

Part I Conditions and Trends

Chapter I Introduction

About Plans of Conservation and Development

This Plan of Conservation and Development (POCD or Plan) is a tool for guiding the changes that will inevitably occur in East Granby's future. Its purpose is to establish a common vision for the future physical development of East Granby and recommend policies that will help attain that vision.

A Plan of Conservation and Development is required by State Statute (Section 8-23) to be updated every ten years. The goals and recommendations of this Plan reflect the overall consensus of what is best for East Granby and its residents in the future. This Plan was prepared by the East Granby Planning and Zoning Commission with input from East Granby residents and local officials. While creating this Plan of Conservation and Development the Planning and Zoning Commission carefully considered the resident's private property rights, understanding it is important to maintain a cohesive balance between Conservation and Development.

The POCD is primarily a statement of recommendations addressing the conservation and development of East Granby (the physical layout). However, it is also intended to address the social and economic development of the community since these elements are often inter-related with conservation and development.

Why Plan?

East Granby continues to be affected by local activities and events occurring in the State and the nation. Change is inevitable.

From a land use perspective, the major issue facing East Granby is how to address growth and change so that:

- natural resources are protected;
- the needs of the community and its residents, both present and future, are met in the most efficient and cost-effective manner;
- the character of the Town is maintained; and,
- the overall quality of life is enhanced.

History of Planning in East Granby

The first Plan of Conservation and Development was adopted in 1994. The last Plan of Conservation and Development was adopted in 2004. In addition, special studies and plans on topics of interest have been prepared, such as the 1999 Rose Report, 2012 Eastern Route 20 Economic Cluster Market Analysis and Development Strategy, and 2014 Cultural and Natural Resource Inventory.

Use of the Plan of Conservation and Development

This Plan of Conservation and Development is an advisory document to the Planning and Zoning Commission and East Granby residents. It is intended to guide local residents and to provide a framework for decision-making with regard to conservation and development activities in East Granby over the next decade.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and officials of the Town of East Granby.

Introduction

East Granby is a 17.6 square mile town located in North Central Connecticut in Hartford County. The town is located west of the Connecticut River adjoined by the surrounding towns, Suffield to the North, Windsor and Windsor Locks to the East, Simsbury and Bloomfield to the South, and Granby to the West. The Town Center is located at the crossroads of two major routes; Route 20 runs east and west and Route 187 runs north and south. East Granby topography is prominently defined by the Metacomet Ridgeline, which runs north and south through the center of Town, and rises to 730 feet above sea level. The southern portion of Town is defined by the running waterways of the Salmon Brook and Farmington River. Where the higher elevation of the Metacomet Ridge and the Farmington River meet forms the Tariffville Gorge. East and West of the Metacomet Ridgeline are defined by lowland areas of East Granby.

East Granby is one of 38 towns in the Capital Region. Recent trends have showed a decline in jobs and population in the City of Hartford. Many jobs have moved from the city center to suburban towns with easy access off of local interstates. Suffield, Windsor, Windsor Locks, and East Granby and the area around the airport have benefited from this shift of jobs into the suburban communities.

Figure 1.1 Shows Towns that are part of Capitol Region

East Granby has transitioned from a rural community to a bedroom community, while still maintaining its small town character. The area around the airport is serviced by water and sewer, and because of the ease of access to Interstate 91, and close proximity to the airport makes it a desirable place to locate a business. East Granby manufacturing and warehouse companies continue to grow even during the most recent economic slowdown. Housing in East Granby continues to be desirable with highly ranked school systems and ample recreational amenities located in town to contribute to the high quality of life.

Even as East Granby slowly approaches buildout it is important for the community to protect its desirable small town character through long term planning documents such as the Plan of Conservation and Development. The goals and recommendations contained in this document will help guide planning decisions for the next 10 years. This document shall serve as a guide for conservation as well as development over that time period, which will help the community in making decisions regarding land use, transportation, community facilities, utilities, recreation, open space, natural resources, housing, and business development over the next ten years.**The Planning Process**

Public Participation and land use workshops were held to gather public input. A draft copy of the plan was posted on the town website for the public to review prior to holding public hearings. Input from other commissions, boards, agencies, as well as town staff were compiled as part of adopting this plan.

POCD Workshop Schedule

1. POCD Introduction/ Brainstorming on January 29, 2015
2. Market Analysis/Development Realities on February 24, 2015
3. Commercial Development Seymour Rd Lot 44 and Future Potential Quarry Expansion on March 24, 2015
4. Commerce Park Transitional Zone and Making the Village Center Zone a Viable Community Center on April 28, 2015

To gather opinions from our business resident's that make up the Town local economy the town sent out 176 surveys to the business of which 55 local companies responded. Questions were asked about what it takes to successfully operate a business in East Granby. Questions were asked about the labor pool, available support services, and the importance of affordable housing. In addition, questions were asked about East Granby's tax policies as well as whether business would favor land use policies aimed at encouraging more commercial and industrial development. The results were of great value and were carefully considered by the Commission in formulating this Plan. The Eastern Route 20 Economic Cluster Market Analysis and Development Strategy were completed in January of 2012. The market analysis was preceded by a series of public meetings to discuss the marketing factors and the future development potential of the eastern Route 20 corridor. This plan contains a series of recommendations aimed at making the Village Center a more economically viable and pedestrian friendly place while maintaining the desired commercial and industrial development along the corridor.

Other Special Studies

The Planning and Zoning Commission has conducted special studies over the past 25 years for specific areas of the Town which warrant special review. These studies are formally incorporated as part of this Plan. They are as follows:

- 1999 Rose Report which details potential commercial development
- 2012 Eastern Route 20 Economic Cluster Market Analysis and Development Strategy
- 2014 Natural and Cultural Resource Inventory

State and Regional Plans of Development plans were also considered in developing this Plan. The State of Connecticut Plan of Conservation and Development for 2013-2018 was reviewed for consistency with this Plan.

How this Plan is Organized

This Plan is organized into 13 chapters as follows:

Part I: Introduction

Chapter 1 Introduction

Chapter 2 Demographics

Chapter 3 Land Use

Part II: Preservation and Conservation

Chapter 4 Natural Resources

Chapter 5 Water Resources

Chapter 6 Open Space and Recreation

Chapter 7 Farmland Preservation

Chapter 8 Historic Resources

Part III: Development and Infrastructure

Chapter 9 Housing

Chapter 10 Business and Industry

Chapter 11 Public Facilities and Utilities

Chapter 12 Transportation **Part IV: Planning for the Future**

Chapter 13 Community Concerns

Chapter 2 Demographics

Population

Since 1950 East Granby has grown from a small rural community to a low density suburban community. The population in 1950 was 1,357 and has increased to 5,148 in 2010. Although over the last decade the increase in population has slowed. From 2000 to 2010 East Granby population only increased by 403 people.

East Granby at a Glance

County	Hartford
Labor Market Area	Hartford
Size	17 square miles

East Granby Population	1990	4,302
	2000	4,745
	2010	5,148
Median Age	42.6	
Number of Housing Units	2,152	
Total Households	2,062	
Average Family Size	2.99	
Labor Force (November 2011)	3,069	
Employed	2,881	
Unemployed	188	
Unemployment Rate	6.1%	
Hartford Labor Market Area Unemployment Rate	7.9%	
Connecticut Unemployment Rate	8.4%	
U.S. Unemployment Rate	8.6%	

Source: U.S. Census Bureau, 2010 Census & Connecticut Department of Labor

Population Forecasts

In 2020 the Population Forecast for East Granby is projected to increase to 5,341. The current trend shows people are waiting longer to get married, if at all and family sizes are conversely getting smaller. This will lower the birth rate, while people living longer and advances in medicine will help people to live longer. These factors and trends will all have influence on future population projections.

People of East Granby

In 1970 the average age of people of East Granby was 32.2, while in 2012 the average age was 43.1. East Granby is well above the Regional, State, and National average age of population. East Granby population between the ages 20-34 has dropped. This may signify housing may be too expensive for the average starting income. Population of people ranging from 35-59 years old makes up the largest segment of the East Granby population. This segment has the highest earning potential as well as large number of children. This helps reinforce that East Granby has a good education system and a high quality of life. A fast growing segment of the East Granby population is age 55-64 and 75 and older. As

the “babyboomers” of the 50’s approach retirement there is projected to be an increase need for retirement and assisted living, as well as other more age appropriately designed housing that is easy to maintain with single floor living.

Although the current trends show family size has decreased and generally this would mean school enrollments should do the same. This phenomenon has not occurred in East Granby. In fact in recent years school enrollments have continued to be fairly steady. One explanation may be as older families retire and move from East Granby they are being replaced by new families with a desire to move to a small town with good school systems and a high quality of life.

East Granby’s Labor Force

As of the 2010 Census East Granby has 2,681 workers (over the age of 16). Even though a great number of workers work outside of East Granby there has been a significant increase in the number of workers who live and work in the Town of East Granby.

Commuters In and Out of East Granby

Commuters into East Granby From		Town Residents Commuting To	
Community	Number of People	Work Location	Number of People
Enfield	244	Hartford	338
East Granby	204	Bloomfield	317
Granby	182	Windsor	281
Simsbury	160	Simsbury	209
Manchester	120	East Granby	204
Windsor	118	West Hartford	100
Suffield	111	East Hartford	99
Hartford	107	New Britain	96
Windsor Locks	107	Granby	80
Springfield	100	Avon	69

Source: US Bureau of the Census, 2010

East Granby has also seen an increase in people working from home. In 1990 4.4% of the East Granby workforce worked from home and in 2014 this number increased to 7.5%. **Educational Levels**

East Granby continues to rank very high in educational attainment levels. The percentage of East Granby residents possessing a college degree is 4.5% higher than that of the Region and State.

Comparison of East Granby and Surrounding Communities

Community	Size Sq. Miles	Population 2010 Census	Mill Rate 2007	Equalized Mill Rate 2007	% of Grand List Com/Ind 2007	Date of Last Revaluation	Median House Hold Income 2010
Bloomfield	26	20,486	32.50	17.84	21.1	2004	\$67,941
East Granby	17	5,148	26.90	15.59	14.6	2008	\$82,245
Granby	41	11,282	34.67	18.46	4.2	2007	\$101,048
Simsbury	34	23,511	35.90	18.08	11.4	2007	\$108,554
Suffield	42	15,735	25.34	14.15	6.9	2003	\$81,367
Windsor	30	29,044	29.30	16.38	26.3	2003	\$75,116
Windsor Locks	9	12,498	22.65	12.54	22.4	2003	\$57,769
Hartford County	735	894,014					\$60,177
Connecticut	5,009	3,574,097					\$65,686

Source: Connecticut Economic Resource Center & U.S. Census Bureau, 2010 Census

Households

In 2010 East Granby had a total of 2,152 housing units. The primary housing type in East Granby is currently dominated by single-family homes. This lends East Granby as stated previously to be made up of families with average age of 35-59 and also demonstrates why East Granby's population is constituted of 67.8% family households and 32.2% non-family households. Household size in East Granby is 2.5 people per household, while families were 2.99 people per household.

Chapter 3 Land Use

East Granby's character is defined by its geographic setting and how land is used within the Town. Land use is largely dependent on the various forms of land use controls which have been in effect since 1957,

as well as the historic development of the Town prior to the adoption of Zoning Regulations. In order to make decisions about how land should be used in the future, it is first necessary to conduct an inventory of existing land use. A land use analysis was performed by consultants (New England Geo Systems) utilizing computer technology known as Geographic Information System (GIS). The Assessor's records were utilized to assign a unique identification number to each parcel of land in East Granby along with a land use code. Land uses were categorized by agricultural, airport, commercial, commercial recreation, community facilities, dedicated open space, DOT, earth extraction, industrial, institutional, managed open space, single family, two family, multi-family, utility, and vacant.

The section below describes the existing land use values and various changes we have seen since the last Plan of Conservation and Development was written in 2004:

Agricultural

Although East Granby is transitioning from a rural to a bedroom community the Town of East Granby has 47 parcels that are being utilized for agricultural purposes. Since 2004 the amount of agricultural land has decreased by 273 acres. The total percentage of agricultural land is 12.5% of the Town.

Commercial

Retail and personal service uses make up the Town's commercial uses. Since 2004 the Town of East Granby has not seen a major increase or decrease in this area with only .9% of East Granby being utilized for this land use.

Industrial

Land used for office, manufacturing, and warehouse uses would be categorized as industrial uses. The Village Center and Commerce Park Zones are the primary areas for such uses and 2.7% of the Town is being categorized as industrial.

Quarry

The quarry expanded from 210 acres to 285 acres since the 2004 Plan of Conservation and Development. This increase expansion is 2.3% of the Town.

Residential

Residential development is categorized into 3 separate land uses, single family, two family, and multi-family. Since 2004 the town has increased the number of parcels being used for single family purposes by 172 parcels (or 604 acres). Over 22.3% of the properties in East Granby is being utilized for single family homes and 41.1% is being used for residential purposes.

Open Space

Open space is categorized into two categories, dedicated and managed open space. Dedicated open space is permanently preserved land and managed open space is open space owned by private clubs,

utilities, etc. In 2009 the State of Connecticut purchased the development rights of a 436.98 acre farm owned by O.J. Thrall off of Route 189 for \$2,602,505.84. This purchase increased the dedicated open space to 1,929 acres or 15.3% of the Town. East Granby has 706 acres or 5.6% of the Town is categorized as manage open space. The total amount of land currently preserved for open space is 2,635 acres or 20.8% of the Town.

Vacant

Currently the Town has 1,535 acres of vacant land or 12.1% of the Town.

Part II Preservation and Conservation

Chapter 4 Natural Resources

Natural Resource InventoryAs the Town of East Granby approaches buildout developable land becomes more of a commodity and so does the areas of suitable land left for development. It is assumed the remaining parcels of land will be highly encumbered by natural resources such as floodplains, wetlands, and steep slopes as developers and builders search for suitable land for development. The Natural Resource Plan in this chapter depicts preservation areas watercourses and wetlands, floodplains (100yr), and steep slopes (greater than 25%). Conservation areas are depicted with steep slopes (15-25%) and biodiversity sites. Lastly Protection Areas are designated with floodplain (500yr) and high ground water availability areas.

Floodplains

Floodplains are well protected in East Granby through existing Zoning Regulations and the Inland Wetland regulations. Large areas of floodplain in East Granby support agricultural and recreational uses and add greatly to the character of East Granby's landscape.

Wetlands

Wetlands have been a regulated resource in East Granby since 1974. Wetlands are defined by soil type in accordance with Connecticut General Statutes. A comprehensive set of Regulations exist for work being proposed all wetlands plus areas and within 100 feet of a wetland or watercourse. Strict adherence to the regulations, and enforcement by the Inland Wetlands Commission and Town staff have protected and continue to protect many acres of wetlands and watercourses in East Granby. These wetland areas have significant value in maintaining and improving water quality, wildlife habitats, flood control, pollution attenuation, , aesthetic and recreational uses.

Storm Water Control

New development is reviewed by the Town Engineer for impact of storm water control. The goal is to create zero increase in run-off by temporarily storing storm water and slowly releasing it, therefore creating a situation that is no worse from a drainage perspective than if the land was left undeveloped. By doing so the Town helps treat and clean stormwater, as well as decrease the risk of flooding.

Non-point source (NPS) pollution has been identified a major cause of water quality issues. NPS pollutants are carried by rainwater and travel over our impervious surfaces into our stormwater infrastructure before being released back into a natural waterbody or wetland. The best way to reduce NPS pollutants is to reduce impervious surface and use Best Management Practices to treat storm water runoff and promote infiltration of water back into the ground. In 2012 the town adopted Low Impact Development (LID) regulations. These regulations are implemented by the Town Engineer and they encourage storm water to be treated and infiltrated on-site. LID principles encourage the use of swales and other “soft” scape structures over buried pipes or “hard” scape structures. This allows treatment and encourages infiltration on-site rather than sending high volumes of water untreated into our major wetlands and waterways. The design of the LID storm water system utilizes the transportation through several filtering systems and structures along the storm water drainage pathway; this is also known as a “treatment train” and helps clean water of all non-point source pollution prior to discharge into our wetlands and watercourses. Some of the benefit of the LID “soft” scape structures versus the “hard” scape structures is they are cheaper to install and easier to maintain as most of the structures are above ground and are easily accessible.

Hillsides and Ridgetops

Much of East Granby’s topography is derived from the rolling hills and the ridgeline that run north to south through the center of East Granby. The State Statutes authorize towns to protect these important natural features by adopting Ridgeline Protection regulations.. In 2014 East Granby adopted a Ridgeline Protection Overlay Zone along Peak Mountain and Hatchet Hill where the Metacomet Trail is located. These regulations establish limitations for development along the ridgeline and protect from quarrying of these areas.

Goals and Policies

Goal:

East Granby’s natural features are an invaluable resource for the community and help to define the character of the Town; therefore this resource should be identified and protected.

Policies:

1. Steep slopes and ridgetops as identified in this Plan should be preserved, where possible, so as to maintain the open, natural character of the town. Continue to enforce the ridgeline protection regulations. Review Zoning and Subdivision Regulations and consider regulatory changes which place limitations on the regrading of steep slopes in order to create buildable lots.
2. Continue to prioritize and protect key parcels of open space..
3. Where practical, utilize cluster development techniques to preserve meaningful open spaces in East Granby.

4. Prohibit additional transmitting towers on Peak Mountain and other high elevation areas in East Granby in order to maintain the natural character of the area.
5. Continue to protect the town's fragile important natural features such as floodplains, wetlands and watercourses through enforcement of existing regulations and continue to promote preservation of these areas.
6. Prepare a Town-wide storm water control plan in order to minimize the impacts of flooding and protect water quality.
7. Adopt regulations to protect existing and future public drinking water supplies.

Chapter 5 Water Resources

Statement of Purpose

The availability and quality of water are critically important to community growth. The issues of water supply and water quality can enable or cripple any proposed residential or business development. The loss of water supply or diminished water quality can also threaten existing communities. It is therefore the goal of this Plan to encourage and support efforts that recognize the importance of water quality and quantity.

Current Conditions

Water resource planning is built upon the concept of the watershed as the primary planning unit. A watershed is simply defined as the area that drains to a common point, and can be established at numerous scales. A watershed can be as small as a parking lot, draining to a storm sewer, or the area from Montana to Louisiana, draining into the Mississippi River. The primary scale at which watersheds are defined geographically is the "major basin," which in turn is composed of "regional basins." Because watershed boundaries are not consistent with political boundaries, watershed management is an intermunicipal, interregional, and interstate issue. The Capitol Region is almost entirely within the Connecticut River Major Basin, which extends from the Canadian border south to Long Island Sound. The portion of the Connecticut River in Connecticut and Long Island Sound is constantly affected not only by central Connecticut's land use decisions and pollution, but also by those of Vermont, New Hampshire, and Massachusetts. There are ten regional basins in the Capitol Region. Eight of these basins, including most prominently the Farmington River, drain into the Connecticut River. There are three regional basins within East Granby, Salmon Brook, Stony Brook, and Farmington River basins. Water draining from the west of Peak Mountain drains to the Salmon Brook basin and water draining from the east of Peak Mountain drains to the Stony Brook basin. While water draining south from Hatchet Hill drains toward the Farmington River basin.

Current Issues

Several water quantity and water quality problems are significant in the Capitol Region's basins. Water quality is directly related to development and land use characteristics, such as: type of land use; extent

of impervious surface; storm water and sediment controls; and condition of storm water and sewer infrastructure. The impact of such features in one municipality affects the quality of water in other municipalities in the watershed. Intervention requires a coordinated response across towns and states, and among nonprofit organizations and agencies.

Water Quality Measures

Water quality measures are developed at the state level. In Connecticut, the State Department of Energy and Environmental Protection (DEEP) developed Water Quality Standards in conjunction with the principles of the federal Clean Water Act. The standards incorporate a range of data, and are defined for surface and ground water. The Water Quality Standards establish designated uses for surface and ground waters and identify the criteria necessary to support those uses. Each stream or water body has two classifications: one for existing use, and one for designated use. The designated use classification is also known as the water quality goal, or what the water could be used for if programs are implemented and water quality goals are achieved. The DEEP seeks to bring every water body in the state to a classification of "B" or better, which would not be suitable for human consumption without treatment, but could be suitable for recreational use, fish and wildlife habitat, agricultural and industrial supply, and other legitimate uses including navigation. A simpler method of assessing water quality involves compiling a range of indicators to assess whether a watershed is in need of protection or restoration. For watersheds that meet established water quality goals, the current water quality needs only to be maintained; such waters are considered in need of "protection." For watersheds where the water quality no longer meets criteria for designated uses, more intensive efforts are required; such watersheds are considered in need of "restoration." In the Town of East Granby, the DEEP has designated the Farmington River, and Salmon Brook (South of Floydville Rd) as "need for protection".

Towns in the Farmington River Watershed are working with the Farmington River Watershed Association (FRWA) to develop storm water management best management guidelines, land use regulations and public works practices to maintain and improve the quality of the Farmington River Watershed which is one of the most undisturbed watersheds in the State of Connecticut.

Nonpoint Source Pollution

Nonpoint source pollution or "polluted runoff" is the other major contributor to declining water quality in the Connecticut Major Basin. Nonpoint source pollution comes from rainwater that accumulates contaminants and sediment from driveways, roads, agricultural tracts, and lawns (especially heavily fertilized lawns); failing septic systems and infrastructure; and poorly contained waste disposal sites. Nonpoint source pollution is more prevalent in urban and more developed communities, although there can also be significant impacts from agricultural operations in rural communities that have not implemented best management practices. Less developed communities have an opportunity to implement best management practices to reduce the impact of future development on water quality. Best management practices can also be implemented in urban communities to help reduce pollution from nonpoint sources in those communities. Total Maximum Daily Load (TMDL) refers to measurement of the maximum amount of sediment or other contaminant that a river can absorb from point or

nonpoint source pollution and still be considered clean. The Clean Water Act included a TMDL provision for states to implement; however, most states, including Connecticut, have been reluctant to do so.

Development and Water Supply

As land in the Town of East Granby is converted from rural to more urban uses, water consumption has increased. Whether the water is used for drinking, cooking, bathing, or washing a car, more people mean higher total water consumption. In urban, suburban, or other areas with public water and sewer lines, regulated aquifer protection areas and protected water utility-owned lands help to maintain the necessary water supply for the region. In smaller towns or developing areas, however, centralized water supply wells or reservoirs may not be in place, and water is supplied by individual on-site wells. The construction of streets, driveways, parking lots, and other impervious surfaces, as well as the associated storm sewer systems, typically impair an area's water supply. By preventing rainwater from entering the soil and instead routing it directly to a stream, groundwater recharge is reduced, thus reducing the available water for residential wells. Best management practices can be implemented in developing areas to help mitigate the effects of impervious surfaces and provide for renewable water supplies for residential wells or other water sources.

Agencies and Organizations

Before the early 1970s, almost no one paid attention to the health of the nation's watersheds and waterways. Since Congress passed the Clean Water Act in 1972, there has been a proliferation of groups, both governmental and private, that have taken it upon themselves to improve and maintain the quality of our waters. These groups are involved in numerous initiatives affecting each of the regional basins, as well as the Connecticut River Major Basin as a whole. CRCOG is involved with many of these efforts and maintains a comprehensive database to aid coordination with other interested parties.

Watershed-Based Organizations

These organizations are citizen-based, nonprofit associations that address watershed conservation and restoration issues. Most of the regional basins in the Capitol Region have these associations, including the Connecticut River Watershed Council (CRWC), the Farmington River Watershed Association (FRWA), the Salmon Brook Watershed Association, the Hockanum River Watershed Association, and the Willimantic River Alliance. These organizations often have a strong knowledge of and commitment to their local watershed, and can work closely with and influence governmental decision makers when it comes to issues affecting the lands and waters in their basins.

State of Connecticut

The Connecticut Department of Energy and Environmental Protection is heavily involved in watershed planning and water quality. During the last several years, the DEEP reorganized bureaus, divisions, and programs in order to facilitate planning on a watershed scale. As part of this reorganization, the Watershed Management Program (formerly "Rivers Program") created several "Watershed Coordinator" positions. The Coordinators deal with all watershed issues that affect rivers. They seek to

facilitate DEEP watershed management efforts to improve or maintain water quality within their assigned river basin. The coordinators also work directly with municipalities.

One of the most important goals of the DEEP Watershed Management Program is to assist in the development of comprehensive watershed management plans, to protect and restore water quality and conserve and manage water resources, by guiding local land use decision making, and enhancing pollution prevention programs.

Federal Government

Working mostly through the EPA, the Department of the Interior, and the Natural Resources Conservation Service (NRCS), the federal government established numerous programs that make funding and support available to the rivers and watersheds in the Capitol Region. In 1994, Congress recognized fourteen miles of the Farmington River as part of the “Wild and Scenic River System.” This river is one of two in Connecticut and nine in New England to receive this designation, which provides the Farmington River with strong protection against federal and other projects with harmful environmental impacts. It also enhances the Farmington River basin’s opportunities for funding from other federal programs. The Lower Farmington River and Salmon Brook have been under study for a Wild and Scenic designation since 2007. Designation would add approximately 62 more miles of watercourses to Connecticut’s Wild and Scenic Rivers. While the Lower Farmington and Salmon Brook are under study, and until they are designated by Congress, they enjoy the same protections as designated rivers.

Goals and Policies

Goal: Improve and Maintain Water Quality

Improving and maintaining drinking water quality, both on the surface and below the ground, is central to sustaining residents and businesses. Clean water is also vital to the protection of wildlife, and recreational resources throughout the region.

Policies:

1. Evaluate and manage natural resources on a watershed basis.
2. Coordinate State and local agencies’ efforts to improve water quality in the region.
3. Work with upstream groups such as Monrovia Nursery to reduce pollution loading from the lower reaches of the Salmon Brook into the Farmington River.
4. Consider downstream impacts and implications of pollution to Connecticut River.
5. Support other agencies and organizations’ efforts to develop or implement watershed based plans for all the region’s watersheds.

Goal: Protect Water Supply and Increase Water Conservation Efforts

Future growth in the East Granby will require maintenance of an adequate water supply for current and future populations. In addition, developing areas away from public water lines may reduce groundwater resources through the effect of paved surfaces and development on recharge. The State of Connecticut is working toward a coordinated plan for the state's water supply.

Policies:

1. Continue efforts to provide adequate, high quality water supply to East Granby.
2. Strongly support the preservation of existing reservoirs and other water supply sources.
3. Encourage ample water supplies in developing areas through minimizing development impacts on recharge, as well as through interconnections of existing water supply systems and intermunicipal cooperation.
4. Promote, in conjunction with local groups and water providers, educational efforts that encourage water conservation techniques.
5. Advocate for stronger regulatory protection of aquifer areas.
6. Consider promoting the limitation of potable water for non-potable uses.
7. Support State efforts to develop a coordinated water supply plan for the State.
8. As the quarry expands monitor the impact on water quantity and impact on neighboring wells.

Goal: Reduce Nonpoint Source Pollution

Urban, suburban, rural residential and agricultural land uses all contribute uniquely to the problem of nonpoint source pollution (polluted runoff). This is a difficult type of pollution to address because, by its nature, it originates from widely dispersed sources. The Clean Water Act and other legislation, however, identify this type of pollution as one of the most dangerous to water quality.

Policies:

1. Educate homeowners about the importance of reducing their individual impact on water quality by using less toxic fertilizers, proactively maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.
2. Work with federal and state groups to promote best management practices on the region's farms to reduce nutrient and sediment loading to streams.
3. Strongly encourage developers to use best management practices in both the design and construction of new subdivisions.
4. Promote innovative approaches to protect streams and rivers from runoff from urban areas.

5. Assist in the implementation of Clean Water Act Phase II regulations for nonpoint source pollution control.

6. Encourage green infrastructure techniques in roadway and infrastructure design to control runoff.

Chapter 6 Open Space & Recreation

Introduction

Preservation of adequate amounts of open space retains a positive connection with East Granby's more rural past and permits residents to maintain a relationship with the natural environment. This open space provides opportunities for passive recreational use. In addition, the Town must maintain areas for active recreation, which match demand for the use of these areas, as the population grows. East Granby is fortunate to have varied topography, a mix of woodlands and open farms. Upland areas provide opportunities for passive recreation. The Farmington River flows from west to east along the Town's southern boundary before eventually terminating into the Connecticut River in the Town of Windsor. This forms a dramatic landscape at the southern end of Town with Talcott Mountain Range as a backdrop. In total, the Farmington River travels for more than 2 miles through East Granby. There are sizeable areas of protected Town, State, private open space, and land owned by the East Granby Land Trust. Since 2004, there have been 508 acres of additional open space preserved through a combination of purchase, dedication through the subdivision approval process, or donation. These open spaces are owned by the Town or the East Granby Land Trust. These acquisitions have added recreation areas, walking and hiking paths, and have protected sensitive environments as well. The Farmington Valley Greenway, a 5.3 mile long multi-use path constructed on the former Boston and Maine right-of-way, has been completed through the entire Town (north to south), linking up with a continuation of this trail in Simsbury/Granby to the south and Suffield to the north. This path is part of an 80.2 mile long trail from the Massachusetts State line to New Haven. Overall, this path is about 70% complete in State of Connecticut. The Metacomet Trail is a 62.7 mile blue blazed trail stretching from New Haven to New Hampshire. This New England Scenic Trail encompasses approximately 5 miles of hiking trails along the prominent Metacomet Ridge running north to south through the center of East Granby.

Open Space

East Granby has protected 2,635 acres of open space or 20.8% of its total acreage. This meets the goal set by the state of 21% of open space to be preserved by the year 2023. Since 2004 508 acres has been preserved as open space. The Open Space Plan shows Dedicated Open Space (permanently preserved parks, farmland, etc.), Managed Open Space (owned by utility, or private club), Community Facilities (schools, etc.), and Commercial Recreation (privately owned i.e. golfcourse or gunclub). The goal of the Open Space Plan is to display existing Open Space, as well as prioritize potential properties as Desirable Open Space for the future.

Open space is protected during subdivision applications of undeveloped properties, a developer is required by subdivision regulations to preserve 15% of the total land being subdivided or offer the Planning Commission fee in lieu of open space, which is defined to be 10% of the predeveloped land

value. The money collected from fee in lieu can be used for future acquisition of open space parcels as they become available or for sale. The method chosen by the commission of preserving open space either via dedication by subdivision or fee in lieu is typically decided depending on the whether there is 15% of land available that is worth preserving for open space. As it is not the goal of the Town to own several small unconnected parcels of land. In those cases fee in lieu is often the preferable method of preservation. The Town will also consider accepting conservation restrictions or easements in sensitive areas to permanently protect the natural resources (wetlands, watercourses, steep slope, or biodiversity areas).

Due to the state mandated deregulation of public utilities the utility companies are required to offer first right of refusal of any properties they offer sale to DEEP and the municipality. The Town of East Granby has 14 parcels totaling 348.3 acres owned by Northeast Utilities. The parcels which are eligible for open space purchase must be over 3 acres, contiguous with other open space, be without a building or substation, adjacent to waterbody, or some other significant natural feature worthy of protection.

Open Space Priorities

Areas identified on the Open Space Plan as Desirable Open Space were identified by prioritizing certain characteristics. Priority was given to large contiguous undeveloped parcels that were adjacent to existing open space. Secondly, priority was given to parcels with significant cultural or natural resources worth preservation, such as the Tariffville Gorge, Metacomet Trail, Great Marsh wetland areas, agricultural lands along Rte 189, areas adjacent to the Salmon Brook and Farmington River, etc. Lastly, priority was given to vacant parcels or land area which could help link large contiguous pieces of open space together, as well as areas in which possible trails could be connected to extend the potential trail system.

Recreation

East Granby has the following existing recreational amenities:

East Granby Farms: Houses the Park and Recreation Offices, David K. Kilbon Recreation Center, and the East Granby Historical Society Barn. Other park amenities include playground, baseball fields, batting cages, basketball hoop, and hiking trails leading up to the prominent tops of Peak Mountain. Future plans include expansion to parking, baseball, and soccer fields.

Metacomet Trail: Located along the ridgeline of Hatchet Hill and Peak Mountain this blue blazed trail runs north and south along the ridgeline through the center of East Granby. This trail is tied into a larger blue blazed trail system stretching 62.7 miles from Long Island to New Hampshire.

Farmington Valley Greenway: Is a 5.3 mile trail running north and south through East Granby. This trail is a paved multi-use trail and ties into a larger trail system that stretches from New Haven, CT to North Hampton MA covering 80.2 miles. The trail is fully constructed in the Town of East Granby and approximately 70% complete in Connecticut.

Newgate Wildlife Management Area: State Park located off of Newgate Road adjacent to the Old Newgate Prison (currently closed for renovation by the State). Adjacent park contains many hiking trails for passive recreation.

Tariffville Gorge: Located where the Metacomet Trail meets the Farmington River. High above atop the gorge there are several hiking trails with beautiful vistas of the valley below. The gorge also forms world class white water kayaking in this area of the Farmington River.

Farmington River and Salmon Brook: Provide recreational amenities in the form of fishing.

Cowles Park: Located off of southern portion of Route 187 has become a popular hiking and mountain biking spot.

Granbrook Park: Located off of Route 189 park provides access to the Salmon Brook and includes amenities such as a pavilion, playground, baseball field, tennis courts, and basketball courts.

Potential Future Park Location: East Granby Park and Recreation Commission has identified a large vacant parcel owned by Griffin Land off of Spoonville Rd as a desirable area for locating a neighborhood park. If this area is developed in the future it would be considered a highly desirable location for a park as a good portion of the population in town resides in the southern area of town and the neighborhood would greatly benefit from a neighborhood park being located within the area.

New Trail Access Locations

- Farmington Valley Greenway trail access locations along Rte 20, Rte 189, and Copperhill have been paved with millings and expanded to include more parking.
- East Granby Farms North Parking area have been paved with millings and expanded to include more parking.
- Cowles Park parking area have been expanded to include more parking.

Goals and Policies

Goal: Maintain sufficient open space in order to preserve community character and quality of life in East Granby, and to preserve areas for passive and active recreation. Develop and maintain adequate recreational facilities for East Granby's growing population.

Policies:

1. Conserve natural and scenic resources.
2. Continue the policy of creating open space corridors to connect larger open space tracts of land. Develop a more extensive trail network with the opportunities outlined in this chapter.
3. Protect streams and water supplies, as well as wetlands and floodplains.

4. Preserve an open space corridor along the Salmon Brook and Farmington River as shown on Open Space Plan.
5. Manage neighborhood parks, forests and other open spaces to enhance their value to the public. Implement a program of selective cutting and invest the proceeds from timber sales into trail construction.
6. Continue to enhance opportunities for public recreation.
7. Preserve historic sites and cultural resources.
8. Continue the policy of acquiring key open space parcels through fee simple purchase or purchase of development rights. In some instances the recommendation may be to purchase a portion of one of these parcels rather than the entire parcel.
9. Continue to seek state and federal funds to acquire open space. The Commission should continue to be selective regarding the quality and usefulness of the open space dedicated through the subdivision process. Priority should be given to acquisition of open space that would connect immediately, or in the future, with existing open space assets and land which has the ability to be used for active recreation without the need for a significant amount of regrading.
10. The Town should preserve open space in the following ways listed in order of priority:
 - Acquire fee simple rights.
 - Acquire development rights.
 - Acquisition of public easements.
 - Deed restriction.
11. Inform residents of the available recreational opportunities in town. Work with the Recreation Department to create a single publication highlighting all Town parks and significant open space assets. Include maps of hiking trails.
12. Continue to expand East Granby's trail network, especially along the Farmington River, Salmon Brook, and Metacomet Ridge.
13. Add additional active recreation fields at East Granby Farms, Granbrook Park, and Schools as needed.
14. Implement the master plan for the East Granby Farms Recreation Area.
15. Work with National Park Service to help permanently preserve privately owned portions of the Metacomet Trail
16. Revisit and refresh Granbrook Park Master Plan to help better revitalize the park

17. Continue to support the national designation for the Lower Farmington and Salmon Brook for Wild and Scenic Rivers

18. Create a hierarchy of deregulated utility parcels to preserve for open space. Open dialog with utility companies to gauge interest in selling any undesired parcels.

Chapter 7 Farmland Preservation

Statement of Purpose

The purpose of this section of the Plan is to encourage and support the preservation of open space areas and farmland of local significance. While the preservation of open space and farmland is one of the highest priorities of this Plan, the town of East Granby understands the increasing value of undeveloped land from an economic stand-point, and the struggles that municipalities have in securing adequate resources to protect all high priority open space, even when it has been designated as such on future land use plans. Therefore, this Plan recognizes that the pressure to grow and expand may sometimes cause existing or proposed open space parcels to become developed. However, this Plan strongly advocates for and supports municipalities' efforts to preserve as much high priority open space as possible not only through acquisition but also through innovative planning techniques such as transfer of development rights, cluster subdivisions and higher density zoning in appropriate municipal locations. Where development must occur, this Plan strongly encourages the use of sustainable development practices such as green building and neighborhood design, low impact development techniques and green infrastructure. This Plan also encourages communities to come together to envision the future of the town with regard to conservation and development through planning exercises such as community visioning charrettes. Community visioning and sustainable development, along with increased financial support from sources such as the State, private land trusts and federal grants, will help provide consensus and a clear plan to balance the need to grow with the equally important need to preserve. Open space is understood here as land that is preserved or restricted in some way for park, recreational or conservation use. This definition includes both public and private lands, but does not include undeveloped land that is still available for future development.

Open space serves many purposes for urban, suburban, and rural communities in the region. These include:

- Enhancing regional character and quality of life,
- Providing active and passive recreational opportunities,
- Protecting important natural resources, and
- Providing important economic benefits and shaping growth patterns.

- Furthermore, preservation of undeveloped land in floodplains is critical to protecting life and property from the dangers of flooding.

In addition, the preservation of farmland preserves the town's cultural heritage in agriculture, as well as providing local produce and educational opportunities for the town's population. Working farms also constitute a valuable component of a diversified economy and help maintain skill and knowledge necessary for food production. Over the period from 1985 to 2006 Connecticut lost agricultural fields (the typical Connecticut farm is only 40 percent field while the remainder consists of woodland, wetlands, and stream corridors) at a rate of 1,883 acres per year. More must be done if we are to preserve our agricultural heritage.

Farmland Preservation

Quite apart from the scenic and environmental benefits that accompany most arguments for open space, preservation of agricultural lands has many other important aspects. The Capitol Region's roughly 22,000 acres of farmland helps to contribute to over \$2 billion in revenues provided by Connecticut's working farms. Further, the products produced on the farms help to diversify our economy and increase our food security, making us less dependent on outside sources. From a fiscal perspective, farmland places less of a burden on municipal services, particularly infrastructure and education, while providing significant tax and sales revenue.

University-based studies also indicate that Connecticut farms are remarkably productive as compared with other New England states. Connecticut farms lead New England in net farm income, production of products such as tobacco, peaches and pears, numbers of horses, and nursery and greenhouse sales. When calculated on a per square mile basis, Connecticut farms lead New England in a great many more categories.

Land trusts or some other type of land conservancy organization operate in nearly all Capitol Region towns, yet at the same time, U.S. Census of Agriculture data for 2007 show that the number of small farms across Connecticut as well as Hartford and Tolland Counties is rising while the number of large farms is decreasing. These data show that while more needs to be done to protect the remaining large farms across the region and the state, the bolstering of small farms and local agriculture programs must also be a priority. Ultimately, despite their relatively small size and continued pressure from residential developers, East Granby farms continue to provide value in many forms to the town. Municipalities can, and do, offer some relief from development pressures to farm and forest land owners through Public Act 490. Connecticut Public Act 490 allows farm, forest, or open space land to be assessed by the municipality at its use value rather than its fair market or highest and best use value for purposes of local property taxation. Without this lower assessment, landowners may feel compelled to sell their land should they not be able to afford the property taxes.

The State of Connecticut has set forth a goal to purchase development rights and thus preserve 130,000 acres of farmland. As of 2011, state funding had allowed for the purchase of only 37,262 acres which amounts to about 283 farms. Continued funding of the Farmland Preservation program through the State Department of Agriculture is necessary to achieve this important goal.. In 2009 the State of

Connecticut purchased the development rights of a 436.98 acre farm owned by O.J. Thrall off of Route 189 for \$2,602,505.84.

Goals and Policies:

Goal: Encourage Preservation of Farmland

Many parts of the East Granby are still dominated by large, open tracts of agricultural land. Much of this land is used to grow forage crops, such as hay and silage, tobacco, vegetables, or nursery stock. Nearly all of the land in the town that is currently used for agriculture is in danger of being converted to residential uses. This results in a steadily shrinking agricultural identity as subdivision developments carve up farmland. Preserving existing farms can result in visual, historic, economic, and cultural benefits for the region. Currently, the State of Connecticut Farmland Preservation Program, which provides funds to purchase the development rights on farms, is only able to protect 10 to 15 farms per year.

While this program provides permanent protection of the land, this rate is certainly not enough to slow the development of viable agricultural land. Other programs, such as the P.A. 490 program (giving tax incentives to encourage landowners not to develop their land) and DEEP Land Acquisition grants need to be used on a more creative and widespread basis.

Policies:

1. Encourage retention of existing farmland through public and nonprofit acquisition.
2. Encourage expansion of the Connecticut Farmland Preservation Program to allow for purchase of development rights from more farms annually.
3. Aid in establishing criteria for preservation that draws on Department of Agriculture Purchase of Development Rights (PDR) standards.
4. Develop and open space plan that supports farmland preservation.
5. Support and facilitate the use of a wide range of funding tools to acquire and preserve farmland including community supported agriculture.
6. Discourage zone changes of agriculturally zoned parcels for residential development.
7. Prioritize preservation of farmland to agricultural clusters and areas with a “critical mass” of working lands to improve viability of individual farms.

Chapter 8 Historic Resources

History

The history of East Granby can provide important insights into how the town grew and developed. This information can help put decisions about the future into historical perspective.

Before European settlement began at Windsor in 1635, the area we now know as East Granby was inhabited by local Indian tribes. While no permanent villages are known to have been located here, hunting, fishing, and cultivation may have occurred in this area.

John Griffin, a tar and pitch maker, is believed to have become the first European settler of "East Granby" when he built a house on the west side of the ridge, near what is now Holcomb Street, around 1664.

Population grew slowly as most people were subsistence farmers and early existence was difficult. Settlement east of the ridge probably did not begin until the early 1700's and mills for manufacture and processing of various materials did not begin to appear until the 1730's.

Economic activity increased about 1705 with the discovery of copper deposits in the area. In 1773, the main mine at Copper Hill was converted into a prison by the legislature. Newgate Prison is considered to be the first state prison in America and is now a State owned landmark.

With the advent of the Farmington Canal in the 1830's followed by the railroads in the 1840's, the local economy began to change. Local farmers and workers became more specialized as better access was developed to and from other areas.

By 1845, manufacture of flatware and silver plating had begun in the southern part of East Granby, an area that came to be known as Spoonville.

When Simsbury was established in 1670, the town included what is now East Granby. It was not until 1736 that the Turkey Hills Ecclesiastical Society was established to serve the needs of the growing local population. The name Turkey Hills is believed to have come from the abundant wildlife that existed in the area.

East Granby became part of Granby in 1786 when the Turkey Hills and Salmon Brook Ecclesiastical Societies petitioned the legislature to create the Town of Granby. However, the distance to Granby and differences over taxation and spending resulted in efforts to secede in later years.

Finally, in 1858, a request to incorporate was approved and East Granby (as it was named) became the 159th Connecticut municipality. Thus, after almost 200 years of settlement, the Town of East Granby was created by its residents. Those boundaries remain to this day and delineate our community.

Shade tobacco cultivation was the major industry in town for many years. While some tobacco was grown by local residents as early as about 1800, it was not until mid-century that tobacco crops became more prevalent and not until 1900 that shade tobacco cultivation began.

In the early 1900's, Newgate Prison and Viet's Tavern became a resort area where events were held on weekends and, with nearby rail service, people came from a wide area.

During World War II, what is now Bradley International Airport was established as a military airport on the great plain that includes parts of East Granby, Windsor, Windsor Locks, and Suffield.

In the postwar era, development surged in East Granby due to the “baby boom” and suburbanization. The population growth of the 1950’s and 1960’s resulted in new schools and other public improvements in order to meet the needs of the population.

In recent years, commercial and industrial business in East Granby increased due to population growth, road improvements, and proximity to the airport. This trend has only continued as East Granby has transformed from a small rural town into a small bedroom community with easy highway access to nearby employment centers.

Historic Resources

History has played an important role in shaping East Granby and it is important that historical resources continue to be preserved. In fact, East Granby contains a number of historic properties and areas that are listed on the National Register of Historic Places (NRHP), the State Register of Historic Places (SRHP), or are considered locally significant:

Insert Table 8.1 List of Historic Resources

Properties and areas listed on the National Register of Historic Places are recognized for their historic significance or as an example of an historic period in American history. It is important to note that such a designation is largely ceremonial - it entitles the owner to place a historic plaque on the property but has little effect on activities of private property owners. The recognition only affects activities involving federal funding and may help prevent unreasonable destruction of important resources.

The historic district was listed on the National Register of Historic Places as a historic area in 1988. This designation is a reflection of the agricultural ambience of this area.

Individual properties on the State Register of Historic Places are also recognized for their significance or as an example of an historic period in Connecticut history. Entries on the National Register are also on the State Register of Historic Places.

Some of the main tools for preserving historic resources are:

1. **Sensitive ownership** - people who acquire and maintain historic buildings in a historically sensitive way are the best means of protecting historic resources. While this cannot be legislated, it can be encouraged and supported through educational programs, house tours, local recognition, and similar programs.
2. **Local historic districts** - establishing a local historic district (requiring approval by 2/3rds of the affected property owners and a local ordinance) can be an effective tool for preserving historic resources since it requires a “certificate of appropriateness” before exterior changes can be made.
3. **Village districts** - establishing a village district (by the Planning & Zoning Commission) can help preserve historic resources if regulatory criteria are sensitive to the historic character of the area.

4. **Historic recognition** - designation on the National Register, the State Register, or even a local register of historic places can help encourage historical sensitivity and preservation.
5. **Regulatory flexibility** - allowing flexibility in zoning regulations, building codes, or other standards can also aid in the preservation of historic resources.

Goals and Policies

Goal: Preserve East Granby Cultural and Historic Resources

Policies:

1. Continue to encourage preservation of historic and archeological resources that may exist in East Granby.
2. Encourage completion of a comprehensive inventory and assessment of historic properties in East Granby.
3. Request information from the State Archeologist regarding the archeological potential of sites in East Granby.
4. Once information from the State Archeologist is received, incorporate provisions in the Zoning and Subdivision Regulations requiring an archeological assessment in identified sensitive areas.
5. Maintain standards and procedures in the Zoning Regulations which address the preservation and adaptive reuse of historically significant structures.
6. Review other provisions in the zoning and subdivision regulations to ensure that there is both flexibility and incentive to preserve historic properties and a basis for considering historic factors when making land use decisions.
7. Explore ways to encourage purchase and preservation of endangered and important historic properties through other organizations (a local Preservation Trust, government agencies, and other groups).

Part III Development and Infrastructure

Chapter 9 Housing

Population, Households, Income, and Age

From 2000 to 2013 the Town of East Granby population has grown from 4,745 to 5,036 and the number of households has increased from 1,848 to 2,144. During that same time average household size has decreased from 2.57 in the year 2000 to 2.35 in the year 2013. There has also been an increase in number of households living alone 22% in 2000 as compared to 33% in 2013, while the number of families has decreased from 73% in 2000 to 65% in 2013. East Granby households are aging with less people 18 years and younger and more people 65 and older. The median age of East Granby is 43.9 years old, which is 3.7 years older than the Connecticut median age of 40.2 years old.

Table 9.1 shows Population, Household, & Age

East Granby's annual median household income in 2013 was \$71,250, 3% more than Connecticut's median household income of \$69,461. It is 10% more than Hartford County's median household income of \$64,967. East Granby's median household income ranks 122 among CT's 169 municipalities.

Table 9.2 shows Median Household Income

In East Granby, 1% (15) of the heads of households were under 25 years old, 31% (674) were 25-44 years old, 45% (955) were 45-64 years old and 23% (500) were 65 or older. Throughout Connecticut, households headed by those under 25 and those 65 and over tend to have lower incomes than the 25-64 years old, limiting their housing options. East Granby is one of the 153 Connecticut municipalities projected to see drop in school-age population between 2015 and 2025. Many municipalities will see declines over 30%. The projected decrease for East Granby is 28%. Meanwhile the 65 and older population for East Granby is projected to increase by 44%.

Table 9.3 Age Cohorts 2010 Population, 2025 Population Projections for East Granby

Characteristics of Housing Stock

East Granby saw its number of housing units increase by 15% from 2000 to 2013. Renters live in 23% of East Granby's housing stock, compared to 32% for Hartford County, and 29% for Connecticut. Overall, 67% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2 or more units in structure), and 1% is mobile homes. In East Granby 83% of occupied homes are single-family, 17% are multifamily, and 0% are mobile homes. Renters live in 89% of East Granby's 357 multifamily homes, and owners occupy 90% of its 1,787 single-family homes.

Table 9.4 Percent of Owner-Occupied, Renter Occupied, and Vacant Housing Units

Table 9.5 Units by Tenure: East Granby

Connecticut's housing stock varies in age, with 23% built before 1939, 36% built from 1940 to 1969, and 41% built from 1970 on. In East Granby, 8% of housing stock was built prior to 1939, 43% was built between 1940 and 1969, and 49% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of Connecticut current and future residents. A majority of homes in Connecticut have 3 or more bedrooms, with 37% having 3 bedrooms, 22% having 4 or more, and 42% of the homes in state have 2 or fewer bedrooms. Over 66% of homes in East Granby have 3 or more bedrooms, while 34% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Table 9.6 Housing Units by Number of Bedrooms

Housing Cost for Owners and Renters

Across Connecticut, 50% of renters and 35% of owners spend more than 30% of their income on housing. In East Granby, 50% of renters spend more than 30% of their income on housing, while 28% of the owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc. The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many

middle-class households. In East Granby, 33% of homes were valued under \$150,000 in 2000, compared to 7% now. The median home value in East Granby is now \$277,300 an increase of 67% since 2000. According to 2009-2013 American Community Survey data, 34% of East Granby's 503 rental units have a gross rent over \$1,000 per month and 27% have a gross rent under \$750 per month. East Granby as compared to Hartford County and the State has higher percentage of rents lower than \$1,000 per month, but a lower percentage of rents of more than \$1,000 per month. This may demonstrate the need to increase number of high rent units in East Granby to serve the growing need of the population.

Table 9.7 Owner Occupied Home Values

Table 9.8 Rental Units Gross Rent

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Table 9.9 Owner and Renter Household Income and Costs

Housing Market General Information

East Granby is included in the Hartford-West Hartford-East Hartford Metro Area. Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2 bedroom apartment in metro areas throughout the United States. Connecticut's housing costs are typically high, ranking #8 in 2015 with a housing wage of \$24.29 and East Granby housing wage was \$22.00.

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities dominated by single-family homes. Across the state, 135 municipalities have seen either no change in real property grand lists, or declines, forcing most towns to raise mil rates, reduce service, or both. From 2008 to 2012 East Granby has seen a slight 2% increase in real property grand list. Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011.

Table 9.10 shows Building Permits for New Homes per Year

Each year the CT Department of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. East Granby has a total of 109 Total Assisted Units or 5.1% of total 2,152 housing units in town.

Analysis of Housing Conditions

East Granby, unlike most of Connecticut's suburbs, has a median household income of close to that of the Connecticut, modest to high housing costs, a substantial supply of units for a variety of the municipality's workforce (such as, teachers, nurses, electricians, firefighters, and town employees), but a still too narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in East Granby relative to the median household income. Statewide 50% of renters and 35% of homeowners spend 30% or more of their household incomes on housing. In East Granby, where the \$71,250 median household income is higher than the statewide median of \$69,461, 50% of renters and 28% of homeowners spend 30% or more of their income on housing.

East Granby is one of the 153 Connecticut municipalities that could see a potentially significant decline in school enrollment through 2025 because of a projected decline in school age (5-19) population of 28% from 2015 to 2025. At the same time, its population is getting older, with a projected increase of 44% in the 65 or older population from 2015 to 2025, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 34% since 2007, many towns are ill prepared to accommodate the needs of renters. East Granby is one of 114 Connecticut municipalities with single-family homes dominating its housing stock (83%) and little modest or multifamily housing to offer (34% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (49% in East Granby) to accommodate the needs of the new Baby Boomer families in their 20's.

Now in their 60's, those families are seeking more modest homes. But their attempts to sell are being met by fewer offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of the Grand Lists and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2012 (latest OPM figures), 109 towns experienced negative growth in real property values, 10 had no growth, and 29 had only slight growth of 2 percent or less. The total real property Grand List in East Granby has grown by 2% from 2008 through 2012.

Goals and Policies

Goal: Increase Housing Variety and Affordability to Serve Changing Demographics

Promote development of smaller, denser, and more affordable housing units to help serve the needs of the aging Baby Boomers and young workforce that either don't have the need, don't want to maintain, or can't afford the single-family home with 3 + bedrooms.

Policies:

1. Change the regulation to promote development of denser and smaller (less than 2 bedrooms) multifamily development in the sewer service area adjacent to or in the Village Center Zone.
2. Promote variety in development in future housing stock: Luxury Apartments, Affordable Apartments, Townhouses, Assisted Living, Garden Flats, Workforce Development Housing (Office Over Apartment)

Chapter 10 Business and Industry

Introduction

East Granby is a small but growing community in terms of population, transitioning from a rural community to a bedroom community. Future population growth will necessitate additional business

growth to meet resident needs and provide local employment opportunities. The current small size of the community, combined with competition in other neighboring communities, does not provide the market base that indicates an unmet market opportunity for most types of chain retail or service uses.

This does not mean there will be no development; rather it means this development is more likely to be by local developers than by national chains. Therefore, the best strategy is to make East Granby as attractive and investment location as possible, and let the market come to the community, rather than expend large amounts of effort and money trying to attract types of development that have minimum criteria in terms of population or disposable income that East Granby cannot provide.

Accessibility

The Route 20 corridor has an average daily traffic (ADT) of 12,500 vehicles per day at the East Granby/Granby town line and 30,200 at the International Drive/Bradley Park Rd intersection. The Route 187 corridor ranges from an ADT of 7,700 at the East Granby/Bloomfield town line to an ADT of 5,500 at the East Granby/Suffield town line. Other counts are 18,500 at the Route 20 and Route 187 intersection, in the center of town. This road network strategically places the East Granby Village Center Zone at the cross roads serving two larger markets outside of the area in the Farmington Valley and southern portion of Western Massachusetts.

Employment

In 2009, there were 3,018 people over the age of 16 in the labor force in East Granby. Of these 94.4% were employed, 5.5% were unemployed. In 1990, unemployment in this area was 3.6% and in 2000 it was 3.6%.

Table 10.1 shows Comparison of East Granby and Surrounding Communities

A comparison of East Granby and its surrounding communities was done with the observations:

- East Granby is the second smallest community in this geographic area
- It has the smallest population of the contiguous communities
- It has the third lowest mill rate and equalized mill rate
- It has the third highest median household income relative to the surrounding communities
- It exceeds both the country and the state in median household income
- Despite its substantial business base, it has a lower business portion of its Grand List than several of the neighboring communities

Businesses in East Granby and the Region

There are 307 businesses in East Granby with the following 4 serving as the strongest market sectors:

- Manufacturing
- Construction & Mining
- Trade
- Services

For its size East Granby has a good manufacturing base and in spite of the recent recession a number of the manufacturing companies have expanded. The town should continue to assist the small manufacturing firms in anticipation of future growth.

There are more than 2,000 businesses within a five-mile radius of the East Granby's Village Center. This suggests a location in the Village Center or nearby would be an excellent place from which to provide business to business services such as office supplies, printing and copying services, computer sales and repair, and packaging/package delivery services.

Bradley Development League & the Bradley Airport Development Zone

Four communities including East Granby comprise the Bradley Development League, Inc. (BDL). Its purpose is to support, promote and perpetuate the commercial development potential of Bradley International Airport and the contiguous municipalities. The BDL is active, has a web presence www.bradleydevelopment.com and is working with the Connecticut Economic Resource Center (CERC) to maximize marketing efforts.

An inter-municipal development zone (BADZ) around Bradley International Airport was created for certain properties located in East Granby, Suffield, Windsor and Windsor Locks and the bill that created this zone was updated in 2010 to extend enterprise zone tax incentives to manufacturers and other specified businesses that develop or acquire property in the zone and create jobs. There are approximately 1,918 developable acres in these four communities, of which 410 are located in East Granby. All of East Granby's Commerce Park A & B Zones and some of its Business Zone are also in the BADZ. This is significant because eligible businesses may qualify for property tax exemptions as of October 1, 2012 and corporate business tax credits as of January 1, 2013.

BDL recently did a commercial buildout analysis for the Bradley Development Zone. There currently are approximately 11.8 million square feet of building space, with the potential for as much as 33.7 million, or nearly three times as much as is currently built. A review of East Granby's commercial and industrial footage revealed that there are presently 1,866,634 square feet.

Taking into consideration land with development constraints, there are a total of 313 developable acres in East Granby with a development potential of 3.5 – 4.2 million square feet. For the four Bradley Development communities, the development potential is estimated between 18.3 – 21.9 million square feet.

Home Occupations

A growing and expanding business sector can be found in home occupations as people continue to work from a home office and do business through tele-commuting. East Granby currently has over 106 home occupations. Close proximity to airport provides easy access for business travel and both high speed internet and cell service is available to all areas of the community.

Conceptual Zone Changes

The Town has been considering modifications to its zoning districts to support desired business development in East Granby. In our 1999 Market Analysis the “Rose Report” said that based on the town population, its transition from rural community to a bedroom community, and high traffic count on Route 20 and Route 187 the town could expect convenience style retail development and fast food to match the characteristic drive through traffic. In the last Plan of Conservation and Development of 2004 the plan recommended against this style of convenience development in favor of more quintessential development of a Village Center. In 2007 the Planning and Zoning Commission adopted the Village Center Zone. Since then the Planning and Zoning Commission has had several workshops about the zoning districts around the Village Center Zone and how these zoning districts should be changed to help better support development within the Village Center Zone.

Three goals/steps were developed from the East Granby Land Use Workshops:

1. Split the Commerce Park Zone into A and B to better provide separation of uses and to promote the highest and best use of the commerce park land that is serviced by water and sewer.
2. Expand the Village Center Zone into Route 20 and East Street intersection to create an attractive Gateway into the Village Center.
3. The Commerce Park Transitional Zone should be established to promote smaller scale uses that are currently allowed in the Business and Commerce Park Zone with uses supportive of the adjacent Village Center Zone and the newly proposed transitional zone to provide a smooth transition from the Commerce Park Zone and the Village Center Zone.

The first goal/step has been achieved and it is a recommendation of this Plan of Conservation and Development to carry out the last two steps of the Conceptual Zoning Plan.

Figure 10.2 displays the Conceptual Zoning Map

Business and Industry Strengths and Weaknesses

The table below summarizes the research and analysis presented in the Market Analysis from 2012 in terms of primary strengths and weaknesses related to future economic development. The strengths should be the focus of community marketing. The weaknesses should be the focus of East Granby’s product improvement efforts.

Table 10.3 lists Business and Industry Strengths and Weaknesses

The Village Center Zone contains the Town’s “Government Center” with the following facilities and uses:

- Allgrove School
- Post Office
- Town Hall
- Ambulance
- Police and Fire Station
- Community Center
- Library
- Public Works Facility

This cluster of uses creates a synergy and strengthens the Village Center. In addition, there are commercial enterprises, or vacant space available for commercial enterprises, that service the local trade area.

Fortunately, the buildings are in close proximity thereby supporting the area as the Town's intended village center. Unifying the parcels together with sidewalks, streetlamps, benches, hanging flower baskets would further create a small village ambience. The Town of East Granby has placed banners in the immediate area of the Government Center; these should be extended to the rest of the Village Center Zone.

Another strong advantage of the Village Center Zone is the traffic count and connection between intersection of Route 20 and 187. Village Center areas that are bisected by major traffic arteries often have a more difficult time with traffic safety issues than those that are not. Usually both sides of the roads have the same zoning classification. In areas where traffic is a consideration, planted medians have been constructed and are effective in traffic calming or reducing speed while making the road more appealing aesthetically. East Granby already has some medians along Route 20, but more should be created. Equally important, if the area is to truly function as a unified village center, steps must be taken to assure safe pedestrian crossing of Route 20. Without this, the area will develop as separate commercial clusters within sight of each other, but not functioning as an integrated economic location.

Expand the Village Center Zone

Consideration should be given to expanding the Village Center Zone. Additional "critical mass" would likely help existing businesses and properties, as well as businesses considering East Granby as a location. Recently the Planning and Zoning Commission approved zone change for Creamery Brook Office Park for a zone change from Professional Office to Village Center. It may make some sense to consider expanding the Village Center Zone to other areas north of Route 20 heading as far East as East Street. This would create a "gateway" upon entering the center of town. The development of critical mass can be supported by allowing more mixed uses in the Village Center including higher density housing that will provide customers for the retail and service businesses. This would create a built-in customer base to frequent the area, that could then be further supported by other visitors to the Village Center.

Expansion of this area and development within it should be guided by the following principles:

- Approximately 1/3 of the existing area in the Village Center is already unbuildable
- Adequate area is needed for future development in the Village Center
- Critical mass is essential
- Adequately sized parcels allowing for more flexibility in development are needed
- Adequate depth of the parcels is needed to allow for internal circulation with minimum curb cuts on Route 20
- Visualization exercises would likely be helpful in developing a master concept plan for the area that show the effective interrelationships among a variety of uses
- New housing can be targeted at desired markets such as newlyweds, newly employed college graduates, and senior citizens who are looking for small units to downsize from their larger single-family home. Contrary to belief denser housing units with 2 bedrooms or less can be a

revenue generator for the Town as they do not come with the associated tax burden with an increasing number of school children. This variety in housing also provides more variety of housing options for our aging demographics.

- Create a walkable and connected Village Center

Walkable Main Street: Scale and Design

Figure 10.4 is a map of the present Village Center with two concentric circles of $\frac{1}{4}$ and $\frac{1}{2}$ miles which are the likely maximum distances for people to walk to the Village Center. Placing higher density housing within this geographical distance is recommended. Creating bike paths within this area would also make the area more accessible. Scale and design are important to a successful Village Center. Not only must East Granby's Village Center be walkable, it must be comfortable in both scale and design. Village Center in smaller towns that are successful have an urban context which is created primarily through their buildings and the relationship of those buildings to the nearby thoroughfares. The design of buildings is a significant contributor to the context and the priority that the context gives to walking. Building height, density, and floor ratio, architectural elements, mass and scale, relationship to adjacent buildings and thoroughfares, orientation of the entry, and the design and type of ground floor land uses can help shape context and create an environment that is more or less walkable. The building height and width of the street set the boundaries of the enclosure of your "Main Street" and to feel comfortable they need to be human scaled or between a ratio of 1:3 and 1:2.

Figure 10.5 Building Height & Thoroughfare Human Scale Factor for Main Street

Establish the Commerce Park Transitional Zone

In between the Commerce Park Zone and the Village Center Zone a newly created Commerce Park Transitional Zone shall be created. The Commerce Park Transitional Zone will allow for a mix of uses smaller in scale than the presently allowed in the Commerce Park Zone and larger in scale than the adjacent Village Center Zone. Examples include hotels, conference centers, colleges, higher density residential development, office, small manufacturing, research and development, nursing homes, sports complexes, and medium to large scale retail. The newly created zone will allow for greater flexibility of uses that are more appropriately scaled as you transition into the town center.

Allowing for the higher density residential development will not only likely be a revenue tax generator it will have the tangible value of support the adjacent village center zone and might help put East Granby over the population thresholds currently in place to support retail development. This variety in created housing type also provided much need housing for our shifting demographics of aging baby boomers and shrinking family sizes. As noted before, a visualization exercise would be helpful for East Granby's residents and planning leaders to anticipate what such developments can look like without there being a specific proposed development on the table.

It is well known in the retail and service industries that these economic clusters "follow rooftops". In the recent recession and current sluggish recovery, this dictum has been modified to reflect that retail and service uses such as these that might find East Granby's Village Center district attractive, now follow disposable income in those rooftops. If East Granby wants to make its Village Center larger and stronger, it must provide housing opportunities in close proximity.

Create a Master Concept Plan to Support the Economic Viability of the Village Center

Future development should be guided by a Master Concept Plan prepared through a community visualization process. Not only should this master concept plan set expectations for new building development, it should include items such as additional streetscape and façade improvements to existing structures. It may be possible to obtain a Small Town Economic Assistance Program grant to assist with the costs of planning. Consideration should also be given to establishment of a Municipal Special Services District under Chapter 105a of the Connecticut General Statutes. Similarly, some of the area might be designated as a TIF (Tax Increment Financing) District where increases in tax revenues from new development are used to pay for bonds that support that development (for instance, for necessary infrastructure improvements).

Consider Creation of a Village Center Special Services District and/or Tax Increment Financing District

Section 7-339m *et seq.* of the Connecticut General Statutes allows the establishment of Special Services Districts (SSD, also called Business Improvement Districts, Community Improvement Districts and other similar terms) to “...promote the economic and general welfare of its citizens and property owners. Among other things, the district can (1) acquire and convey real and personal property; (2) provide any service that a municipality can provide, other than education; (3) recommend to the municipality's legislative body that it impose a separate tax on property in the district to support its operations; (4) borrow money for up to one year backed by district revenues; and (5) build, own, maintain, and operate public improvements. Voters in the district must approve its establishment at a referendum.”

Similarly, under Connecticut law, municipalities can use Tax Increment Financing (TIF) to repay bonds issued to finance physical projects in areas designated for redevelopment (CGS §§ 8-124 to 8-139), urban renewal (CGS §§ 8-140 to 8-145), or municipal development (CGS §§ 8-146 to 8-200b).

Make the Village Center District a Pedestrian Friendly and Inviting Destination

The Village Center District must be designed, developed and used as a destination. People must be given a reason to be there. People attract more people. It is likely the Village Center will have a split personality – one for the day and one for the night; one for weekdays and one for weekends – and the Master Concept Plan must recognize and facilitate this. As discussed earlier in the section on Walkable Main Street, walkability (and bikeability) of the Village Center must be emphasized in design and marketed in order to have the best chance for the Village Center Zone to be successful.

Goals & Policies: Creating a Viable Village Center Zone

- Engage the community and take an active role in sharing the vision for the Village Center – establish a widely shared vision of what the people want and broadly communicate it.
- Section 8-2j of the Connecticut General Statutes, which deals with assuring compatibility of Village Districts with other uses in the surrounding neighborhood, should be one of the guiding principles in developing the Master Concept Plan for the area.

- Equally important, the Master Concept Plan must reflect East Granby’s vision of itself as set forth in the Town’s Plan of Conservation and Development.
- If East Granby seeks to improve its image, it must raise its expectations.
- Hold meeting(s) with all sectors of the community and particularly invite participation from the school children and younger residents.
- Use the Main Street approach (Organization, Promotion, Design and Economic Restructuring – see <http://www.preservationnation.org/main-street/about-main-street/the-approach/> for more information) to guide development of the Village Center and Eastern Route 20 corridor and join the Connecticut Main Street Center
- Create a public gathering place
 - Retail and downtown experts increasingly see the presence of a free, multi-purpose activity space as a key element in drawing customers and visitors to retail neighborhoods
 - The town established a new town custom to light a tree in December in this area
 - Put in an ice rink for the winter season (easily created and taken down)
- Ask civic organizations to participate in funding and managing this public space
- Encourage residents and business employees to use area
 - Walking, bicycling, jogging
 - Picnics and recreation
 - Wedding photography
 - Concerts
- Delineate the Village Center – East Granby’s downtown – with banners such as those already in the municipal complex and place benches, trash receptacles and hanging baskets in strategic locations
- Invite musicians/artists/craftspersons to participate in concerts and arts and crafts shows
- Continue to use the Village Center for the East Granby Farmers’ Market

Chapter 11 Public Facilities & Utilities

Public Facilities

Public facilities are buildings and sites used to provide a broad range of governmental services and functions such as education, public works, public safety, social, and recreation/open space services. These services contribute to the character and quality of life in East Granby.

The Plan is primarily concerned with the physical aspects of such services so that they are appropriately located and sized to meet reasonable community needs during the planning period and beyond.

In the past ten years, East Granby has implemented the main recommendations of the prior plan. In addition, the acquisition and continued development of East Granby Farms has been a major improvement in the recreation facilities in the town. The town has also upgraded all parking facilities of

our major trail network including Cowles Park and 3 improved parking areas for the ever popular Farmington Valley Greenway. Future plans also include improvement to the exterior of the Senior/Community Center to create a Veterans Memorial Community Garden. Overall, while East Granby has a good array of community facilities, there are likely to be some additional community facility needs during the planning period.

The map on the facing page shows the location of public facilities in East Granby.

If and when needed, future public facilities might be located adjacent to existing facilities or centrally located in the community to help better support the “Government Center” and consequentially the Village Center Zone.

East Granby Middle School underwent a significant renovation and expansion in 1998 and East Granby High School underwent a significant renovation and expansion in 2002. Both facilities are expected to be adequate for the planning period. Allgrove School and Seymour School went through similar renovations and upgrades in 2012 and these facilities are expected to be adequate for the upcoming planning period.

Over the past several years demographic shifts and regional school enrollments seem to be trending downward. Although East Granby has seen less of a shift in school enrollment numbers as East Granby continues to be a desirable town for young families to move because of the small town environment and good school systems. As aging demographics have shifted younger families continue to move into East Granby. This has stabilized school enrollment projections as opposed to some of our neighboring towns in the region.

In the past 5 to 7 years residential development has slowed substantially and most of the new families moving to town are occupying an existing home rather than new homes being built. This and the fact that there is no longer a substantial amount of large parcels of 30 acres or more available for large subdivisions it is not expected in the near future to see a dramatic shift in population or school enrollment numbers anytime soon. In fact the if there is an increase in residential development it will most likely be in the form of high density residential development in the 1 and 2 bedroom variety that typically does not cause large fluctuations in school enrollments as they are not desirable to growing families.

Public Facility Goals & Policies

1. Acquire land adjacent to existing facilities to provide space for future expansion, if feasible and desirable.
2. Continue to create a municipal complex in the village center area as a focal point for the community.
3. Continue and enhance programs to promote volunteer recruitment and participation for the fire and ambulance services.
4. The current Town Hall is becoming too small for community needs (vault space, office space, and meeting rooms) and a building needs study should be undertaken during the planning period so that an expansion program can be defined and implemented.

5. Continue to support improvement and expansion of facilities at East Granby Farms, Granbrook Park, and the Cowles Property to meet local recreation needs.
6. Make improvements to the entrance and overall organization of the solid waste transfer facility.
7. Utilization of the Community Center should be monitored so that changing community needs can be addressed in a timely manner.
8. Consider the need for a dedicated Senior Center as age demographics change.
9. Maintain mutual aid arrangements for fire and ambulance services, especially since there are only two roads (Route 20 and Hatchet Hill Road) connecting the eastern and western sides of East Granby.
10. Continue to encourage local and regional coordination and cooperation in all areas of community facilities (equipment sharing, community services, and providing services and facilities). Continue to encourage appropriate Town boards and commissions to work jointly in sharing of Town facilities.

Public Utilities

Utility infrastructure is an important consideration in the Plan since the availability of public water and public sewer will help to promote development in appropriate locations such as the village center.

Public Water

Overall, public water is expected to be available to meet the needs of the community for the foreseeable future since the main water service providers in East Granby (the Metropolitan District Commission and the Aquarion Water Company), are expected to have adequate supply to meet water needs in their service areas during this period.

Other water providers in East Granby include the Connecticut Water Company (airport), the Old Newgate Ridge Water Company, and several community wells servicing multi-family developments. None of these water providers are expected to serve additional development in East Granby in the future. In fact, it makes sense for these water providers to be interconnected with other providers as opportunities arise.

Public Sewer

The agreement with the Metropolitan District Commission (MDC) for sewer service should adequately provide for the sewer needs of the village center and business-zoned areas in the eastern part of the community for the next 20 years or more. One potential long term concern for the MDC sewer service area is the maintenance of these systems. Areas in adjacent to Bradley Park Rd are in need of service and repair as the pipes and infrastructure are over 50 to 60 years old. Within the next planning period the Town needs to consider a long term maintenance plan for the aging infrastructure.

To adequately serve the business-zoned area in the southwestern part of East Granby (near Simsbury Airport), discussions should be held with the Town of Simsbury about obtaining a sewage allocation for this area and connecting current and future uses.

At some time in the future, sewer extensions may be necessary to resolve septic failures in some existing residential areas that were developed before current health code requirements. However, during this planning period, East Granby will continue to work with the Farmington Valley Health District to oversee septic operations and repairs in these areas. As sewer and water become closer from Windsor along International Drive to Seymour Rd it makes good short term sense to connect the high density residential development of the condos and apartments. This will allow them to disconnect from their community septic systems and provide water service as well.

Long term the Town should consider connecting to the Spoonville Rd area, which carries our highest concentration of single family homes, many of which were built on undersized lots prior to current health code requirements. The current health code requires not only suitable location for septic, but also an area suitable for reserve in case of failure occurs to the original septic system.

Other Utility Infrastructure

Yankee Gas provides natural gas service to the village center, the quarry access road, and to the industrial area, generally east of Center Street and East Street. This service is very helpful in promoting economic development in the community.

Storm drainage is becoming an infrastructure issue of greater interest due to the EPA Phase II Stormwater requirements. East Granby should continue to monitor new requirements and implement appropriate programs. Since some communities have looked at establishing a “stormwater utility” to fund stormwater management programs, East Granby should continue to investigate local options.

Wireless communication services are available in East Granby and local “dead spots” are being addressed over time. East Granby also has zoning regulations to help guide the placement of wireless facilities.

There do not appear to be any issues with regard to other utilities (electric, telephone, cable television) that will have a substantial influence on future development.

Public Utility Infrastructure Goals & Policies

1. Continue to serve desired growth areas with public water and public sewer.
2. Continue to rely on on-site wells and septic systems in most areas.
3. Improve the public water supply network by encouraging interconnection of water providers and extension of service lines.
4. Consider adopting a septic management program.
5. Encourage the Farmington Valley Health District to continue monitoring areas which are experiencing failed septic systems.

6. Encourage water and sewer expansion within the sewer agreement area, especially for economic development.
7. Work with the Town of Simsbury to extend sewer service into the Floydville Road and Herman Drive area.
8. Continue to encourage underground utilities whenever and wherever possible, especially in the village center area.
9. Come up with long term maintenance plan for our aging sewer infrastructure (particularly the Bradley Park Rd area).
10. Work with MDC (short term goal) to extend sewer and water service to the high density residential development on Seymour Rd.
11. Work with MDC (long term goal) to extend sewer and water service to Spoonville Rd area which carries the town highest concentration of single family homes.

Chapter 12 Public Transportation

Vehicle Transportation

Accessibility and mobility are important to modern society. As a result, planning for a safe and convenient roadway network is an important element of the Plan. Since the basic configuration of the road network in East Granby is already established, the major focus of planning for the road network is to address identified issues.

One roadway issue in East Granby relates to increasing traffic volumes and geometric improvements on existing roadways and at existing intersections. Since most of these issues occur on State highways, the main role of the Town will be to work with the Connecticut Department of Transportation (CTDOT) to see that problem areas are identified and addressed in a timely manner. One role for the Town is to manage the location and design of access points onto State highways (and other streets) to minimize the safety and capacity impacts to the roadways.

Another issue is the lack of east-west roadways. Due to the Metacomet ridge, the only east-west roads in town are Route 20 and Hatchet Hill Road. Since both roads are State highways, it will be important for the Town to work with the CTDOT to maintain these roads for regular traffic and emergency response.

The map on the facing page presents the road transportation plan for East Granby:

Arterial Roads are state highways that provide for major regional and local circulation needs in the community.

Collector Roads include those streets that serve a secondary role in the regional traffic network and a primary role in the local circulation network.

Local Streets are all other existing streets in East Granby. Since interior road connections are considered desirable for promoting a sound overall circulation network in East Granby, the Commission will continue to ensure that existing connection options are utilized and adequate options are left for future development.

Roadway design standards in East Granby relate road characteristics (width, grade, design speed) to anticipated traffic needs. While the overall design standards for new road construction appear reasonable, the Commission may wish to consider the following modifications:

- Reducing the required paved width on local roads (from 26 feet to 22 feet) to maintain rural character
- Allowing roads to be built without curbs on flatter terrain where stormwater infiltration will be effective
- Allowing for the use of a “Cape Cod” curb (which is lower and wider than a regular curb)

Within the last planning period the Town has established a pavement management system to help monitor and prioritize roadway needs. In addition to being a good management tool, such a program has helped the Town comply with Governmental Accounting Standards Board - Directive 34 (GASB 34) relating to accounting for the condition of municipal assets. To keep up with the aging infrastructure of our roadways it is important that the Town appropriately finance for the pavement management program. The Town should continue to fund through the capital improvement program as well as consider financing improvement through bonding to help keep up with the need for repairs.

Vehicular Transportation Goals & Policies

1. Continue pavement management system to cost-effectively monitor roadway conditions and schedule improvements.
2. Pursue improvements to the arterial and collector road system in East Granby to address accident and capacity issues.
3. Where necessary, promote road connections in order to improve circulation within the community.
4. Seek to minimize and coordinate curb cuts for development and limit access to major streets where feasible.
5. Consider the desirability of a curb cut plan for arterial roads to guide future access locations.
6. Consider modifying road standards to move away from older standards (wider, straighter, flatter = safer) to newer standards (narrower, curvier, steeper = character) to reduce impacts on natural resources, reduce runoff, enhance community character, and help create the scenic roads of the future.
7. Participate in State and Federal transportation planning affecting East Granby.

Other Transportation Initiatives

There is increasing interest in East Granby and elsewhere in providing more and better facilities for pedestrian, bicycle, and transit circulation.

Paths and sidewalks provide circulation networks in a community. The Metacomet Trail is one example of a pedestrian path. The Farmington Valley Greenway Trail is an example of a multi-use trail.

The Plan recommends establishment of a sidewalk system within and around the village center area and pedestrian and bicycle facilities elsewhere in East Granby.

Except for a local senior citizen minivan and CT Transit busway connection serving Walgreens off of International Drive, no transit services are presently available in East Granby. While past efforts to establish a transit connection (light rail or dedicated busway) from Hartford to Bradley International Airport through part of East Granby have not come to fruition, the Plan supports the concept of such service since it will help support the economic development of East Granby and support the development of the village center area.

Other Transportation Strategies

1. Strongly encourage (or require) the provision of sidewalks, bikeways, and walkways in the village center, near schools, and in appropriate areas of the community.
2. Encourage transit service (of all types) when it serves local and regional needs.
3. Develop a plan for sidewalks, walkways and bikeways within road rights-of-way and work with developers and Town and State agencies on implementing the plan.
4. Seek opportunities for developing connecting walkways and bikeways in residential and commercial developments.
5. Encourage expansion of CT Transit busway connection to serve Commerce Park area both north and south of Route 20 to better serve our largest employment area.

Chapter 13 Community Concerns

In 2015 the Planning and Zoning Commission hosted Plan of Conservation and Development (POCD) Land Use Workshops. These workshops were designed to identify areas of potential concern in the areas of Conservation and Development that need to be addressed in the Town most recent POCD. Workshops were open to the public, boards, commission to attend and participate. Four areas of Community Concern were identified during the workshop process:

Quarry Management: residents express concern about expansion, nuisances including truck traffic, vibrations from blasting, noise, etc. Other concerns were environmental effects and eventual re-use or reclamation of the quarry.

Commercial Development of Lot 44 on Seymour Rd: The parcel is currently zoned residential, but as commercial development has grown increasing closer from Windsor to East Granby. The current property owner has twice come in for potential zone change to establish the parcel for commercial development.

Creating and Economically Viable Village Center: Now that the town has adopted Village Center Zone. What are the next steps in making the Village Center successful and economically viable?

Develop a Commerce Park Transitional Zone: Rezone areas in between the Commerce Park Zone and the Village Zone as Commerce Park Transitional Zone.

Quarry Management

A traprock quarry has been operated next to the Metacomet Ridge in the central part of East Granby since 1951. It is estimated that over 35 million tons of rock have been excavated from this site in the past 60 years.

While traprock deposits like these are resources of regional and statewide significance, it is important that quarrying activities be conducted in ways that are compatible with the overall development of East Granby.

The main community concerns related to quarrying activities include:

- Noise, vibration, and dust from blasting and processing operations conducted at the site.
- Traffic impacts from the large amount of truck traffic generated from the site when products are being delivered to customers. An average of 500 truck trips per working day can use the site during peak construction season.
- Protection of the Metacomet Trail which is located on the property and is a regionally significant resource.
- Long-term plans for reclamation / re-use of the 60- to 200-foot deep excavations on the site.

Quarry operators have been cooperative in terms of addressing community concerns. Past approvals of quarrying operations have required a perimeter buffer, relocating the Metacomet Trail, and limitations on horizontal and vertical extent of excavation.

Recently the Quarry operators came in for expansion of 75 acres south of their current location. This will bring the quarry limits as far south as the Hatchet Hill area. The quarry does own much more property south of Hatchet Hill that has extractable basalt material suitable for paving.

Insert Galasso Quarry Map

At the POCD land use workshop residents were given the choice to allow the quarry to expand south of Hatchet Hill Rd, west of the quarry current location effectively removing the ridge in the area south of Rte 20 and North of Hatchet Hill Rd, deeper in its existing footprint which may take the quarry elevation below the groundwater table, or not allowed to expand at all. The overwhelming favorite was not to allow expansion of the quarry at all.

Going south of Hatchet Hill would mean either relocating existing processing area or crossing Hatchet Hill Rd. Continuing south also brings the quarry activities closer to the Spoonville Rd and Wynding Hill Rd area of development and potential disturbance to important natural resources such as Cowles Park and Tariffville Gorge.

Residents were also not in favor of allowing the operation to expand west which would effectively level the mountain side South of Route 20 and north of Hatchet Hill. This would eliminate the Metacomet Trail along the mountain ridgeline.

Currently the elevation of the quarry is approximately elevation 210 and elevations along Rte 187 are approximately elevation 230. At elevation 210 it is said the quarry is 30 to 50 feet above the ground water table. If allowed to go deeper pumping of groundwater and State and Federal permitting would have to be involved to ensure the pumping of groundwater would not have an environmental impact to the surrounding wells in the area. For this reason residents were uncomfortable with the idea of the quarry dropping its elevation below the groundwater table. To this point the removal of the eastern mountain side has not compromised the ridge or created a pit it has essentially removed the rock in the area of the gently sloping eastern side of the traprock ridge mimicking the steeper western slope of the ridgeline.

Insert Cross Section of Trap Rock Ridge

Quarry Management Goals & Policies

1. Manage quarrying operations in a manner that is in the best longterm interests of the Town.
2. Change the Quarry Regulations to cap elevation levels of the quarry to no lower than elevation 210.
3. Require preservation of the Metacomet Trail and an appropriate buffer area to ensure protection of the trail and the ridgeline (or donation to the Town, Land Trust, or other conservation organization).
4. Change quarry regulations to allow no more further expansion of the quarry beyond what is currently permitted without the approval of a long term reclamation plan and a long term re-use plan for the property. The purpose of this is to ensure that prior to any new areas being opened up for quarrying activities the Town will be assured and have approved not only the reclamation and stabilization of slopes, but also the re-use and eventual future of the property.
5. Change regulations to require standards for bonding to include cost of reclamation, planning and implementation of re-use plan, demolition and removal of processing plant, environmental assessments to assure the property has been appropriately cleaned up.

Commercial Development of Lot 44 on Seymour Rd

Over the past 10 to 20 years considerable development has occurred in the Town of Windsor along International Drive. This area much like many areas in Connecticut was previously used for farming. Slowly commercial development along Rte 20 started in the Commerce Park area known as New England Tradeport. When development initially started buildings were 40 to 60 thousand square feet in size, but as development continued in Windsor, so grew the size of the buildings. The 40 to 60 square foot buildings grew to 125 to 175 thousand square feet. Then the mega distribution started to come with the 700 thousand square foot Walgreens, 1 million square foot Dollar Tree, and the 350 thousand square foot Tire Rack.

One of the last parcels along International Drive going into East Granby is Lot 44 on Seymour Rd. This lot has been zoned residential in East Granby since zoning regulations have been adopted. Twice now Griffin Land the owner of the 36 acre parcel has come in for a zone change from the Planning & Zoning

Commission in East Granby. Both times they were looking to located large scale distribution center from the size of 400 to 600 thousand square feet. Unfortunately this area is adjacent to residential development in East Granby.

Planning principles teach us that as commercial development transitions into residential development it should become smaller and less intense. Unfortunately market factors are calling for larger and bigger distribution centers and the marketing factors are not aligned with the surrounding residential area. Residents at the POCD Land Use Workshop were given the choice to allow large scale commercial development and try to limit the disturbance of the operation by Special Exception criteria including limiting hours of operation, lighting, etc., allow for high density residential development to better transition between the commercial and residential uses, or lastly allow for commercial development via creation of a new zone that would limit the size and scale creating a smoother transition from the commercial to residential uses.

When given the choice participants at the land use workshop were overwhelmingly in favor of rezoning the property for commercial development via creation of a new zone that would create a smoother transition between the two dissimilar land uses. The zone would allow for flexibility of uses, but limit the size and scale to promote such a transition between the industrial and residential area.

Seymour Rd Lot 44 Goals & Policies:

1. Work with current land owner and East Granby residents to create a new commercial zone in between the Windsor industrial area on International Drive and the residential areas in and around Seymour Rd.
2. Newly created zone should allow for a flexibility of commercial uses that are sized at a smaller scale and provide smooth transition into residential area.
3. Special attention of the newly created commercial zone should include landscaping and buffer requirements that promote for attractive buffers between dissimilar land uses.

Creating and Economically Viable Village Center

East Granby is a small but growing community in terms of population. The small size of community, combined with competition in other neighboring communities, does not provide the market base that indicates an unmet market opportunity for most types of chain retail or service uses. This does not mean there will be no development; rather it means this development is more likely to be by local developers than national chains. Therefore, the best strategy is to make East Granby as attractive an investment location as possible.

East Granby Village Center has the following Strengths and Weaknesses:

Strengths:

- 2 miles from Interstate 91
- Located near Airport
- Located near Commerce Park Zone
- Located at bisecting Routes 20 and 187
- High traffic counts

Municipal Center grouped together (Town Hall, Library, Community Center, Emergency Services, Post Office, etc.)

Weaknesses:

Lack of cohesive vision

Lack of critical mass

Lack of connections to Village Center Zone (High Density Residential, Commerce Park Zone, Schools, etc.)

Creating and Economically Viable Village Center Goals & Policies:

1. Expand the Village Center Zone North of Route 20 and East to East Street to replace the Business Zone
2. Create Commerce Park Transitional Zone to better connect Industrial area to the Village Center Zone
3. Maintain design scale and quality
4. Create cohesive village center signage and theme
5. Prepare a Village Center Master Plan to help set community expectations and vision for the Village Center
6. Consider creation of Special Service Districts or Tax and/or Tax Increment Financing District to help finance public improvements and maintain Village Center Plan
7. Promote Village Center to be a pedestrian friendly and inviting destination
8. Promote protection of East Granby's historic places and structures
9. Consider establishing a design advisory committee
10. Promote use of the Village Center for wide variety of events
11. Work toward Village Center getting accepted into the Mainstreet Program
12. Establish forum for service and retail companies within the village center to work together to promote village center zone
13. Work to create façade improvement program to promote property owners help in addressing aging shopping centers to better fit the design principles of the Village Center
14. After establishing Mainstreet Program look to hire Village Center Downtown Coordinator to help work with existing businesses within the Village Center

Develop a Commerce Park Transitional Zone

In between the existing Commerce Park Zone and the Village Center Zone there is a large number of vacant and undeveloped parcels. To provide a better transition into the Village Center Zone the Town of East Granby should consider rezoning this area “Commerce Park Transitional Zone”. This newly created zone would provide for a higher flexibility of uses that are currently allowed in the Commerce Park Zone. The mix of uses that would be allowed would include large retail, manufacturing, office, and high density residential. These uses would be promoted at a smaller scale than currently allowed in the Commerce Park Zone to allow for a better transition as you get closer to the Village Center Zone.

Insert Economic Development Plan

Within in the proposed Commerce Park Transitional Zone there is still a considerable amount of vacant land. This land being adjacent to the Village Center Zone should be considered for development that is going to support the economic viability of the Village Center Zone. East Granby should consider allowing for high density residential development in these areas to help increase the critical mass and support the changing demographics. The variety of housing that could be created in this area would provide good housing opportunities for our young adults 18 to 30 and our elderly population both of which are looking for smaller easily maintained homes within close proximity to amenities available within a Village Center zone.

Within the proposed Commerce Park Transitional Zone is one of the Town’s largest vacant commercial parcels. The use proposed for development on this parcel could either help support or inhibit development of the Village Center zone. Proposed uses on this parcel should help anchor and attract development in the Village Center.

Commerce Park Transitional Zone Goals & Policies:

1. Rezone area per Conceptual Zoning Map to include newly created Commerce Park Transitional Zone in between Commerce Park and Village Center Zone
2. Consider allowing for high density residential development to help increase critical mass and provide variety of housing to address need of changing demographics
3. Work with vacant property owners within the zone to help market vacant parcels for desired uses that would best support adjacent Village Center
4. Provide pedestrian connections to Village Center
5. Work with owner of the large 129 acre parcel to develop master concept plan for property to promote and market desirable use to help support adjacent Village Center

Insert Future Land Use Plan

