 1,300$  sf/unit gross)
- **Comm./Retail:**  $\pm 8,000$  sf
- **Parking:** shared surface/podium parking to the rear ( $\pm 50$  spaces)
- **Building Height:** 3.5-story/48'
- **Res. Density:**  $\pm 16$  du/acre
- **Notes:**
  - Active streetscape along Bank Street
  - Connection to pedestrian circulation network



# Potential Infill Development Opportunity (2) – Mixed-Use Building with a Public Presence





# Potential Mixed-Use Development – A Building with a Public Presence



Wilton, CT



# Potential Mixed-Use Development – A Building with a Public Presence



Wilton, CT



# Potential Mixed-Use Development – A Building with a Public Presence





# Potential Mixed-Use Development – A Building with a Public Presence





# Potential Mixed-Use Development – A Building with a Public Presence





# Potential Mixed-Use Development – A Building with a Public Presence



La Figata Restaurant, Granby, CT



# Public Realm Improvements | Starbucks – Parking Frontage

Existing Condition





# Public Realm Improvements | Starbucks – Patio Frontage

Concept





# Public Realm Improvements | Maintain the New England Rural Frontage



Salmon Brook Road (202) (South of Granby Center)



## Public Realm Improvements | Maintain the New England Rural Frontage



Hartford Avenue (East of Granby Center)



## Public Realm Improvements | Maintain the New England Rural Frontage



East Granby Road (at Granby Center) - Existing



# Public Realm Improvements | Maintain the New England Rural Frontage



East Granby Road (at Granby Center) - Proposed



# Streetscape Beautification

## Street Lighting

### Current State



Street lamps should respond to context ie

- Taller lamps (25-32.5 ft) street lamps on wider roads, and shorter in pedestrian focused connectors (15-20 ft)
- Shorter luminaire cycles on pedestrian paths (every ~30 ft)

### Potential Elements





# Streetscape Beautification

## Signage

### Current State



### Potential Elements



Street signs  
feature Granby  
White Oak and  
town colors

Commercial  
signs could also  
embrace town  
identity





# Streetscape Beautification

## Trash Cans

### Current State



Granby Green



Granby Village

### Potential Elements



Picnic Furniture



Glasdon



Glasdon



Uline



Trashcans Unlimited



Glasdon

Decorative trash cans recall the town's New England identity.

Trash cans with Granby's name and seal shows local stewardship and helps humanize the public space.



# Streetscape Beautification

## Benches

### Current State



Benches consistently placed around the Town Center give people, especially older adults, opportunities to sit and rest.

More benches around the Town Green diversifies its uses (teens eating ice cream, parents watching kids play, etc.)

### Potential Elements



*Kay Park*



*Anova*



*TreeTop Products*

Benches, similarly to trash cans, should be decorative. Benches and trash cans that fall under the same design family can help make the Town Center feel like a more defined space.



# Streetscape Beautification

## Street Trees

Tree Line on Hartford Ave



Prioritize native trees that are hardy and well suited as street trees.

Trees and tree lines provide

- Beauty
- Shade
- Identity
- Sustainability

Hole in Tree Line on Bank St



White Oaks also reinforce Granby's local identity

Red Maple



*Acer rubrum*

Sugar Maple



*Acer saccharum*

Hackberry



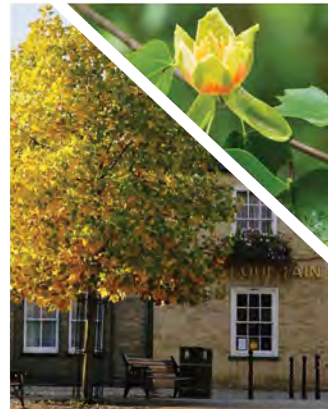
*Celtis occidentalis*

Sweetgum



*Liquidambar styraciflua*

Tulip Tree



*Liriodendron tulipifera*

White Oak



*Quercus alba*

Chestnut Oak



*Quercus prinus*

Northern Red Oak



*Quercus prinus*