



Granby
Plan of Conservation and Development
IMPLEMENTATION PLAN

A. Population and Demographics

Goals

1.	Manage growth within the provisions of the enabling legislation.
2.	Maintain long range and comprehensive planning programs.
3.	Promote cultural awareness and greater social and economic diversity within our population.
4.	Recognize and meet the needs of the aging population.
5.	Address the needs of our youth.
6.	Encourage young families to live in Granby.
7.	Continually review the latest Town wide and regional demographics.
8.	Endeavor to achieve a racially, socially and economically balanced community.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
A.1	Continually review the impact of land use decisions to assess compliance with this Plan.	O		PZ	Comm. Develop.
A.2	Develop innovative ways to encourage greater public participation in Granby's future planning efforts. Promote greater citizen awareness of demographic changes, environmental concerns, development, land use applications and the rights of all landowners. Consider expanding the use of the Town Web 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.	A		Town Manager	Dept. Heads
A.3	Promote recreational and social activities for families.	O		Park & Rec	Senior & Youth Services
A.4	Prioritize and implement policies specifically directed towards our senior citizens and young people.	O		Senior & Youth Services	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

B. Environment

Goals

1.	Promote biodiversity.
2.	Preserve and maintain natural, cultural and historic resources.
3.	Protect ground water resources.
4.	Protect, preserve, promote, and create wildlife habitat and corridors in an effort to protect our fish and wildlife.
5.	Preserve native vegetation for its scenic value and for its value as a food source for wildlife.
6.	Protect, upgrade and maintain the quality of wetlands, watercourses, and watershed.
7.	Preserve the scenic quality of ridge tops and ridgeline.
8.	Allow for the reasonable extraction of sand, gravel and other earth resources.
9.	Preserve our farmlands, the existing farm operations, agricultural soils, and farm architecture.
10.	Preserve, manage and maintain our forest lands.
11.	Prohibit development within the floodplain.
12.	Preserve scenic views.
13.	Minimize light pollution.
14.	Minimize noise pollution.
15.	Reduce Stormwater Runoff

Implementation

#	Task	Priority	Status	Lead Entity	Partners
B.1	Encourage the removal of invasive vegetation and discourage the planting of invasive plants.	A		Conserv. Comm.	AG Comm.
B.2	Require developers to use the established best management practices in both the design and actual development of new subdivisions.	O		PZ	Comm. Develop. Dept., Town Engineer
B.3	Work towards the adoption of innovative Storm Water management plans.	O		Town Engineer	DPW
B.4	Utilize the Conservation Commission's Natural Diversity Database when reviewing applications.	C		PZ	
B.5	Adjust the Special Flood Hazard Area boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers and amend the regulations as necessary.	B		Comm. Develop. Dept.	PZ

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B.6	Promote passive recreation and agricultural uses for floodplain areas while restricting any new development within the flood plain.	O		PZ	
B.7	Monitor the newly adopted Earth Excavation Zoning Regulations for their effectiveness and allowing reasonable extraction of the resource while protecting the surrounding areas.	O		PZ	Comm. Develop. Dept.
B.8	Enact creative zoning that protects and preserves wildlife habitat. Avoid construction of barriers to wildlife movement. Maintain un-fragmented wildlife corridors, wherever possible.	B		PZ	
B.9	Consult the DEP Natural Resource Inventory when reviewing land use applications.	C		PZ	
B.10	Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.	O		PZ	
B.11	Encourage members of the Conservation Commission and others to complete the DEEP Master Wildlife Training Program.	O		Conserv. Comm.	
B.12	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".	O		Conserv. Comm.	
B.13	Encourage the Conservation Commission to study and report on the effects of herbicides and pesticides.	A	Accomplished	Conserv. Comm.	
B.14	Review the State Statutes regarding the regulation of logging operations. Form a subcommittee to undertake this process and in an effort to establish a specific regulation or ordinance for the logging of properties, consistent with state regulations	C		BOS	
B.15	Create a Town arboretum, or tree/shrub farm on existing Town property, such as the Holcomb Farm.	O		BOS	Conserv. Comm.
B.16	Maintain the Town's favorable tax policies to protect farm, forest and open space land area. Review the existing wording and re-write as necessary.	O		Tax Office	BOS
B.17	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.	O		BOS	

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#	Task	Priority	Status	Lead Entity	Partners
B.18	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		PZ	
B.19	Promote best management practices on farms to reduce nutrient and sediment loading to streams.	B		AG Comm.	
B.20	Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides.	O		Conserv. Comm.	
B.21	The Town should keep apprised of the revision to the State of Connecticut Wildlife Action Plan and support the effort through education, promotion and regulatory action.	A		Comm. Develop. Dept.	Conserv. Comm.
B.22	Town regulations, ordinances and general low impact development 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.	O		DPW	Town Engineer
B.23	Update as necessary the Town's Erosion and Sedimentation Control Ordinance which establishes the minimum standards and promotes best management practices to limit erosion and sedimentation.	A		Comm. Develop. Dept. PZ	
B.24	Form a study Committee to consider the adoption of regulations for the preservation of Granby's ridgelines and trap rock ridges. Establish standards to minimize the visual impact of homes or other structures, including cell towers and wind mills, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.	A		PZ BOS	
B.25	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. And where appropriate make regulatory changes to promote biodiversity. http://www.frwa.org/publications/biodiversity_report_final.pdf	O		PZ	
B.26	Develop guidelines to lessen light impact within in residential neighborhoods. Apply minimum lighting standards for commercial development. Promote the use of Dark Sky initiatives and continue the policy of discouraging street lights except where necessary for safety.	B		PZ	
B.27	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.	E		Conserv. Comm.	

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#	Task	Priority	Status	Lead Entity	Partners
B.28	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.	A		Conserv. Comm.	

C. Housing

Goals

Priority	
1.	Encourage the location and site design of new housing that enhances the rural residential identity of Granby.
2.	Provide the opportunity for the construction of multi-family homes where appropriate.
3.	Encourage the construction of active adult and elderly housing.
4.	Encourage the construction of new affordable housing.
5.	Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.
6.	Respect the integrity of our established residential neighborhoods.
7.	Encourage the preservation of historic homes.
8.	Encourage the continued maintenance and rehabilitation of our existing housing stock.
9.	Consider a rezoning of developed residential areas to adequately reflect the existing development of the area.
10.	Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.
11.	Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.
12.	More adequately define and address Accessory Uses.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
C.1	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. Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons. 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.	B		PZ	
C.2	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.	A		PZ	

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C.3	Continue to allow accessory apartments. Consider amending the regulations to allow accessory apartments in buildings that are not attached to the primary residence.	O	Accomplished	PZ	
C.4	Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior. Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site.	O		PZ	
C.5	Continue to allow a broad range of home occupations with concern for potential negative impacts on neighboring properties. 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.	A		PZ	
C.6	Consider a zoning amendment that permits a mix of housing and commercial use as appropriate for the particular area.	A		PZ	
C.7	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. 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.	B		PZ	
C.8	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 increasing affordability.	O		PZ	
C.9	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.	O		PZ	
C.10	Regularly examine the condition of our housing stock and seek opportunities to maintain its quality. Continue funding the Housing Rehabilitation Program and seek and promote other state and federal sources of home improvement funds.	O		Comm. Develop. Dept.	
C.11	Educate the public as necessary on the importance of long term and consistent home maintenance.	O		Comm. Develop. Dept.	

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C.12	Review the zoning of existing neighborhoods where lot sizes are consistently smaller than the minimum size required by the Zoning Regulations. 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.	B		ZBA	PZ
C.13	Encourage the development of energy-efficient, green, sustainable homes and housing developments. Consider a new regulation which would provide a density bonus for such developments that propose to incorporate such features.	C		PZ	

D. Budgeting, Taxation and Grand List Variations

Goals

Priority	
1.	Diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.
2.	Maintain a stable and predictable tax rate.
3.	Adopt, maintain and follow a capital improvements plan.
4.	Encourage and maximize the use and effectiveness of Granby citizen volunteers.
5.	Continue to seek alternate sources of revenue.
6.	Anticipate the need for changes in public services based on changes in demographics.
7.	Continually evaluate the cost and effectiveness of existing public services.
8.	Update the Town's Open Space Tax Policy

Implementation

#	Task	Priority	Status	Lead Entity	Partners
D.1	Encourage and provide for the expansion of existing commercial and industrial operations. Continue a working relationship with the Granby business community. Recognize the needs of existing businesses and anticipate the impact of future regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Conservation and Development. Promote the construction of commercial projects in an effort to have commercial development make up 10% of the town's total grand list.	O		Develop. Comm.	PZ Comm. Develop. Dept.
D.2	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.	O		BOS	Town Manager

#	Task	Priority	Status	Lead Entity	Partners
D.3	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. Work on increasing the options and choices available for those residents unable to afford the property taxes. Be cognizant of, and anticipate the impact on the overall community when any particular group is provided with a tax break.	O		BOS	Town Manager BOF
D.4	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. Continue working with the Farmington Valley Town Collaboration, where surrounding towns interact and learn from each other.	O		Town Manager	
D.5	Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town. Encourage the participation of future volunteers and provide educational resources where possible.	A		Town Manager	All Boards and Commissions
D.6	Continue to work closely with the Lost Acres Fire Department with recognition of the overwhelming benefit that a volunteer fire department offers the Town.	O		Town Manager	BOS
D.7	Seek creative sources of program/service funding. Determine if there are services, which should be paid for directly by those individuals receiving the benefit, and consider a direct fee system. 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.	F		Town Manager	BOS
D.8	Encourage donations to fund programs and special events and set up a system to receive charitable contributions.	F		Town Manager	
D.9	Set up a system to continuously explore the availability of, and regularly make application for, grant funds.	O		Town Manager	Department Heads
D.10	Recognize the overall economic impact of any proposed property tax increase. Understand the impact of municipalities competing against one another for business, rather than working together. Work with the State to reduce the negative impact that property taxes have on attracting business and home buyers to the State of Connecticut. Encourage the State to make additional funding mechanisms, other than the property tax, available to municipalities.	O		Town Manager	BOS BOF Comm. Develop. Dept.

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D.11	Continue the Town's favorable taxation policies towards undeveloped lands. Review and revise the existing policy in an effort to serve the principal goal of avoiding a situation where owners of undevelopable property, which can be developed, are forced to sell due to high property taxes. 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 anticipate that existing properties that fall under the open space designation be removed, but recommends that revised standards be adopted for future applications.	B		Town Manager	PZ BOS Comm. Develop. Dept.

E. Transportation

Goals

Priority	
1.	Prepare and regularly update a town wide transportation improvement plan.
2.	List, prioritize and improve problem intersections.
3.	Provide easy access to a variety of transportation systems within and through Granby.
4.	Recognize and support modes of transportation other than the motor vehicle.
5.	Keep apprised of advances in transportation technology and anticipate the changes necessary for Granby to benefit from such advances.
6.	Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.
7.	Provide for the safety of residents through proper street maintenance and the design of new roadways and intersections.
8.	Continue to provide for the networking of roads between existing and proposed subdivisions.
9.	Continue to promote and encourage the preservation of scenic roads.
10.	Avoid the construction of straight and direct roads within subdivisions.
11.	Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts along all roadways.
12.	Continue to review and participate in regional long-range roadway and traffic plans for Granby.
13.	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.
14.	Continue to participate in the Greater Hartford Transit District, particularly in regards to access and improvements to public transportation.
15.	Improve access and egress to Salmon Brook Park.
16.	Encourage the State to move forward on the planned improvements to the Granby Center Route 10 intersections and other problem areas.
17.	Support the State's effort in the design and construction of a round-about at the Route 10, East Street and Notch Road intersection.
18.	Relocate, redesign or eliminate the Hungary Road/Route 20 intersection.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
E.1	Peak 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, bicyclists 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.	O	DOT currently working on design and engineering.	Town Manager	BOS Comm. Develop. Dept. Town Engineer Develop. Comm.
E.2	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. Develop a system of central parking areas and user-friendly sidewalks that include landscaping and benches to encourage pedestrian traffic and reduce vehicular movements.	O		Town Manager	PZ Comm. Develop. Dept.

#	Task	Priority	Status	Lead Entity	Partners
E.3	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. Seek opportunities to provide bicycle paths or lanes and encourage their use for short trips where and when practical. Require bicycle and pedestrian paths between adjacent subdivisions. Implement changes and policies consistent with the requirements of a "Bicycle Friendly Community".	G		Town Engineer	DPW Comm. Develop. Dept. BOS
E.4	Participate in the long-range planning of the Greater Hartford Transit. Seek to ensure easy access to the transportation 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. Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation. Seek to add bus stops along the Hartford Transit Bus Routes. 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.	O	Rep. appointed to District	Appointed representative	Comm. Develop. Dept. Town Manager BOS
E.5	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 offering a local ridesharing or ride offering program, perhaps using a smart phone based request service.	B		Senior & Social Services	Town Manager BOS Commission on Aging

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E.6	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.	G		Town Engineer	DPW PZ Comm. Develop. Dept.
E.7	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. Minimize the construction of new cul-de-sac roads except where they are designed as private roads. Consider reducing the maximum length of a dead end road.	G		Town Engineer	PZ Develop. Comm. Comm. Develop. Dept.
E.8	Apply a comprehensive and long-range view when considering the design of proposed subdivision streets. 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.	G		PZ	Town Engineer Comm. Develop. Dept.
E.9	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/Route189; Meadowbrook Road/State Route 10 and Case Street/State Route 219. Clear vegetation, regrade and continually maintain the sight line at intersections. As many of these intersections involve state roads, the town should work closely with the state in moving the improvements forward	O		DPW	Comm. Develop. Dept. Police Dept. Town Engineer Town Manager

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#	Task	Priority	Status	Lead Entity	Partners
E.10	With the approval of commercial and multifamily developments, require the construction of sidewalks.	G		PZ	
E.11	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. Establish crosswalks where necessary and convenient, particularly within appropriate locations along Bank Street, Salmon Brook Street, Hartford Avenue and East Granby Road.	O		Town Manager	Comm. Develop. Dept., Town Engineer, DPW
E.12	Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan.	A		Develop. Comm.	Comm. Develop. Dept.
E.13	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.	B		Town Manager	BOS
E.14	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. Roundabout could be an ideal way to slow traffic and improve safety.	O	DOT currently undertaking this work	Town Manager	BOS DPW Comm. Develop. Dept. Town Engineer
E.15	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.	A		BOS Town Manager	Comm. Develop. Dept.

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F. Commercial and Industrial Development

Goals

Priority	
1.	Maintain our existing commercial base and encourage appropriate and acceptable expansion, rehabilitation, redevelopment and revitalization.
2.	Promote and guide development in order to broaden the tax base in accordance with our Fundamental Values.
3.	Increase opportunities for employment within the Town.
4.	Increase the availability of local commercial services.
5.	Establish and maintain a high standard of quality for all commercial developments.
6.	Provide opportunities for new commercial and industrial development.
7.	Provide greater opportunities for mixed use commercial and residential development.
8.	Provide increased opportunities for residents who wish to establish in home businesses.
9.	Recognize commercial activity as an integral part of agricultural uses.
10.	Provide for low intensity commercial or light industrial uses that can serve as a transition between commercial and residential developments.
11.	Provide adequate buffers between differing uses as appropriate.
12.	Protect industrial and commercial land from residential encroachment.
13.	Provide vehicular and pedestrian linkages between abutting commercial developments.
14.	Study the North Granby Center, C2 zoned properties and surrounding area to determine appropriate uses.
15.	Study and consider a Tax Increment Financing strategy.
16.	Increase the amount of land available for commercial and mixed use development.
17.	Discourage small scale, poorly placed, individual commercial developments along our major routes.
18.	Improve infrastructure to encourage development.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
F.1	Continually review the Zoning Regulations in response to innovations taking place in the commercial and industrial marketplace. 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 greater opportunities for mixed use developments in appropriate areas.	O		PZ	Develop. Comm. Comm. Develop. Dept.

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F.2	Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances such uses will not interfere with the quality of the residential environment.	O		PZ	Develop. Comm. Comm. Develop. Dept.
F.3	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 Connecticut Natural Gas Company to extend gas lines throughout the Center and east of Bank Street.	O		Comm. Develop. Dept.	Town Engineer DPW IWWC Develop. Comm. Town Manager
F.4	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.	F		Develop. Comm.	BOS
F.5	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, the current 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.	A		Develop. Comm.	PZ Comm. Develop. Dept.

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#	Task	Priority	Status	Lead Entity	Partners
F.6	Establish a subcommittee to review and update the Economic Development Zone. This zone contains over 250 acres and was prepared 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.	B		BOS	Town Manager Comm. Develop. Dept. Develop. Comm. PZ
F.7	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.	G		PZ	Comm. Develop. Dept., Develop. Comm.
F.8	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.	B		PZ	Comm. Develop. Dept., Develop. Comm.
F.9	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.	F		PZ	Comm. Develop. Dept. Develop. Comm.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
F.10	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		Develop. Comm.	Comm. Develop. Dept. PZ
F.11	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.	B		Town Manager	Develop. Comm. PZ Comm. Develop. Dept. BOS

G. Granby Center

Goals

Priority	
1.	Continually develop and re-develop the Center as a cohesive, dynamic, mixed use area for the benefit of the residential and business community.
2.	Improve pedestrian access throughout the Center and link area businesses, particularly those separated by State Routes 10, 20, and 189 with sidewalks and crosswalks.
3.	Maintain the Center Green as a special focal point within the Center.
4.	Increase the number of and variety of businesses, particularly restaurants.
5.	Promote organized social and special events within the Center.
6.	Study, review and understand traffic flow within the Center.
7.	Expand public sewer, water and natural gas lines.
8.	Add additional street and business lighting to enhance nighttime activity and advocate for underground wiring.
9.	Obtain a greater mix of new housing units, particularly multi-family and rental units.
10.	Work to preserve historic buildings and the character of the Salmon Brook Historic District.
11.	Promote harmonious and attractive signage and landscaping throughout the Center and unify the Center through other visual linkages.
12.	Develop a comprehensive, conceptual design plan for the Center.
13.	Provide improved pedestrian access and convenient services particularly for the senior citizens who reside within the Center.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
G.1	Continually monitor the effectiveness of the Granby Center Zone to determine if it is having the desired effect. Appoint a study group to review the zone and the development changes which have occurred under the revised regulations. Consider amendments that will further the goals of this section. Require cohesive visual linkages in the design of new developments and encourage the redevelopment of properties which detract from the appearance of the Center. Take an active role in the removal of unused and unsightly buildings, which have a detrimental effect on the Center. Engage a landscape architect to prepare comprehensive concept Center improvement drawings.	A		BOS	PZ Develop. Comm. Comm. Develop. Dept. Town Engineer

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
G.2	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. Avoid widening Route 20 beyond the existing 2 lanes, from Bank Street to the East Granby Town line.	O	DOT in process	BOS	Town Manager Comm. Develop. Dept. Town Engineer
G.3	Work with the Center businesses on efforts to promote the Center as a unified business district. Promote common signage, lighting, cooperative advertising and promotional events. Seek areas for public parking. Provide for sidewalk sales, music and other entertainment. 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. Work to beautify the Center. Design a unique Granby Center flower planter, with a logo and make them available to Center businesses. Establish groups to arrange the planters and offer recognition awards for outstanding flower designs. Add common hanging flower baskets to light posts and commercial buildings.	B		Town Manager	Develop. Comm. DPW Study Committee Civic Clubs, GAA Chamber of Commerce
G.4	Work to increase the number of special events within the Center, such as concerts, parades, road races, and sporting events. Consider a winter carnival with a snow sculpture contest on the green and elsewhere within the Center. Work with the South Congregational Church to use their parking lot for special events and provide a pedestrian walkway through the Connecticut Valley Commons parking lot to the north.	B		Town Manager	Develop. Comm., DPW, Park and Rec, Chamber of Commerce, YMCA, Study Committee
G.5	Endeavor to make the Center pedestrian friendly. Continue to link and extend the existing sidewalks and establish crosswalks where necessary and convenient. Modify the Zoning Regulations as necessary to require sidewalks and recreational paths throughout the Center area and east to the Farmington Valley Greenway. 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. Provide new sidewalks from Rushford Meade, Windmill Springs and Meadowgate to the Center. Link the Center Green to the business area. Extend sidewalks along Route 20.	G	Ongoing	Comm. Develop. Dept.	Town Manager
G.6	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.	O		PZ	Develop. Comm. Comm. Develop. Dept.

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
G.7	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. Determine the need to amend regulations to enhance opportunities for commercial, multifamily, elderly housing and mixed-use development.	B		Develop. Comm.	PZ Comm. Develop. Dept.
G.8	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. 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. Consider the appointment of a special study committee to undertake this task.	G		Develop. Comm.	Historical Society PZ Comm. Develop. Dept.
G.9	Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area. Consider the relocation of the WWI Memorial to the Town Green.	A		BOS	

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H. Open Space and Recreation

Goals

Priority	
1.	Maintain the character of Granby through the preservation of important open space areas.
2.	Establish open space corridors by connecting existing permanently preserved parcels.
3.	Maintain and preserve the Holcomb Farm as open space, for community, educational, recreational, and agricultural activities.
4.	Utilize wetlands, streams and floodplains as open space linkages.
5.	Provide a system of parks and facilities that addresses the leisure and recreational needs of the community.
6.	Preserve, maintain, create and extend existing hiking, biking and horse trails for non-motorized vehicles.
7.	Minimize habitat fragmentation through strategic open space preservation.
8.	Develop methods to increase funding for the purchase and preservation of strategic undeveloped properties.
9.	Promote, encourage and provide for a wide variety of recreational outdoor activities beyond those of team and organized sports.
10.	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.
11.	Design and utilize throughout the town a specific post or sign, which identifies preserved areas of open space.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
H.1	Continue to require the dedication of open space with all subdivision applications, placing emphasis on those areas that can link existing open space parcels. 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. Work with applicants early on in the design of their projects to identify the ideal placement of the open space areas. 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. Link existing preserved areas with undevelopable areas such as wetlands, streams and floodplains. 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. 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.	O		PZ	Comm. Develop. Dept. IWWC Develop. Comm. Conserv. Comm.

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#	Task	Priority	Status	Lead Entity	Partners
H.2	Work to maintain the cooperative relationship of the Town's various preservation groups. Promote an active dialog with such groups in our adjacent communities, recognizing that important linkages cross town and state boundaries. Establish a procedure for the notification of preservation groups when important land becomes available for sale.	O		Comm. Develop. Dept.	PZ Conserv. Comm. AG Commission Land Trust
H.3	Reestablish 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. Consider updating the report every 10 years.	C		Comm. Develop. Dept.	Conserv. Comm.
H.4	Preserve, maintain and increase the number and length of trails. Establish a dialog with existing property owners regarding public access to trails that might be located on their private property. Consider the acquisition of easements over existing trails, particularly where such trails may be threatened by the future sale of property. 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. Promote orienteering, trail races, group hikes, group rides, bird watches, nature talks, and other such activities to encourage the recreational use of open space.	C		Comm. Develop. Dept.	Parks & Rec Conserv. Comm. Friends of Holcomb Farm Horse Council
H.5	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. Create and regularly update a Town wide trail map. Work to establish a ridge trail from Crag Mountain to Southwick and work to open up trail networks throughout the Old Messenger Road area.	C		Conserv. Comm.	Friends of Holcomb Farm Horse Council Parks & Rec.

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#	Task	Priority	Status	Lead Entity	Partners
H.6	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. 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.	O		Parks & Rec.	Friends of Holcomb Farm Land Trust
H.7	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. 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	A		BOS	Town Manager BOF Land Trust

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I. Agriculture

Goals

Priority	
1.	To preserve Granby's remaining productive farmland.
2.	To maintain and preserve the Holcomb Farm for agricultural purposes in addition to its open space, social, educational and recreational activities.
3.	To encourage the preservation of new and existing farmlands, existing farm operations, agricultural soils, and farm architecture.
4.	To anticipate how climate change can impact local crop production.
5.	To encourage sustainable farming methods.
6.	To encourage the production of crops that will serve the local population.
7.	To inventory existing farmland and identify areas with primary farmland soils.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
I.1	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. 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. 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.	O		Town Manager	AG Comm DPW Friends of Holcomb Farm Parks & Rec.
I.2	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. 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's community gardens offer an ideal opportunity for residents to share in the experience of growing their own food.	O		Town Manager	AG Comm.

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	The town should expand the gardens as the need arises. Overall the Town's Agricultural Commission should play an important advisory role on the use of Town properties for agriculture				
#	Task	Priority	Status	Lead Entity	Partners
I.3	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. 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. 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.	O		AG Comm.	BOS PZ
I.4	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. 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. Consider other methods to avoid economic pressures which force land into development.	O		BOS	BOF AG Comm. Develop. Comm.
I.5	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. Continue to preserve and acquire productive farmland. When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for agricultural purposes.	O		Town Manager	BOS PZ Land Trust Comm. Develop. Dept.

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#	Task	Priority	Status	Lead Entity	Partners
I.6	Review all proposed regulations for any negative impact on the farming community. Utilize the Granby Agricultural Commission, when considering applications that could impact existing farmland or agricultural operations. 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". 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.	A		PZ	AG Comm.
I.7	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.	A		AG Comm.	
I.8	Agricultural Best Management Practices, BMP, (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 51 Recourses Conservation Council (NRCS) has played a valuable role in working with our farmers in implementing BMPs.	E		AG Comm.	

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#	Task	Priority	Status	Lead Entity	Partners
I.9	<p>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. 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.</p>	A		AG Comm.	Historical Society

J. Government Services and Public Facilities

Goals

Priority	
1.	Establish a committee to review this Plan of Conservation and Development and to adopt a strategy for implementation.
2.	Maintain the current level of Town services and public facilities.
3.	Manage the growth and cost of government services to the community, while maintaining a high quality of service.
4.	Limit the amount of new regulation and to balance the cost of implementing and managing new regulations with the need for such regulation.
5.	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.
6.	Regularly document and update the average daily flow of sewage, anticipate future needs and re-allocate service as appropriate.
7.	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.
8.	Promote the extension of water lines along the southern portion of Salmon Brook Street and Floydville Road.
9.	Allocate the necessary funds to maintain our high standard of education.
10.	Regularly review the changing demographics and to adjust municipal services accordingly, particularly in regard to the aging of the population.
11.	Seek opportunities to combine services with other communities in an effort to reduce costs and maximize the public benefits.
12.	Seek opportunities to share services and to improve communication between various Granby Town agencies and departments
13.	Undertake a comprehensive review and re-write of the Town's Zoning Regulations.
14.	Undertake a comprehensive review and re-write of the Town's Subdivision Regulations.
15.	Develop a strategic Town marketing strategy and to define a Town identity.
16.	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.
17.	Identify and acquire strategic properties that will benefit the Town esthetically, economically and historically
18.	Take a more active role in the preservation of historic and significant structures.
19.	Take a more active role in beautifying the community.

Implementation

#	Task	Priority	Status	Lead Entity	Partners
J.1	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.	O		BOS	All Boards and Commissions Town Manager
J.2	In comparison to many of the towns in our region, Granby has very little regulation. Town 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.	G	Ongoing	Town Manager	
J.3	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.	B		Town Manager	BOS PZ
J.4	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.	O		Town Manager	All Boards and Commissions

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#	Task	Priority	Status	Lead Entity	Partners
J.5	The extension of public water lines north and south along Salmon Brook Street should be explored. 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.	B		Town Manager	BOS PZ Develop. Comm.
J.6	Town should continue to provide the highest standard of education at an appropriate and reasonable cost to the taxpayers. 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.	O		BOE	BOS BOF
J.7	The Town should continue to pursue the regional benefits of shared services.	O		BOS	IBAC Town Manager
J.8	The town should seek to acquire important land areas around existing municipal facilities, parks and uses. The town should prepare an inventory of important and desirable properties that abut existing municipal properties and be prepared to act quickly when such properties become available for purchase. The Town should also consider acquiring strategic properties and adopting other strategies that will benefit the Town esthetically, economically or historically.	A		Develop. Comm.	BOS PZ Comm. Develop. Dept.
J.9	The town should develop a town marketing strategy which identifies the Granby brand. A study committee should therefore be formed to develop a Brand from those attributes which are broadly outlined within our fundamental values.	A		BOS	Town Manager Develop. Comm.
J.10	Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and other services. The Town should regularly review its workforce to determine if the staffing level is adequate to serve the needs of the community.	G		Town Manager	BOS BOE BOF
J.11	As provided by State Statute, the Town of Granby is exempt from zoning regulations by ordinance of the Board of Selectmen. It is therefore recommended that Granby continue to be exempt from zoning and that the Town periodically review and revise the ordinance as necessary.	G		BOS	PZ

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#	Task	Priority	Status	Lead Entity	Partners
J.12	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. Additionally some amendments adopted over the past years have rendered older regulations obsolete. Such regulations should be eliminated or reorganized within existing areas. The Commission should review and consider the adoption of a variety of new zoning techniques which have proven to be affective and are now being used in other towns throughout the state.	A		PZ	
J.13	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.	B		PZ	Develop. Comm. Comm. Develop. Dept.
J.14	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.	B		BOS	Develop. Comm. PZ
J.15	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. 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.	B		BOS	

Key: A: 0-3 years; B: 3-6 years; C: 6-10 years; O: Ongoing; G: Goal/General principle; F: For further consideration; E: Education

#	Task	Priority	Status	Lead Entity	Partners
J.16	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.	G		BOS	PZ Develop. Comm. BOS