



Town of East Granby 2026

Plan of Conservation & Development Update

Draft for Review





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Part I: Introduction

Chapter 1. Introduction

A. What is a Plan of Conservation and Development?

A Plan of Conservation and Development (PoCD, the "Plan") is an advisory document that serves as a municipality's official action plan for its future land use, development, and conservation goals. The plan outlines a town's existing physical, social, economic, and governmental conditions and trends to devise a community's vision for its future. The PoCD contains information on a municipality's housing supply, recreational opportunities, transportation, social services and public utilities. While the PoCD is a required document, the plan is not a mandate, but instead, a tool which identifies pertinent community needs and serves as a comprehensive set of policies, goals and implementation strategies that guide the physical and economic development of a municipality. The execution of the POCD is carried out by the town's staff, boards and commissions, community groups, and private development.

Goals – Broad and overarching vision and core themes for the Town. Goals can incorporate specific objectives and can span across sectors.

Policies – Adopted frameworks which are intended to guide decisions about the desired vision and goals. Policy formulation can coordinate the comprehensive planning efforts by exploring different courses of action to address a problem to achieve a goal.

Implementation strategies – The process for transforming plans into actions and actions into desired outcomes. Implementation may involve specific assigned steps and designate bodies for completion and monitoring.

B. Statutory Basis and State Plan

Connecticut General Statutes (CGS) Chapter 126, Section 8-23, requires every municipality's Planning Commission to prepare, amend, and adopt a Plan of Conservation and Development once every ten years. To ensure that municipal development is in alignment with that of neighboring cities and communities, local PoCDs shall be cohesive with state and regional plans.

Each Plan of Conservation and Development must consider:

1. the need for housing, health, education, recreation, social services, utilities, safety, transportation, and communications;
2. the need for affordable housing;
3. the protection of drinking water supplies;
4. the use of clustered and other housing development patterns instead of conventional development patterns;
5. the state and regional Plans of Conservation and Development;
6. the need for energy-efficiency and energy conservation;
7. the protection and preservation of agriculture;
8. and physical, social, economic and governmental conditions and trends, in general.

The East Granby Planning and Zoning Commission along with town staff, other boards and

commissions, community groups, private developers, and the general public collaborated to draft this Plan of Conservation and Development. Using data and statistics collected by Data Haven, Connecticut Data Collaborative, the Partnership for Strong Communities, Advance CT and various other organizations, the Commission produced the recommendations and vision for the future of East Granby set forth in this document.

The first Plan of Conservation and Development in East Granby was adopted in 1994. The town adopted its most recent PoCD in 2016 which focused on four primary categories including an Introduction, Preservation and Conservation, Development and Infrastructure, and Planning for the Future. Each section included specific focus areas and recommendations that have guided development and town priorities in the last ten years. A survey of the Planning and Zoning Commission and follow-up meeting noted that many of the policies and strategies in the 2016 POCD have been completed.

C. Consistency with Capitol Region Council of Governments Plan

East Granby is one of 38 municipalities within the Capitol Region Council of Governments (CRCOG) planning region, and as such, this Plan was developed to be consistent with the 2024 CRCOG Plan of Conservation and Development ("the CRCOG Plan"). The most recent CRCOG Plan, titled Connect Capitol Region, was adopted on November 20, 2024, and has been analyzed for the creation of this Plan.

The CRCOG Plan focuses on the following main themes: Cultivate a Green and Resilient Future, Develop a Competitive and Inclusive Regional Economy, Reform Outdated "Steady Habits" in Our Institutions and Governance, Invest in Transportation Options for Every Journey, and Expand and Diversify the Region's Housing Stock. Overall, this Plan is consistent with the CRCOG Plan as outlined below.



East Granby contains an array of natural resources which provides important animal habitat along with countless benefits to residents and visitors. The town continuously plans for the preservation of environmentally sensitive areas, and this Plan will make the case for continuing those efforts in ways that align with local actions and regional goals. This Plan supports East Granby further establishing itself as a business-friendly town and encourages economic development within and around the Village Center. The town's recently completed Village Center Master Plan lays the framework for attracting investment in this area while also outlining the town's need for much needed additional multifamily housing development and additional sidewalk connections. Lastly, East Granby continues to promote local and regional collaboration to modernize and optimize the use of community resources. Overall, the town's continued commitment to regional collaboration, resource

stewardship, economic vitality, transportation connectivity, and housing diversity demonstrates this Plan's alignment with the vision, themes, and goals outlined in the CRCOG Plan and works towards a resilient, sustainable and well-coordinated future.

D. Consistency with the 2025 State Conservation and Development Policies Plan

The 2025-2030 State Conservation and Development Policies Plan was adopted March 5, 2025, and therefore is the State Plan that was consulted during the process of developing this POCD.



Image credits: Town Website



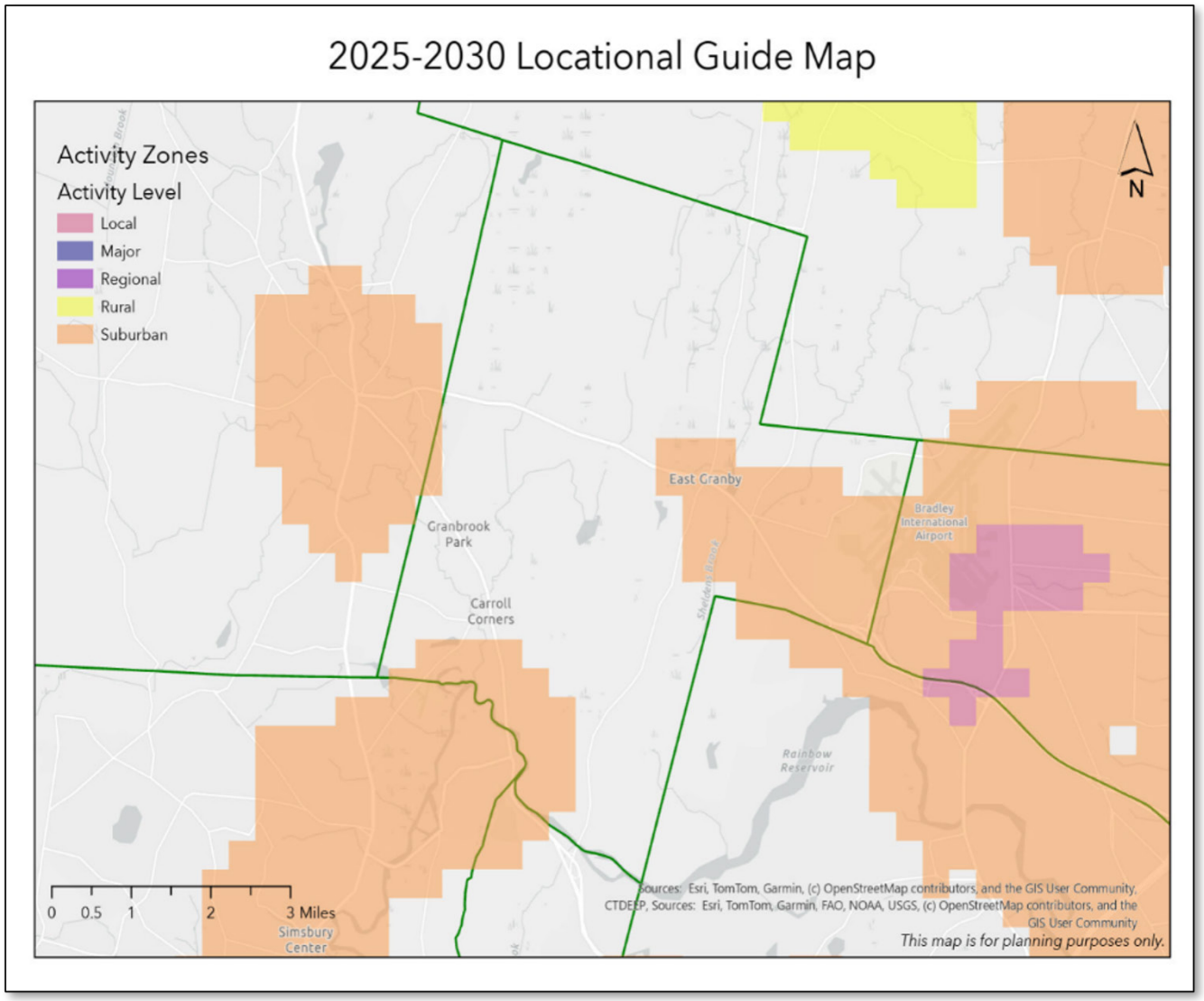
Image credits: Brian O'Connor

The 2025 State C&D Plan takes a different approach from those of years past. It places more emphasis on the written document and the policies found within than on the Locational Guide Map (LGM). The Locational Guide Map is developed in conjunction with the State Plan and is intended to provide general guidance for statewide conservation and development priorities. Historically, state agencies were required to confirm consistency between the local PoCDs and the LGM when considering state funding for local projects. Prior LGMs noted Priority Funding Areas which relied on existing infrastructure availability and were based on census blocks. Census blocks are formed around population density rather than land area and they vary greatly in size. As such, the former LGM often included whole census blocks in priority funding areas that may have only partly included infrastructure, and therefore could be eligible to receive state funding when ground conditions may not align with the policies within the Plan. The updated LGM is based on activity centers which consider downtown areas, transit stations and corridors, infrastructure, and other public facilities. The map creates a circumference around these activity centers which is based on the considerations for realistic growth around existing built-up areas. This model lends itself to prioritizing development in and around already dense areas. This model is also less likely to create conflict areas where natural conditions may call for conservation priorities, but the census block is noted as a priority funding area for development.

In reviewing the 2025 LGM, East Granby has a large suburban activity zone in the eastern portion of town. Activity zones are defined as local areas that contain employment hubs, medical and educational institutions, civic and commercial uses, cultural attractions, and transportation assets[1]. Suburban Activity Zones are known to have strong commercial, civic, and transportation related uses spread across large areas. In East Granby, this Activity Zone encompasses the intersection of Route 187 and Route 20, also known as the Village Center, and extends eastward into Windsor Locks encompassing Bradley International Airport, and nearby Windsor Locks and Windsor. Other prominent features of the town on the LGM include significant swaths of core forest blocks, prime farmland soils, wetland soils, and portions of the Natural Diversity Database which overlap with critical recreational

resources in town such as Granbrook Park and the Newgate Wildlife Management Area. Strategies for protecting these natural features and areas are further discussed in Part II: Preservation, Natural Resources and Agriculture. Overall, the Locational Guide Map is intended to depict concentrations of existing neighborhood activity and its intensity to assist with formulating innovative and holistic approaches to development.

The vision of this plan, which is explored more broadly in the following chapter, aligns with the four guiding principles of the State Plan which are Sustainable, Equitable and Just, Vibrant, and Resilient.





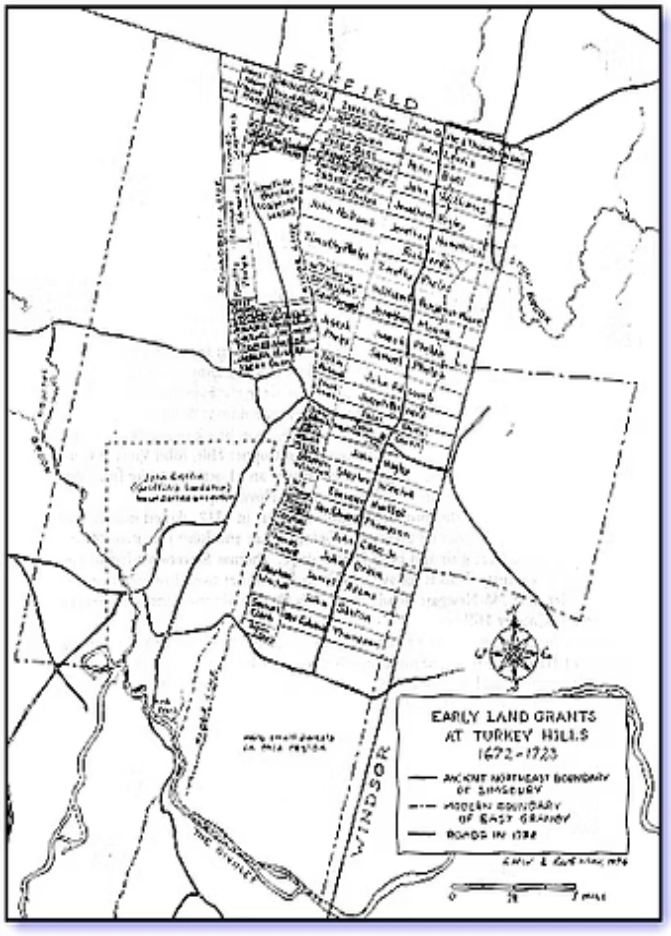
E. The Planning Process

To gather opinions from businesses and residents, the town utilized various methods including a Social Pinpoint webpage which was regularly updated with information about the Plan, community engagement including two formal public information sessions, a meeting with local business owners, and an online survey. In order to get as much feedback as possible, a postcard was sent to every household in East Granby with a link to the online survey, notification of the webpage, and information about the public input sessions. The public input survey using Survey Monkey included questions regarding the Town's quality of life, education, natural resources and open space acquisition, industrial development and more. Lastly, information on the PoCD was included in the Town's Talk Turkey newsletter several times throughout the process.

Chapter 2. Background and Current Demographics

A. History

The area known as East Granby today was originally inhabited by the Algonquin/ Poquonock, Massaco, and Agawam tribes[2]; and Europeans came to the area in the 1660s. In 1705, a portion of town was designated as a copper mine, and sixty-four residents formed the first chartered copper mining company in the United States. The operation supported town expenses and allowed a schoolmaster to be hired. Eventually, in 1773 the copper mine was no longer profitable and was converted into the first state prison in the United States, Newgate Prison. Newgate Prison operated from 1773 to 1827 and accommodated approximately 100 prisoners. During this period the old mine underwent a series of updates to facilitate its new use. Initially prisoners mined copper, but over time this was replaced with nail making, shoemaking, blacksmithing, wagon making, basket making and more. Following more than fifty years of operation, the prison closed. By 1858, the Town of East Granby was officially established. After a short stint as a private residence and tourist attraction followed by its operation as a dance hall, the state obtained the site in 1968, and it was designated as a National Historic Landmark in 1973. Currently, the Connecticut Department of Economic and Community Development manages the property[3]. In the early twentieth century, many local farmers specializing in dairy and tobacco products operated farms, and much of the town's rural character stems from this. Today, service, quarrying, manufacturing, and construction businesses are the most prevalent in town.



Early Land Grants at Turkey Hills, 1672 - 1723[42]

The East Granby Historical Society webpage contains the full chronology of East Granby's history from the settling of Simsbury in 1633 to 1968 when the state regained ownership of Newgate Prison.



B. Population Profile / Demographics

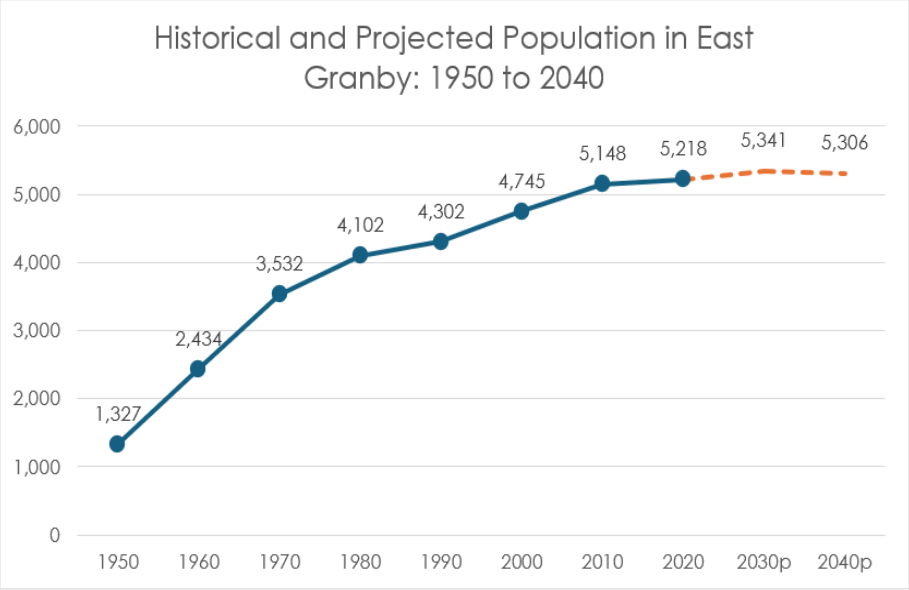
As of 2024, East Granby is home to 5,238 residents and 1,967 households[4]. In the year 2000, the town's population was approximately 4,745 and by 2010 it grew to 5,148, an increase of approximately 90 people[5]. Between 2010 and 2020, the population increased by about 1% or approximately 60 people[6]. Over the next 15 years, the population is expected to continue growing, with a projected population of 5,306 by the year 2040[7]. It is important to note that these figures are projections rather than fixed estimates, and recent population data indicates that East Granby is already growing more quickly than projected. At 18 square miles, the town's current population density is 298 people per square mile.



Old Newgate Prison

From 2010 to 2020, the child population experienced a decline of about 8% while the adult population increased approximately 4%. Currently, children under the age of 10 are the most populous group in town, making up 17% of the population. The second largest age groups in town are residents aged 40 to 49 years old as well as those within the 50 to 59 age group, with each comprising 13% of the Town's population. The median age in East Granby is 42.

Despite evolving household and lifestyle trends, East Granby's average household size is growing while both the region and state experience declining household sizes. One major factor influencing a town's youth population is the type and scale of housing development, which also has direct implications for school enrollment and long-range municipal planning. While multifamily housing units produce an average of less than 0.20 school enrollments each, single-family housing units average at approximately one enrollment per unit[8]. By planning for a diverse housing stock, including mixed-use and multifamily development in appropriate locations, East Granby can support changing household needs, attract new residents, and advance multiple goals of this Plan. With more than 400 housing units planned or proposed for the Village Center Corridor, these developments are projected to generate approximately 74 new school district enrollments and over $1,168,000 in tax revenues.

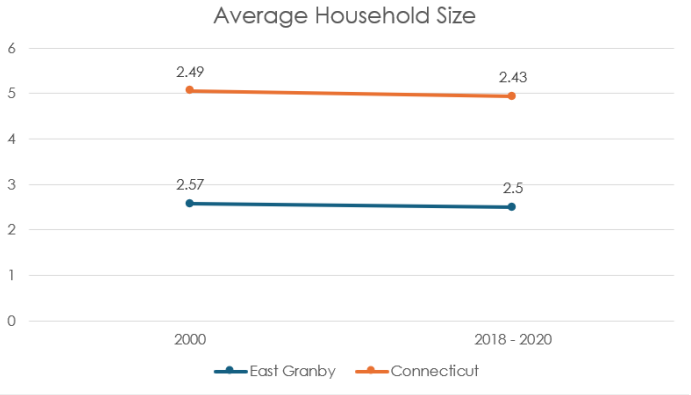


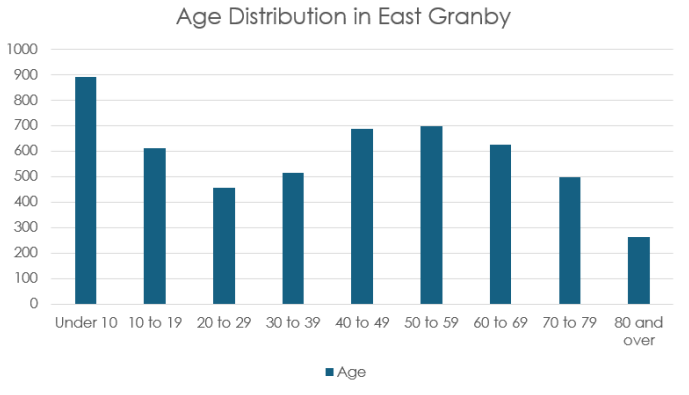
**Projected Populations (indicated by 'p')[43]*

C. Housing

Annual building permit figures presented by the CT Department of Economic and Community Development (DECD) can provide detailed information on local economies based on an area's development trends. The number of building permits issued in East Granby peaked in the early 2000s, and the town experienced another spike in permits issued between the years of 2020 and 2023[9]. In 2024 and 2025, approximately 4 single-family homes were constructed in each year in East Granby. In 2026, the town approved 116 duplexes with 2-3 bedrooms each, 48 single family homes with 3-4 bedrooms each, and 32 apartments with one to two bedrooms each. All units are rentals. Monthly rents for the duplex units and single-family homes range from approximately $3,500 to $5,000, while the apartments rent for approximately $2,000 a month.

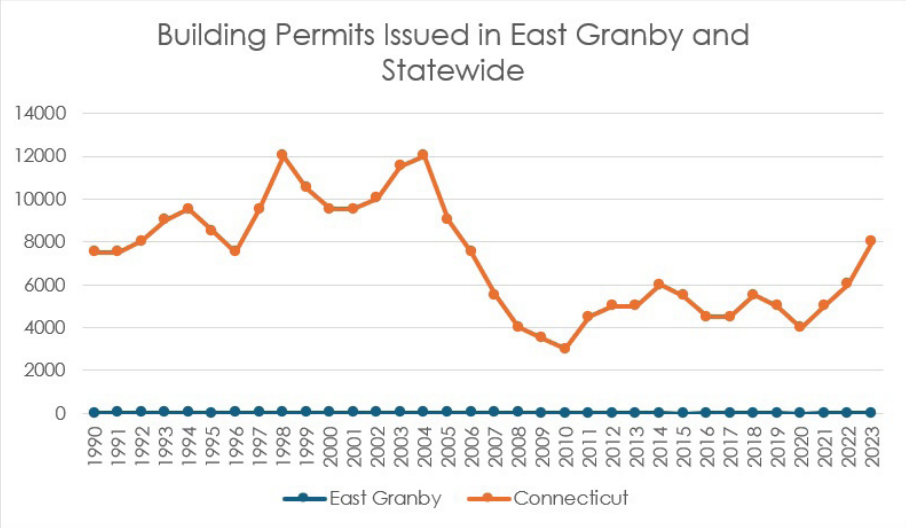
As of 2024, East Granby has 2,085 housing units (both occupied and vacant)[10]. Of those, 1,829 homes are single-family while 427 homes are multi-family units[11]. Most single-family homes in town are occupied by owners while renters occupy most of the multi-family units in town. 83% of the town's single-family homes are occupied by owners and 72% of multi-family units are occupied by renters. Six percent (6%) of East Granby's housing stock is vacant. On average, homes in East Granby are more expensive than the state average. In 2024, the median home value in East Granby was $388,000 while the median home value statewide was $366,900. The median rent in town is $1,341, approximately (10%) lower than the statewide median rent of $1,488; however, more recent local market conditions and currently advertised rents may differ from these state- reported figures.





According to the U.S. Department of Housing and Urban Development (HUD), households that spend over 30% of their income on rent, mortgage payments and other housing costs are considered cost-burdened. Households that spend 50% or more of their income on housing costs are considered severely cost-burdened. Generally, renters are more likely to be cost-burdened than people who own their homes. The 2022 American Community Survey results reveal that about 28% of all the households in East Granby are cost-burdened. Moreover, while 51% of renters are burdened by the cost of housing, 22% of owners experience cost-burden as well.

The provision of affordable housing for those who are cost-burdened is fundamental to thriving communities. C.G.S. Chapter 126, Section 8-30g define affordable housing as units that receive government assistant, tenant rental assistance, are deed restricted or are financed by Connecticut Housing Finance Authority (CHFA) or United States Department of Agriculture (USDA) mortgages. The number of affordable housing units in East Granby in 2024 was 111, nearly 5% of the housing stock (*Source: CT DOH*).



*Building Permits issues in East Granby and Statewide 1990 - 2023

D. Business/ Economy

Understanding a municipality's current business climate helps to inform the plan of how best to prepare for future economic development. The Town of East Granby's Economic Development Commission works to increase revenue for the town to help reduce the property tax burden, create good-paying jobs that are at least equivalent to the town's median household income, and provide needed services to the local businesses and residents of East Granby. The town understands the need to foster a diverse business climate and has recently formulated a Village Center Master Plan to further foster economic vitality. Additionally, East Granby has established a Tax and Business Incentive Program to promote business expansion in town through supporting the expansion of existing business and encouraging the rehabilitation and reuse of vacant commercial and industrial buildings. The Economic Development Commission is currently reviewing the existing Incentive Program to determine whether changes could promote further business investment in East Granby.

	Top Industries in East Granby	Jobs	Share of Industry
1	Manufacturing *Fabricated Metal Product Mfg*	1,293	*21%*
2	Admin and Support and Waste Mgt *Administrative and Support Services*	543	*81%*
3	Transportation and Warehousing *Warehousing and Storage*	477	*45%*
4	Government *Local Government*	415	*58%*
5	Wholesale Trade *Merchant Wholesalers, Durable Goods*	389	*72%*
	Total Jobs, All Industries	4,391	

Source: Advance CT, East Granby 2026 Town Profile

In 2023, the total municipal revenue in East Granby was $28,001,731 with $21,608,676 of that being property tax revenue. Major employers in East Granby include RSCC Wire & Cable LLC, MB Aerospace, Barnes Aerospace, Nufren/Coherent, and Joining Technologies, Inc. The table above shows the number of jobs each industry provides in town, and the percentage of the industries specific sectors make up. The Secretary of the State's office reported approximately 480 total active business registrations in town, providing 4,391 jobs across all industries. Over the past four years, the number of new business registrations in Town has been rising steadily, with 46 new registrations in 2020 to 70 in 2024.

Active Business Registrations in East Granby

SOTS Business Registrations
Secretary of the State, March 2025

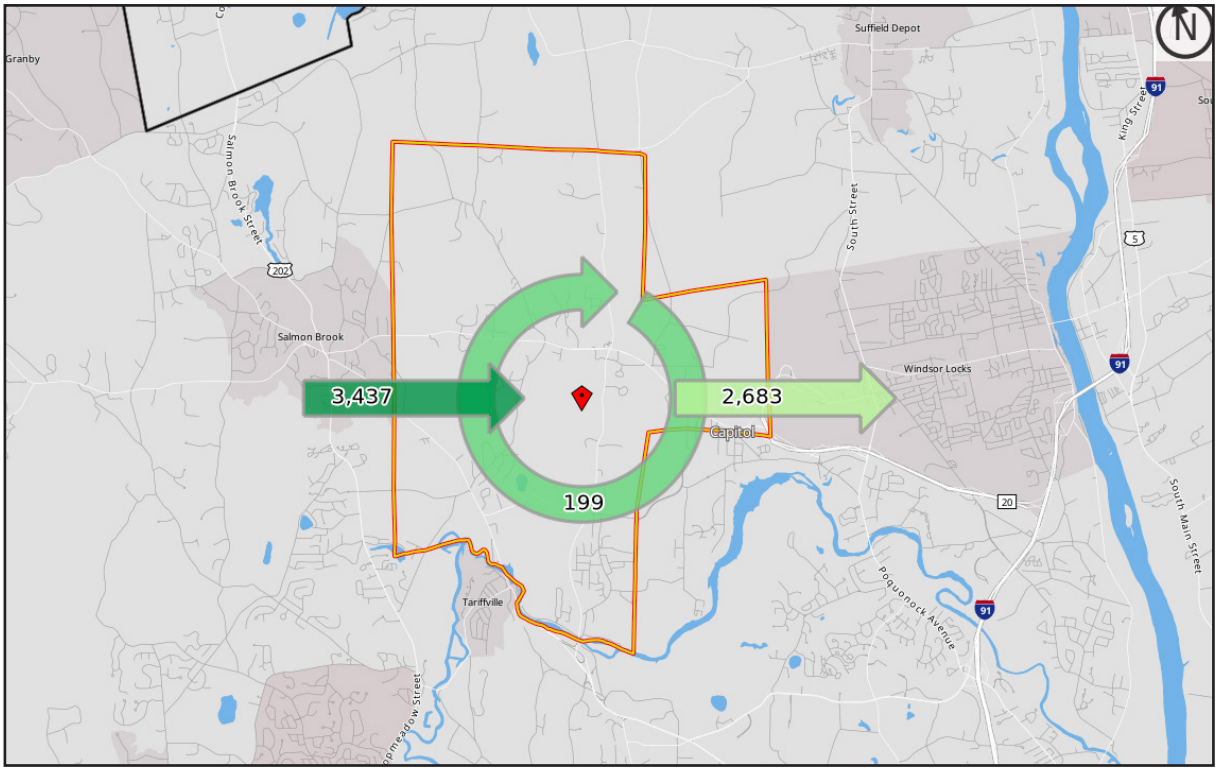
New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	46	50	52	55	70

Total Active Businesses 476

Source: Advance CT, East Granby 2025 Town Profile

As of 2025, the labor force in East Granby consists of 2,632 people, of which only 3% are actively unemployed according to the Connecticut Department of Labor. The self-employment rate in Town is 6% (*Source: 2020-2024 American Community Survey via 2026 Town Profile*). *Minor discrepancies in employment statistics are due to differences between the US Decennial Census and the American Community Survey estimates.



Source: US Census Bureau Center for Economic Studies, OnTheMap

According to the US Census Bureau, in 2023 East Granby imported more jobs than it exported with 3,437 people traveling into town for work each day and 2,683 residents leaving town to work elsewhere. Approximately 200 people both live and work in East Granby.

VISION STATEMENT AND PLAN GOALS

We envision an East Granby that provides Opportunity and Growth ***(Economic Development/ Housing)***

This plan recognizes the importance of promoting economic vitality in East Granby and aims to lay a foundation for further developing the town's local business environment, including efforts to retain and expand existing businesses in town. It will do so by suggesting policies that encourage increased commercial and manufacturing development in areas most appropriate for such uses, with an emphasis on desirable commercial development in the Village Center. Recommendations in the town's Village Center Master Plan include a needs-based tax incentive program which could create opportunities for financially feasible large scale commercial projects or much needed mixed-use developments in the Village Center. The town will work on promoting a diverse housing stock in selected areas to help increase economic development. Over the next ten years, the proper balance of commercial growth and housing in town will be imperative to promoting economic growth and stability for the grand list.

We envision an East Granby that is Connected and Inclusive ***(Transportation/ Public Utilities/ Sidewalks/ Trails)***

Over the next ten years, East Granby will continue to develop infrastructure that ensures the town and its residents remain connected to each other and neighboring communities. This plan recognizes that the town has made notable strides towards improving the transportation network and walkability in East Granby through the addition of sidewalks facilitated by the Village Center Master Plan. Looking ahead, the town will continue these efforts and seek to form increased connectivity between the Farmington Canal Heritage Trail and other various recreational trails in town.

We envision an East Granby that is Resilient and Sustainable ***(Environment/ Development/ Open Space/ Conservation)***

Over the next ten years, East Granby will work towards strengthening its environmental resilience and sustainability. The town will do so through a balanced approach that includes protecting and improving the quality of its water resources, preserving important agricultural resources and farmland, properly maintaining and adding to the town's open space network, and promoting low impact development practices. This ensures that runoff and pollutants from construction activities are reduced and managed as closely as possible to development sites, and natural systems are used to manage rainwater, maintain groundwater levels and reduce flooding. As many communities statewide experience the effects of climate change, exploring methods to strengthen the town's natural defense against the impacts of a warming climate is essential to preserving the town's natural and scenic value while contributing to regional hazard mitigation efforts.

We envision an East Granby that has a strong Quality of Life and Sense and Place ***(Design Standards/ Historic Resources/ Necessary Infrastructure)***

This plan recognizes that residents are drawn to East Granby for its good quality of life and exceptional school system, supported by the town's evolving Village Center. Opportunities to foster a strengthened sense of community by promoting the town's historic resources and updates to design standards that promote infill development which seeks to build on vacant or underused land in town, and further the development of necessary infrastructure are key over the next ten years. Combined, these efforts aim to retain families that live in town while attracting new residents.

Part II: Preservation, Natural Resources and Agriculture

Chapter 4. Natural Resources and Open Space

A. Introduction

East Granby is located in north-central Connecticut's prominent Hartford County, which boasts invaluable historic charm paired with vibrant landscapes that support the community's environmental resilience and offers a range of outdoor recreation amenities, economic opportunities, and quality of life benefits. Approximately 30% of the town is dedicated to agricultural and protected open spaces and includes sites such as the Metacomet Ridge, Farmington River, Salmon Brook River (both Wild and Scenic Rivers), Old Newgate Prison, Cowles Park, East Granby Farms, and multiple Traprock Ridge Land Conservancy parcels. Over the next ten years, ensuring equitable access to and meticulous management of the town's natural resources will improve human wellbeing, protect against environmental degradation, and support sustainable development into the future.



Image credits: Brian O'Connor

Protecting natural resources is of prime importance both at the state level and local level. Efforts to protect environmentally sensitive areas and contiguous undisturbed natural habitats both locally and across the state ensure the biodiversity of the landscape and help to mitigate effects from climate change and development. East Granby has a variety of natural resources such as core forest blocks, vernal pools, rivers, wetlands, watercourses, and floodplains. These resources contribute greatly to the town's character and a focus on preserving and protecting them will ensure the integrity of the town's wildlife habitats along with its air, soil and water quality. Additionally, holistic approaches to the preservation of green spaces contribute to long term improved human and ecosystem health by encouraging environments that support physical and mental well-being and protect flora and fauna from environmental hazards. The protection of natural resources also boosts the local and state economies by attracting and growing businesses, leverages ecotourism, and improves the quality of life of those who have access to them.

B. Natural Resources

Protecting the natural environment may mean many things to many people; however, as the climate changes, protecting the natural systems surrounding our communities provides some of the best defense of a more unpredictable weather pattern. For example, protecting floodways and wetlands from development provides storage capacity for flood waters; ensuring core forest blocks remain intact without development incursion protects them against drought and brush fires; and planting and maintaining tree cover helps manage heat, especially in developed areas, and aids in air quality.

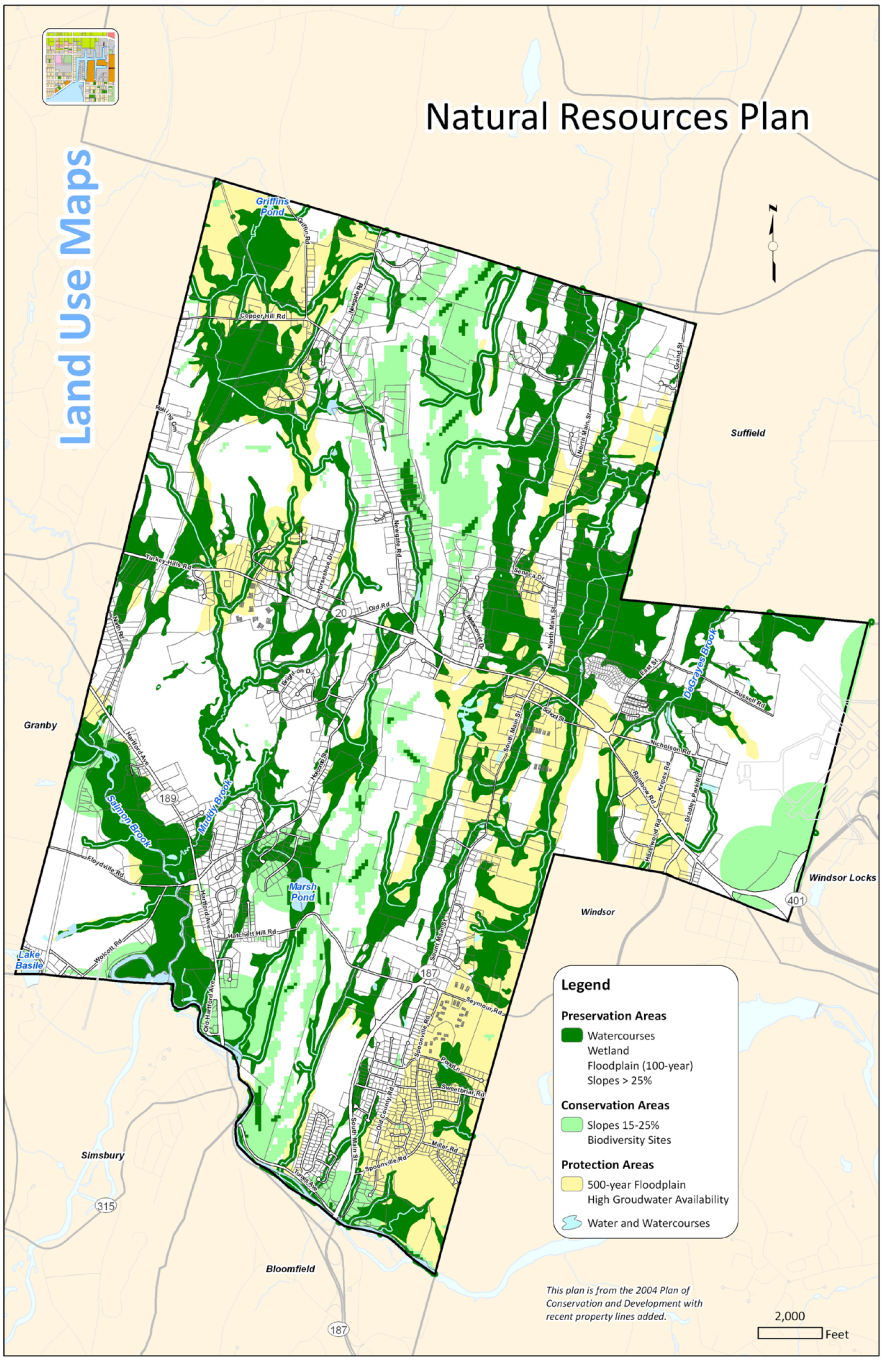
The Town of East Granby consists of 11,315 acres of land with approximately 1,856 acres of Agriculture and approximately 2,300 acres of protected Open Space. The Conservation Commission is the local authority who under Connecticut General Statute Section 7-131a is authorized for the following:

Conservation Commissions *Shall*:

1. Conduct research into the utilization and possible utilization of land areas of the municipality;

2. Keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, for the purpose of obtaining information on the proper use of such areas;

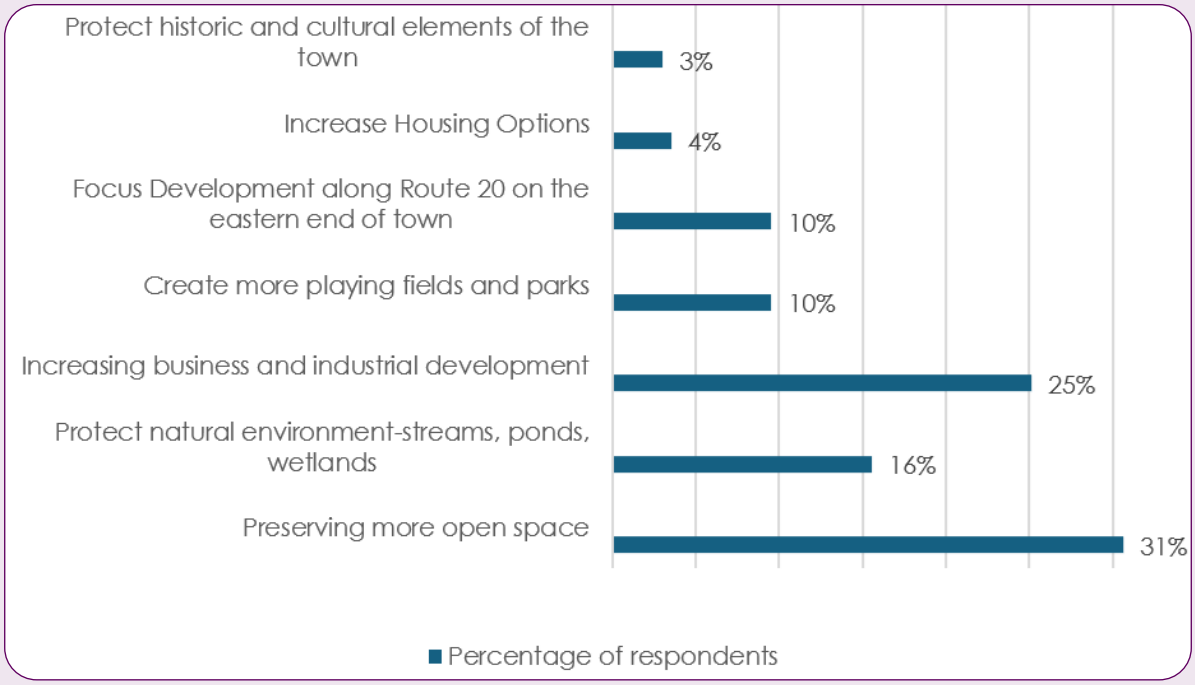
3. Keep records of its meetings and activities and make an annual report to the municipality in the manner required by other municipal agencies.



In looking ahead, increased participation from the town's acting Conservation Commission can increase local awareness of open spaces in town and provide for the more efficient use and enjoyment of such lands. Additionally, there are a number of actions that Conservation Commissions *may* make that will further support the recognition and protection of agriculturally significant land in East Granby.

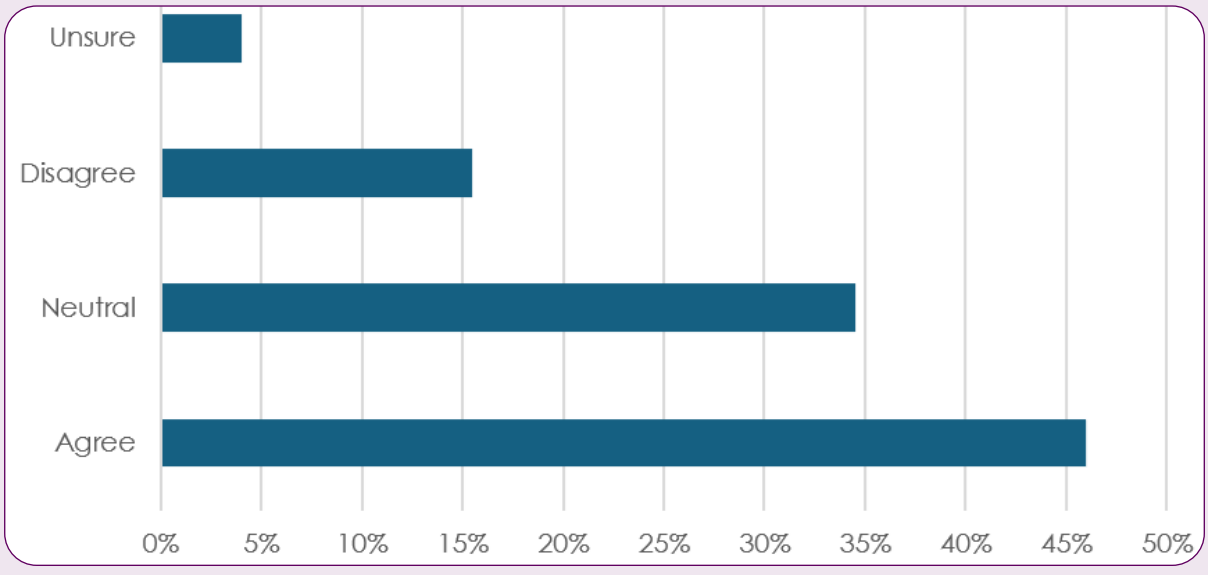
Survey Snapshot

Question: Please rank the following topics upon level of priority from 1 (most important) to 10 (least important).



During the drafting of this POCD, a survey was conducted and participants were asked to rank topics by way of importance. For the respondents in East Granby two of the top three priorities were preserving more open space and protecting natural resources such as streams, ponds and wetlands. Approximately 30% of respondents ranked preserving more open space as the number 1 priority, while 16% voted that protecting the town's natural environment was the top priority. In that same survey 46% of respondents felt that the Town was doing a good job protecting its natural resources while only 15% disagreed.

Question: East Granby is doing a good job protecting its natural resources such as streams, rivers, and forests.



Even with good policies in place there is always room for improvement. The town's acting Conservation Commission should take a more active role in accordance with their statutory charge. The Commission could start with a focus on creating an inventory of open space areas, and areas of ecological importance such as marshes, bogs, wetlands, watercourses, and other environmentally sensitive areas in town. The Commission should then provide feedback to regulatory agencies regarding appropriate safeguards for protecting these areas with a rating system of importance and recommendations on how to protect them.

The importance of acquiring and protecting conservation and open space land that contains or is adjacent to watercourses cannot be overstated. These properties serve as a natural buffer between the town's higher-intensity land uses and the watercourses that support fish and wildlife; as well as providing resiliency against extreme weather events. East Granby's Conservation Commission also serves as the Town's Inland Wetlands Commission and is well positioned to review the current regulations and plan for updates in accordance with their efforts to identify environmentally sensitive areas throughout town. Recommendations could include increasing upland review areas for riparian corridors along with any potentially impacted water bodies to maintain and improve the water quality in those areas. The town's Inland Wetland Commission is responsible for reviewing development applications that are within 100 feet of wetlands and watercourses, determining wetlands boundaries, maintaining and amending the town's Inland Wetland and Watercourse Regulations, and renewing and/or amending existing wetland permits. Wetlands and watercourses statewide have experienced significant loss and degradation, and the Connecticut Inland Wetlands and Watercourses Act calls for the protection, preservation and regulation of activities that may impact these water bodies. Looking ahead, the town should strive to support the Wetlands Commission and supplement their efforts through the disbursement of educational materials that inform property owners of the importance of regulating the activities that occur around inland wetlands and watercourses.

The IWC should ensure that applicants who have properties shown on the Natural Diversity Database are submitting reviews to DEEP and requiring those reviews as part of their application process to ensure there are no conflicts. Many of the wooded areas in town overlap with Natural Diversity Database Areas; these are inhabited by species considered Endangered, Threatened, or of Special Concern under the Connecticut Endangered Species Act[12]. Protection of the ecosystems in and adjacent to these natural resources such as core forest blocks, croplands, water resources, and grasslands serve as essential habitat for plant and animal life unique to the state. Planning efforts involving the town's natural resources should cause minimal disturbances to the natural environment, which will serve as some of the best defense against invasive species, extreme weather events associated with climate change, erosion, and many other environmental pressures. It is important to protect these areas from development when possible.

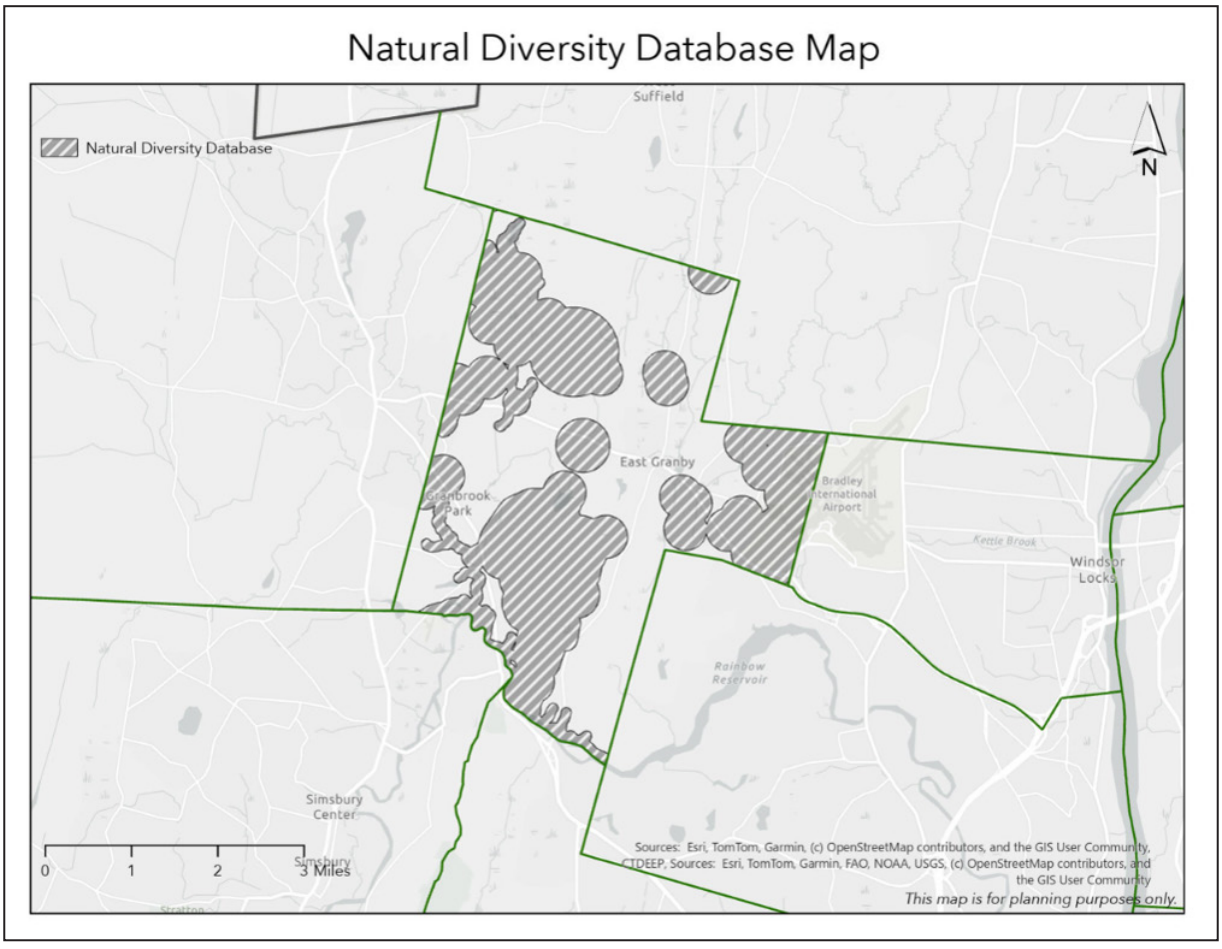


Capitol Region Natural Hazard Mitigation and Climate Adaptation Plan Update

C. Hazard Mitigation and Climate Change

Looking ahead, it is important to know which natural hazards and impacts from climate change threaten the safety of each community. With guidance from the town's Hazard Mitigation Plan, these dangers and strategies for mitigating them are outlined in the town's Hazard Mitigation Annex (linked here). Challenges specific to East Granby include two stream crossings in the Tunxis/Spoonville area that have experienced flooding during rain events in the past. Many years ago, a culvert under the road flooded, and the town continues to monitor this area closely for any potential further action that may be needed. Additionally, the area around Floydville Road and Wolcott Road has experienced occasional small stream flooding recently and is also being monitored. Since the adoption of the last POCD, the town's capacity to address natural hazards and associated losses has increased; therefore, the following capabilities have been incorporated:

- Educate land use officials on low impact development techniques. Consider contacting UCONN Extension for assistance.
- Acquire equipment necessary to maintain and remove large trees.
- Coordinate with NEMO and CRCOG to share resources and gain technical support for hazard mitigation actions involving storm water management and public outreach, which have parallel benefits related to MS4 storm water permit compliance.
- Conduct outreach to local small businesses with the aim of preventing the accidental release and pollution from chemicals stored and used at their facilities during or following natural hazard events.
- Participate in EMI courses or the seminars and annual conference held by the Connecticut Association of Flood Managers.



Moreover, it is important that the town's natural resource protection efforts remain aligned with the **14 regional goals** outlined below:

Goal 1: Minimize the impact of natural hazards on physical buildings and infrastructure: Mitigation actions that address this goal are intended to protect or adapt structures and infrastructures from the physical impacts of hazards. Actions might include floodproofing structures, elevating structures above flood elevations, constructing fire breaks, or assessing wind-load capacities of critical facilities.

Goal 2: Ensure municipal codes and regulations support hazard mitigation: Mitigation actions that address this goal focus on strengthening the regulatory frameworks of communities to avoid the creation or exacerbation of hazardous conditions. Actions might include requiring buildings be elevated above the flood elevation of requiring new developments have multiple modes of egress.

Goal 3: Improve institutional awareness and understanding of natural hazard impacts and mitigation within municipal governments and other decision-making bodies: Mitigation actions that address this goal focus on education and training of municipal or regional staff, first responders, and elected officials.

Goal 4: Increase the use of natural, "green", or "soft" hazard mitigation measures such as open space preservation and green infrastructure: Mitigation actions that address this goal focus on utilizing the beneficial functions of natural systems and features. Actions might include wetland protection, low impact development, and use of green infrastructure similar to recent actions in the City of Hartford.

Goal 5: Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies: Mitigation actions that address this goal focus on maintaining critical services through hazard events. Actions might include burying power lines, developing microgrids, or protecting a wastewater treatment plant.

Goal 6: Improve public outreach, education, and warning systems: Mitigation actions that address this goal focus on educating and altering the public. Actions may include sending informational mailers, providing information on the municipal website, or implementing a reverse 9-1-1 system.

Goal 7: Improve the emergency response capabilities of the region and its communities: Mitigation actions that address this goal focus on developing a community's ability to respond to a hazard event. Actions may include upgrading shelters of the Emergency Operations Center, reviewing education routes, or improving the ability of emergency responders to communicate with another during events.

Goal 8: Ensure community character and social equity are addressed in mitigation activities: Mitigation actions that address this goal focus on protecting features of a community that may otherwise be overlooked when considering only the most critical features. Actions may include those that protect historic, cultural, and recreational resources or those that specifically address low-moderate income or underserved populations.

Goal 9: Minimize the economic impact of hazard damages: Mitigation actions that address this goal focus on limiting economic impacts of damages that do occur regardless of actions taken to mitigate the physical impacts of the damages themselves. Actions may include educating landowners about flood insurance, joining CRS, improving the community CRS score, or setting up recovery funding mechanisms.

Goal 10: Ensure that critical facilities are resilient, with special attention to shelters and cooling centers.

Goal 11: Address risks associated with extreme heat events, especially as they interact with other hazards.

Goal 12: Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods.

Goal 13: Reduce losses from other hazards.

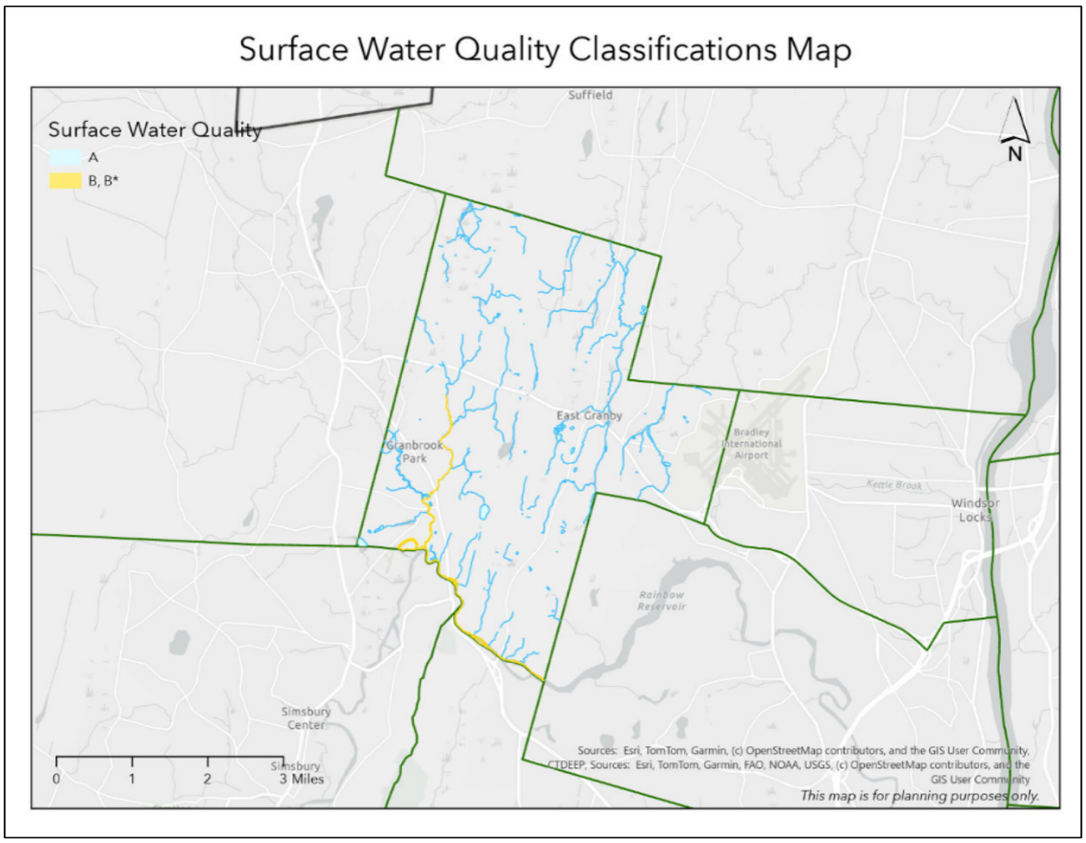
Goal 14: Invest in resilient corridors to ensure that people and services are accessible during floods and that development along corridors is resilient over the long term.

Town Boards and Commissions should actively work to implement and encourage these mitigation strategies throughout the community wherever possible. The following were listed as Noted Mitigation Needs in East Granby:

- Install a generator at the High School to make progress on creating a primary shelter in town.
- To address concerns in the Tunxis/ Spoonville and Floydville Road areas, the town will continue monitoring stream crossings during rain events to ensure timely response if flooding issues reoccur.
- To mitigate risks in the Route 20 wind corridor, the town will implement proactive tree maintenance and storm readiness measures to minimize potential damage during severe weather events.
- While there are no current concerns, the town will conduct the required sewer system study in collaboration with MDC to proactively identify and address any potential issues that may emerge in the future.

The Annex also states that East Granby has not permitted any new structures or had any demolitions within the floodplain since 2008. Using holistic approaches to balance the town's conservation and development priorities will increase the town's emergency preparedness for the more intense weather patterns expected statewide. Wooded areas of all sizes provide essential habitat for numerous plants and animal species, and efforts to support biodiversity within the town's ecosystem encourage natural pest control and pollination by reducing the reliance on chemical pesticides. This ensures safety for humans and pets who frequent these areas while preserving beneficial insects and furthering environmentally sustainable initiatives within the community.

According to CT DEEP's Water Quality Classifications, depicted in the map below, a majority of the surface waters in East Granby are listed as Class A, which indicates designated uses as habitat for fish and other aquatic life and wildlife; potential drinking water supplies; recreation; navigation; and water supply for industry and agriculture. Continuing to maintain quality water resources in town has many benefits and is key to ensuring reliable access to potable water for residents. East Granby does not have an approved Aquifer Protection Zone as seen on the State map.

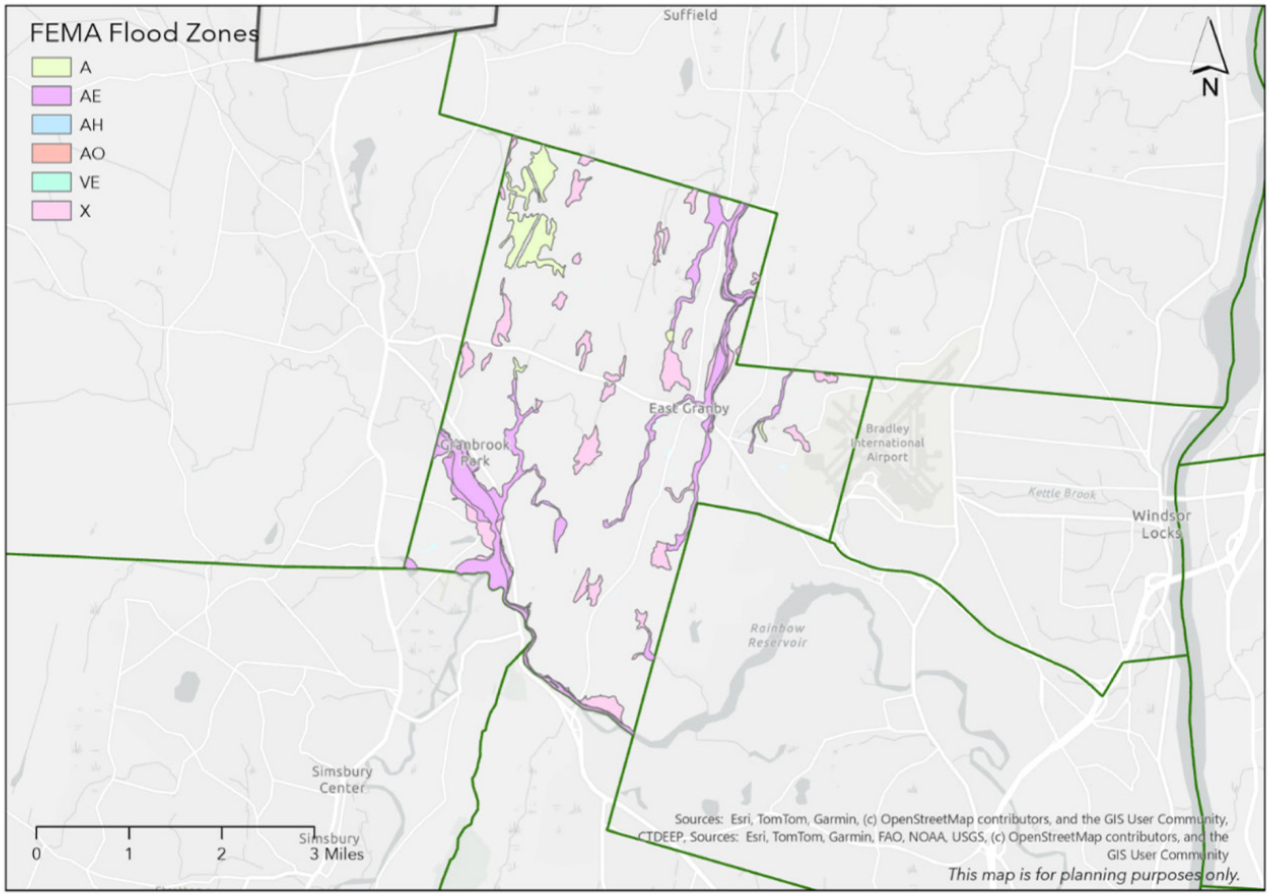


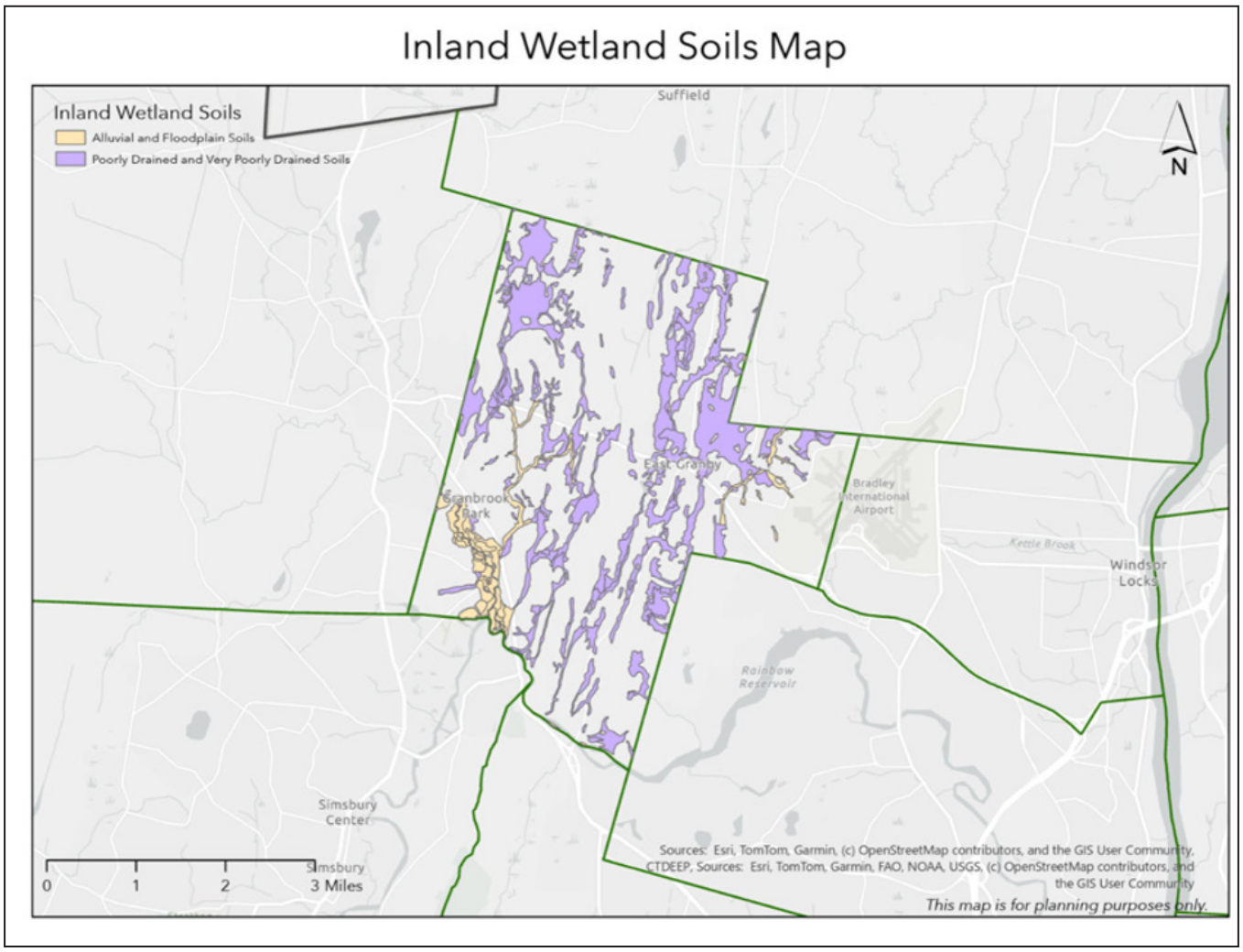
As a significant portion of the town does not have access to public sewer and water, it is important to protect the Town's drinking water sources and overall groundwater. The Town's Inland Wetland and Watercourses Commission along with the Planning and Zoning Commission can appropriately guide development in areas where sewer and water exist. Infill development in appropriate areas of Town can assist in protecting the abundant natural resources found in the majority of the community and allow core undeveloped areas to stay undisturbed and intact, ensuring that the quality of the groundwater in these areas is maintained. Where development does occur, the town can encourage the minimization of its impact by ensuring regulations are up to date and follow the most recent guidance documents from the DEEP including the Storm water Management Manual and Sedimentation and Erosion Control Manual which were both updated and adopted in 2024 .

In addition to protecting the natural systems in the community, significant investment in hardened infrastructure will be needed to mitigate the impacts of stronger storms and heavier rains. Engineering practices have led to storm water facilities under the new guidelines to be designed to treat the first 1.3 inches of rainfall. This suggests that most of the storm water basins, pipes, and culverts are undersized for today's storms. It remains to be seen if these guidelines will change again in the future. Properly sizing culverts and drainage pipes can prevent downstream erosion which leads to the degradation of stream banks and wetland systems.

An important note is that areas with FEMA Flood Zones should be protected and the Town should be following the Floodplain regulations to ensure its continued participation in the National Flood Program. It is recommended that a Staff member take the FEMA course on how to read and understand flood maps and how to administer the flood program based on development in town.

FEMA Flood Zones Map




Inland Wetland Soils Map
Inland Wetland Soils
Alluvial and Floodplain Soils
Poorly Drained and Very Poorly Drained Soils
Suffield
N
East Granby
Granbrook Park
Bradley International Airport
Kettle Brook
Windsor Locks
Rainbow Reservoir
Simsbury Center
Simsbury
0
1
2
3 Miles
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, CTDEEP, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
This map is for planning purposes only.

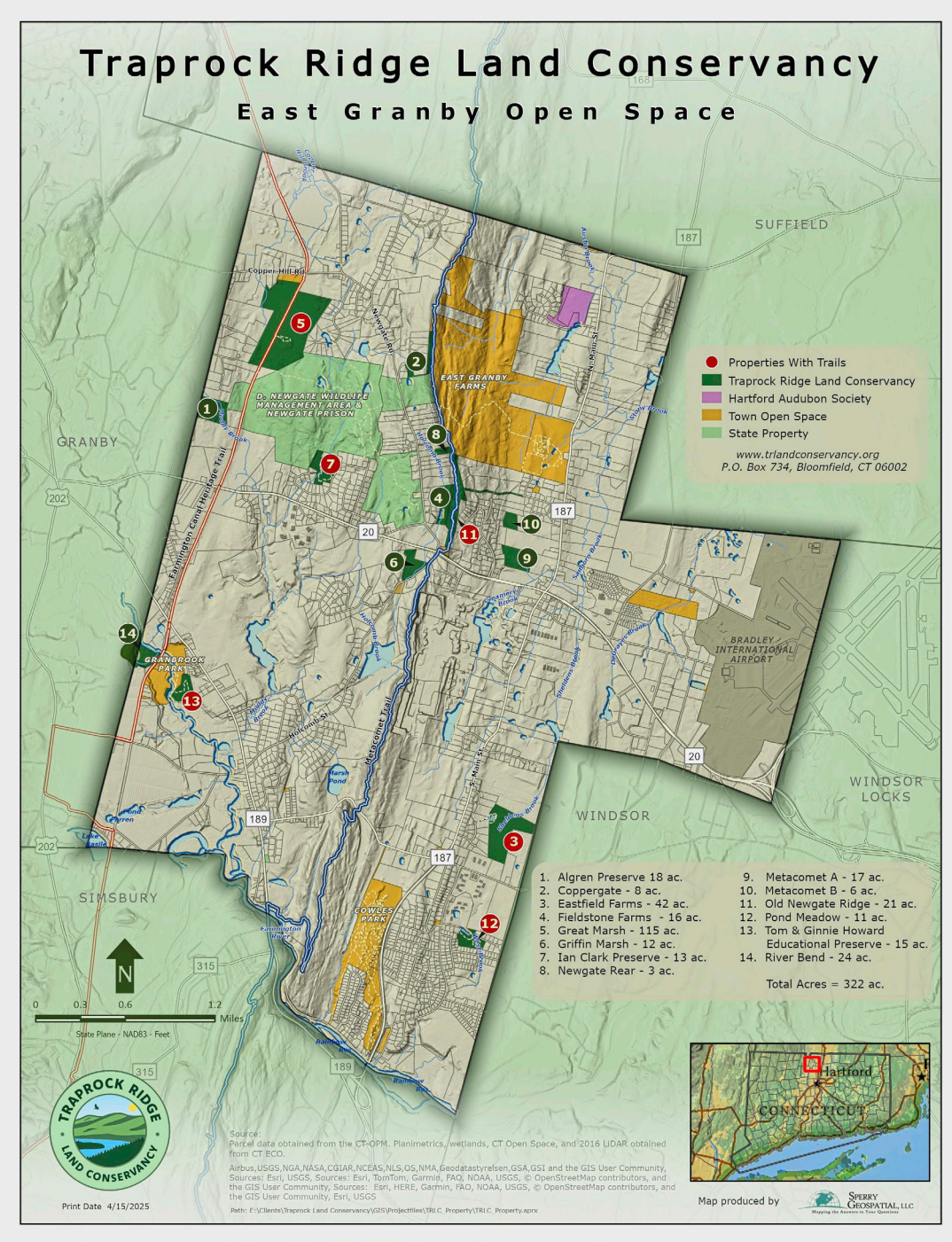
D. Open Space

The acquisition and maintenance of open spaces in East Granby is another conservation effort that is highly beneficial to residents' quality of life. With various land trust, municipal, private and state-owned open space parcels in town, the viability of these unbuilt areas is a major factor in maintaining the natural environment many have come to know and love in East Granby.

Protected Open Space is:

(1) land acquired for the protection of natural features of the state's landscape or essential habitat for endangered or threatened species; or

(2) land acquired to support and sustain non-facility-based outdoor recreation, forestry or fishery activities, or other wildlife or natural resource conservation or preservation activities.



East Granby has an impressive list of open space preserves which showcases the town's active participation in statewide conservation goals. Preserves are undeveloped lands that are permanently protected from future development through conservation restrictions held by qualified conservation organizations. While current data available has East Granby at 22% open space, preservation of future land was listed as the number one priority in the community survey. The Conservation Commission along with the Planning and Zoning Commission should discuss how they can effectively rank and prioritize open space as developments are proposed. The subdivision regulations should ensure that random open space is not being given priority and that open space development patterns or a fee in lieu of open space is provided as part of any development project. Considerations could be given to requiring Open Space Subdivision in areas of town that abut current Open Space and would provide continuity in the area.

East Granby is fortunate to have an active Land Conservancy who owns and actively maintains substantial land in the town. The Traprock Ridge Land Conservancy works to protect open space and promote public appreciation of the region's natural environment. The Land Conservancy is also instrumental in habitat restoration projects throughout town. The organization was formed in April of 2023 through the combination of the East Granby Land Trust, the West Hartford Land Trust and the Wintonbury (or Bloomfield) Land Trust[13]. The area's most prominent natural feature, the traprock ridge, intersects the three towns and inspired the organization's name. Traprock ridges are natural features created when lava forces its way up through the earth which results in unique cliffs and earth formations that offer countless economic and educational opportunities. Overall, the Traprock Ridge Conservancy protects 45 properties across 642 acres of land. In East Granby, lands protected by the TRLC include: the Algren Preserve (18-acres), Coppergate Preserve (8-acres), Fieldstone Farms (16-acres), Griffin Marsh (12-acres), Newgate Rear (3-acres), Metacomet A (17-acres), Metacomet B (6-acres), and River Bend (24-acres).

Traprock Ridge Land Conservancy also oversees multiple properties with hiking/walking/biking trails in town (pictured above). These properties include:

(1) the Eastfield Farms Trail (a 1/4 -mile loop trail) located on a 42-acre parcel that contains both swampy and wooded areas, and is spotted with small ponds, red maple, willow, dogwood, hickory, red and white oak, pine and juniper trees;

(2) the Great Marsh Trail (2-miles one-way) is located on a 115-acre property that abuts the Newgate Wildlife Management Area. This parcel is also heavily wooded and swampy, and contains a myriad of vegetation such as cat tail, skunk cabbage, red maple, button bush, willow, dogwood, high blueberry, viburnums, sweet gale, ash hickory, elm and evergreen;

(3) the Ian Clark Preserve Trail (a 1/2- mile loop trail) is located on the 13-acre Ian Clark Preserve, and contains red maple, white pine and juniper. Wildlife sightings on this trail include bears, deer, coyotes, fish, fox, and songbirds;

(4) the Old Newgate Ridge Trail (a 1 ½ mile out-and-back trail) which contains a small portion of the popular 63-mile Metacomet Trail, serves as habitat for deer, bears, hawks, owls and countless other small mammals and songbirds;

(5) the Pond Meadow Trail (a 0.34-mile trail around the pond) is comprised of two parcels on either side of Pond Lane, and visitors have reported spotting great blue herons, red shouldered hawks, bobcats and beavers among other wildlife;

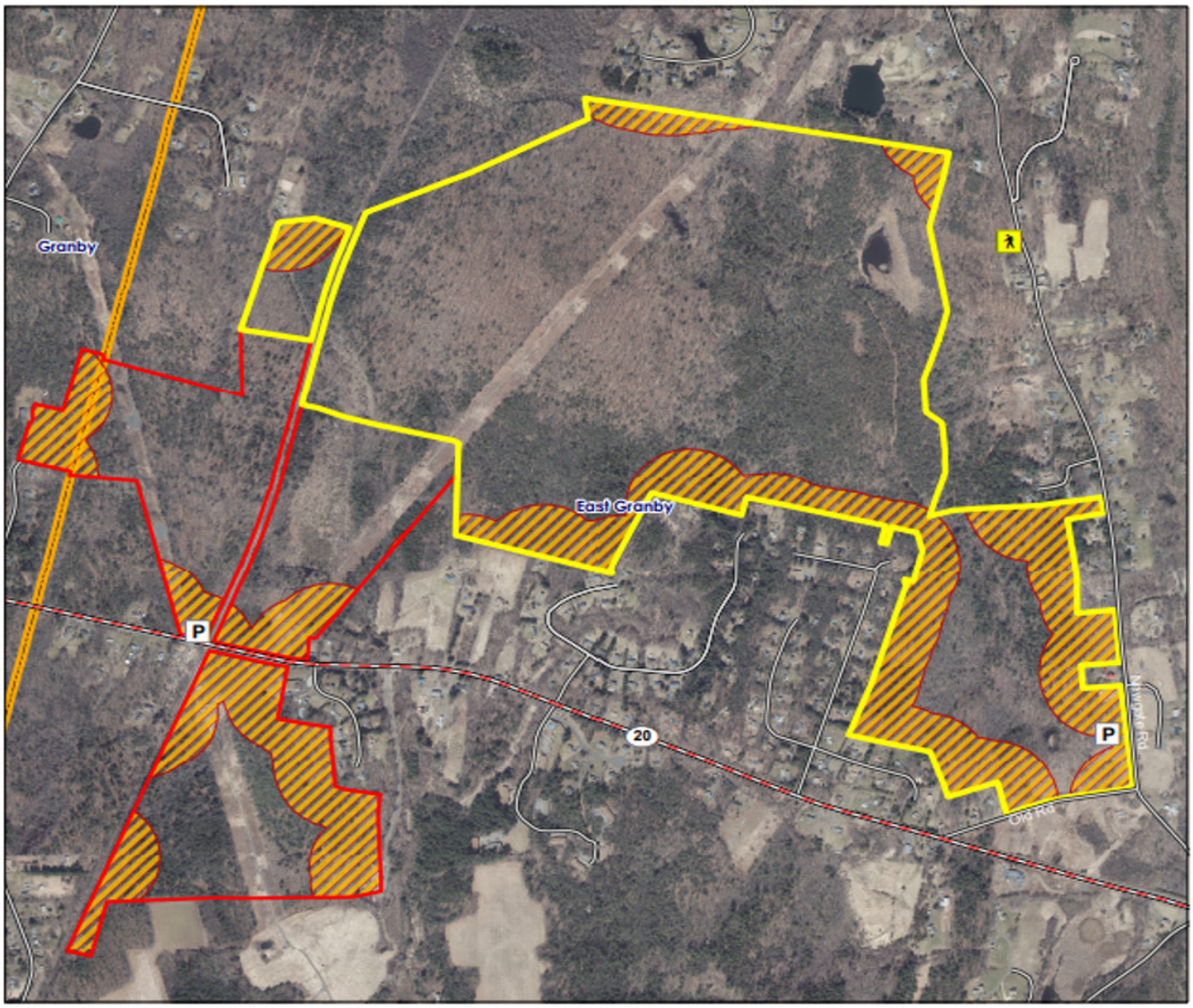
(6) and lastly, the Tom and Ginnie Howard Educational Preserve Trail (a 3/4-mile-long trail) are located on a 15-acre parcel which features access to the Salmon Brook. In this upcoming year, (2026) this property is expected to feature seasonal plantings including pumpkins and sunflowers and eventually forge connections to Seymour School for educational programming.

Maps of the open space properties described above can be found in the Appendix *at the end of this Plan.*

Newgate WMA & Eversource Newgate COOP WMA

Location: East Granby and Granby
Description:Newgate WMA 425 acres; mixed hardwoods, and small pond. Open for archery deer and archery fall/spring turkey. Also open to firearms: spring/fall turkey, small game and waterfowl.
Eversource Newgate COOP WMA; 207 acres (leased from Eversource); hardwoods and powerline ROW, Open for archery deer and archery fall turkey. Also open for firearms: fall turkey, small game and waterfowl. This area is not open for spring turkey hunting.
Access: Parking lots off of Route 20, Newgate Road and also access from Old Newgate Prison parking lot.
Note: This map depicts an approximation of property boundaries. Please obey all postings.

Symbols: Newgate WMA; Eversource Newgate Cooperative WMA; 500ft Firearms Restriction Zones; Parking Area; Access Point



Map Date: September 2023; Ortho 2019

1,000 500 0 1,000 Feet

State of Connecticut - Department of Energy & Environmental Protection - 79 Elm St. - Hartford, CT 06106 - www.ct.gov/deep

The State of Connecticut along with a lease from Eversource owns the expansive Newgate Wildlife Management Area. The State-owned portion consists of approximately 425 acres of mixed hardwoods and is open for hunting of deer, turkey, small game and fowl. The adjacent leased property from Eversource consists of approximately 207 acres and offers the same hunting opportunities except for spring turkey hunting.

The town owns various other open spaces including but not limited to Cowles Park, Granbrook Park, the Greenway, and East Granby Farms. Access to green spaces and promoting outdoor activity leads to a healthier population, and with less money spent on medical costs, people are

able to invest in their communities more, contributing to the town's overall economic vitality. It is also estimated that treating drinking water from an unprotected watershed costs approximately ten times more than treating water from a protected source. Looking ahead, the town's Land Trust, Inland Wetlands and Conservation Commission, and Planning and Zoning Commission should work collaboratively to protect and maintain interest in the town's open spaces.

East Granby Parks and Facilities listed below are vital to the quality of life in the town and it is important to maintain, update and add to these assets.

PARKS & FACILITIES

- **Granbrook Park:** (10 Granbrook Park Road) Open to the public from dawn to dusk, this park features include a playground, recreational access to the Nationally Designated Wild & Scenic Salmon Brook, and picnic facilities, including a pavilion and outdoor grills. For information regarding rental of the Pavilion at Granbrook Park for events, please contact the Parks & Recreation Office.

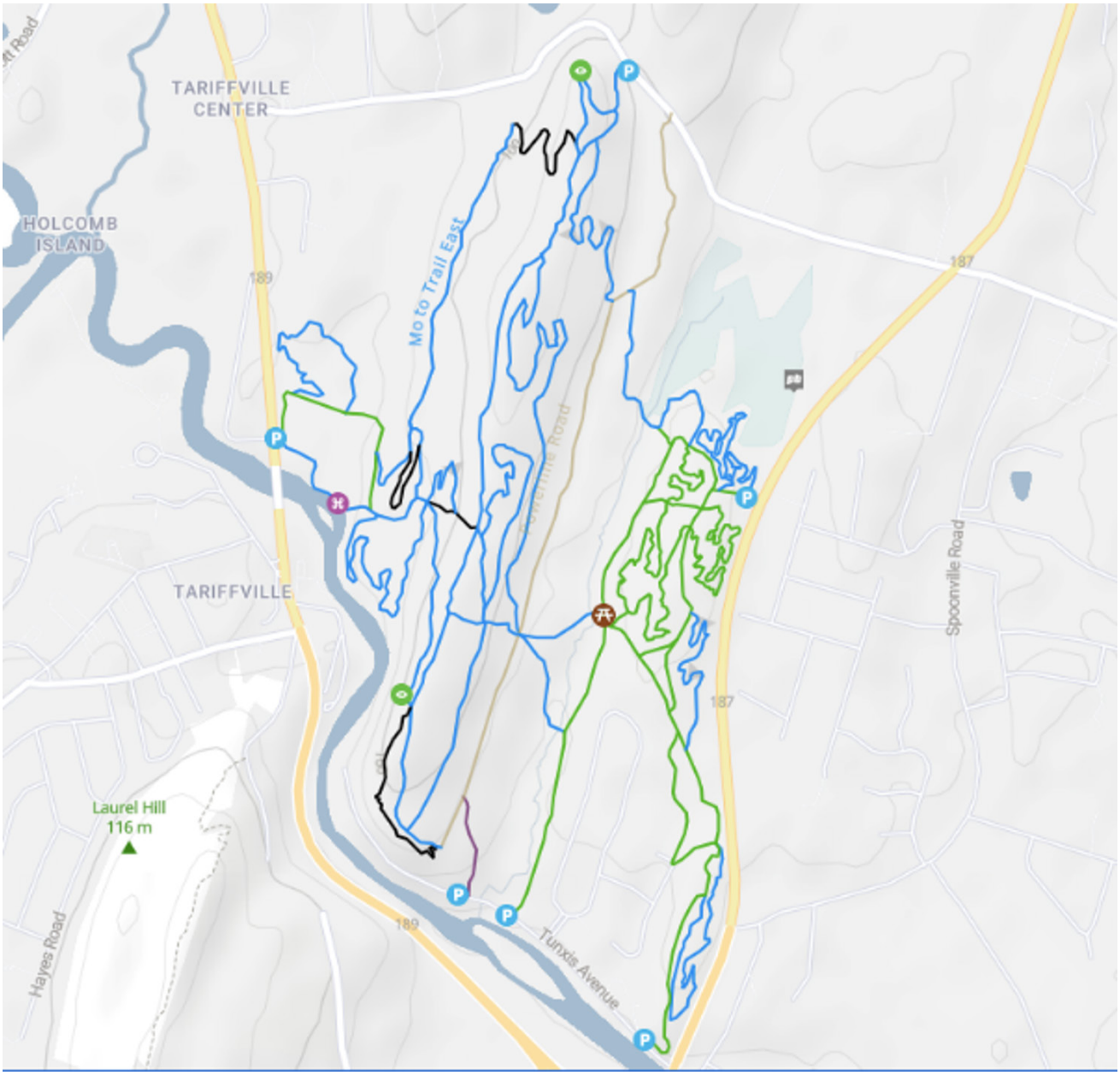
- **Cowles Park:** With over 15 miles of wooded trails, some connecting to the Metacomet Trail or offering overlooks of the Farmington River, this scenic park features the renowned NEMBA (New England Mountain Bike Association) trails, making this a premier destination for mountain biking enthusiasts and outdoor adventurers. The parking lot is located at 250 S Main Street.
- **The Greenway:** East Granby is home to a roughly 5 mile stretch of the Farmington Canal Heritage Trail, extending from the border of Suffield to the border of Granby. This mostly flat paved trail, with minimal hills, is for walkers, runners, cyclists, bladers, and just about any other non-motorized method of transportation. Parking is available on Copper Hill Road, Rte. 20, and Rte. 189.
- **East Granby Farms**: (79 N Main Street) Set on 480 acres, against the backdrop of the picturesque Metacomet Ridge, this recreation area features expansive open fields, grassy areas, paths, and well-maintained trails, making it the perfect spot for picnics, relaxation, hiking, nature walks, and leisurely strolls.
- **The David K. Kilbon Recreation Center (aka "The Barn"):** This 2,400 sq. ft building is located at East Granby Farms and is home to a variety of recreational programs and activities throughout the year. With full kitchen facilities, projector and sound system capabilities, this space is ideal for private events and business meetings and is available for rental to East Granby residents for a nominal fee. For information regarding event rental, please contact the Parks and Recreation Office.

Another significant open space parcel located in East Granby, Bloomfield, and Simsbury is the Tariffville Gorge. This property is comprised of approximately 535 acres and is owned by Eversource with East Granby's Cowles Park abutting it to the north. This open space parcel contains wooded portions which are managed specifically for wildlife habitat and forest health. In addition, this area provides ample opportunities for fishing, hiking and kayaking/canoeing. This parcel connects to several town open space parcels, creating an extensive network of natural and cultural resources. There is an extensive trail system, as seen below, connecting this property to others and is best accessed through East Granby's Cowles Park.



Image credits: Brian O'Connor

Map of Tariffville Gorge



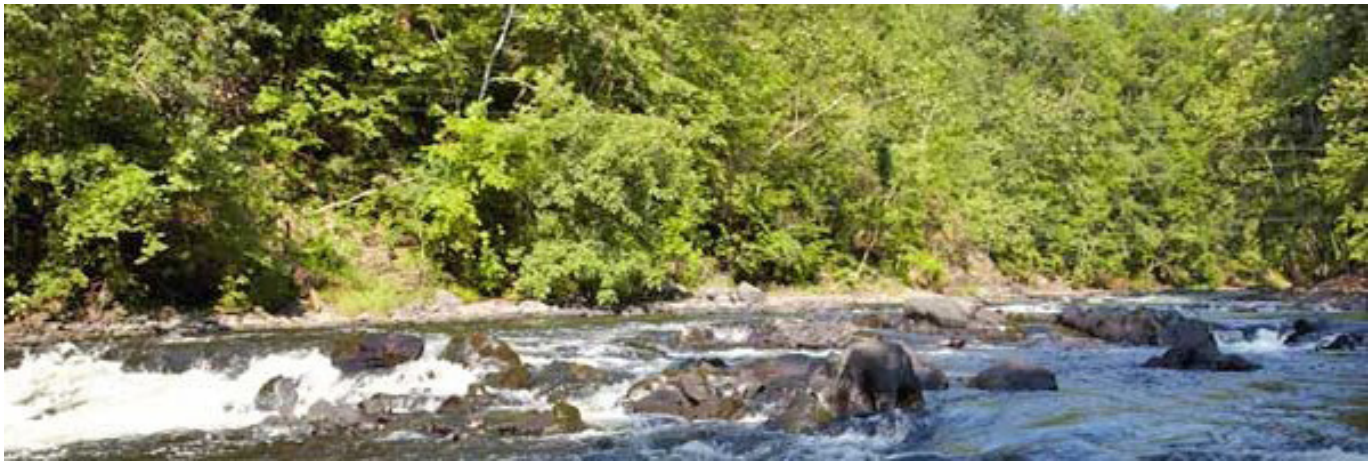
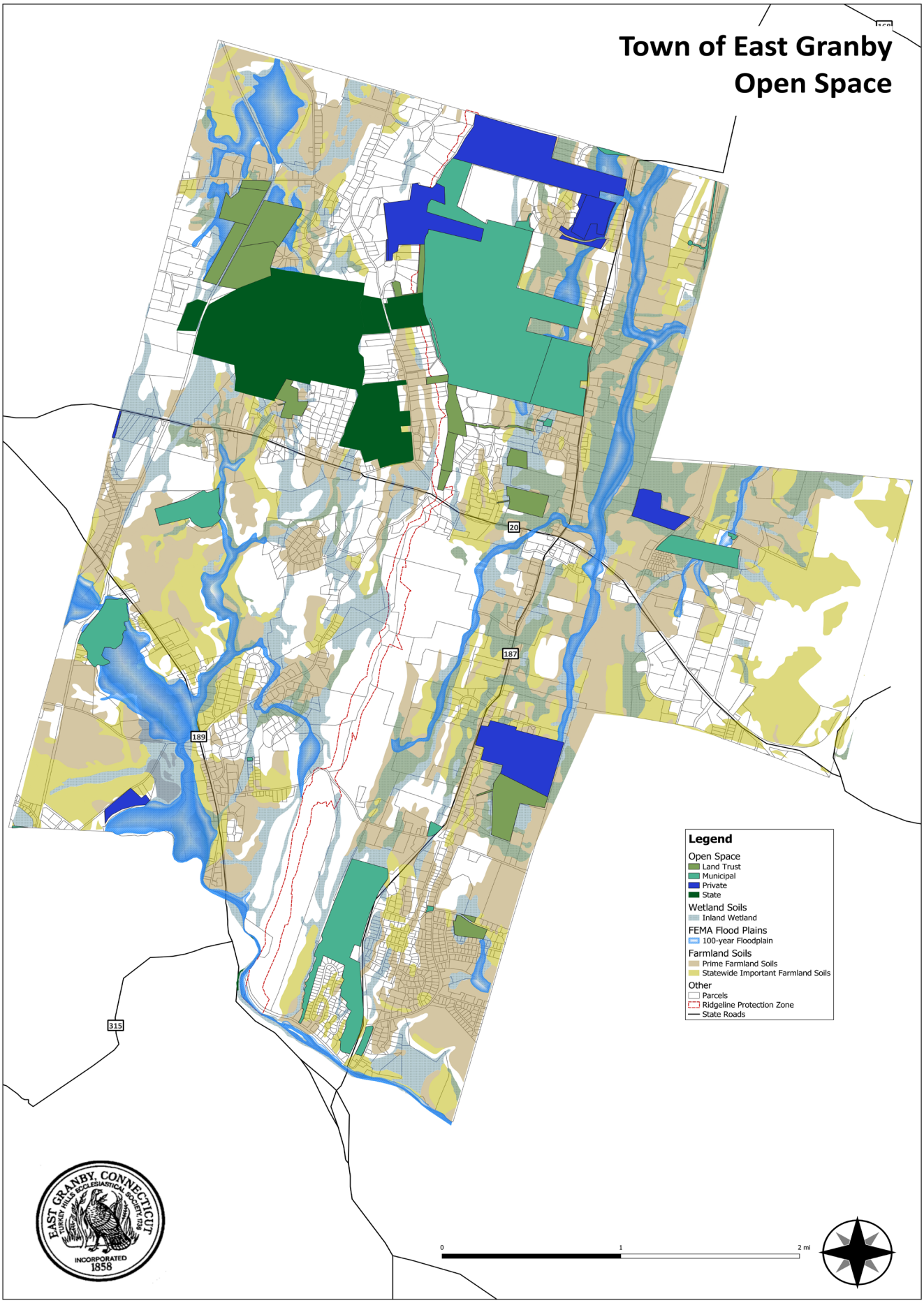


Image credits: Brian O'Connor


Town of East Granby
Open Space
20
187
189
315
Legend
Open Space
Land Trust
Municipal
Private
State
Wetland Soils
Inland Wetland
FEMA Flood Plains
100-year Floodplain
Farmland Soils
Prime Farmland Soils
Statewide Important Farmland Soils
Other
Parcels
Ridgeline Protection Zone
State Roads
0
1
2 mi
EAST GRANBY, CONNECTICUT
TURKEY HILLS ECCLESIASTICAL SOCIETY, 1739
INCORPORATED
1858

Goals.

1. Maintain existing open space areas to better protect them from future development.

2. Update and enforce local inland wetland and zoning regulations to better protect wetlands, forests, and open spaces.

3. Expand the town's open space network.

4. Increase public awareness of and engagement with conservation efforts and activities.

5. Utilize open spaces to share and increase public knowledge.

6. Engage the Conservation Commission in working towards the goals and objectives of the State Statutes.

Actions.

1. Have the Conservation Commission create an inventory and description for all Town Owned Open Space parcels.

2. Create a listing of all Town Owned Parcels, current use, importance as a natural resource.

3. Create a future Open Space Map with areas identified to assist the Planning and Zoning Commission when reviewing development proposals in those areas or adjacent to currently protected open space areas.

4. Secure and obtain funding through grants to acquire open space areas.

5. Review and identify parking and access areas for all open space.

6. Develop a maintenance program for the proper upkeep for each open space or recreational area.

7. Consider a citation ordinance for wetland violations.

8. Earmark funding for the acquisition and preservation of additional parcels of open space land, prioritizing existing contiguous open space parcels in order to increase habitats for wildlife.

9. Include standards about contiguity and access in development plans or conditions of approval for large developments that include open space.

10. Review and update cluster housing regulations and open space requirements in subdivision zoning regulations.

11. Consider limiting access to open spaces with sensitive habitat and wildlife.

12. Increase training opportunities for Inland Wetland Commissioners.

Chapter 5. Agriculture and Farmland Preservation

A. Overview

Hartford County contains 44,720 acres of farmland dispersed across 739 farms which provide fresh food and other agricultural products for the region's residents and visitors [14]. In addition to the open space conservation methods previously mentioned, conserving and increasing the inventory of local and protected farmland in Connecticut is also of upmost importance. Protected farmland refers to agricultural land that is restricted from non-agricultural development. Limiting land uses on parcels with prime farmland soils (and parcels with soils determined to be of local and statewide importance) not only provides economic security within the agricultural sector which is one of the top contributors to the state and local economy, but the preservation of these lands encourages agritourism, strengthens community ties, and maintains scenic and environmental resources.

East Granby has a long agricultural history, and many of the farms that exist today signal to the town's strong farming heritage. Various local farms provide the community with scenic value and access to locally grown fresh produce. Among the many farms in town as of the year 2026, Oxen Hill Farm - CSA, Kyle's Awesome Farm, Old Orchard Farm, Mullai Acres Homestead, Trusz Farms, Young Farms, Newgate Farms - CSA and Brignole Vineyards, help maintain East Granby's farming traditions and agricultural landscape.

B. Local Farm Highlights

Oxen Hill Farm is a large family-owned and operated organic produce and flower farm located within East Granby and Suffield [15]. The property is located in Suffield with land extending into East Granby on Griffin Road. Oxen Hill Farm has been in operation since approximately the mid-1800s or shortly thereafter and is currently operated by the 11th generation of the Griffin family. The farm is a USDA Certified Organic vegetable farm that operates through a Community Supported Agriculture (CSA) model. CSA farms form mutually beneficial relationships between growers and consumers, leading to a strengthened sense of community ownership over the farmland. While growers benefit from a reliable customer base and upfront financial support, consumers secure access to fresh, locally grown produce and form stronger connections to local farmlands. In addition to growing vegetables, the farm also cultivates flowers and offers a "Pick Your Own Flower Experience" as well as pre-made bouquets. The farm also supplies local grocery stores, restaurants, and farmers' markets. Additionally, the farm is Certified Organic, meaning its produce is grown without synthetic fertilizers, pesticides, herbicides and genetically- modified organisms [16] The farm is currently in its fourteenth season of holding Organic produce certification and seventeenth season of organic vegetable management practices.



Oxen Hill Farm

Kyle's Awesome Farm is a small, family-run local egg-farm on Turkey Hills Road that provides fresh eggs to the community [17]. Nearby, Old Orchard Farm is a 'Choose & Cut' tree farm that gives residents and visitors the opportunity to harvest their own Christmas trees. The farm grows several species including Blue Spruce, White Spruce, Fraser Fir, and Concolor Fir trees, and operates on weekends beginning the weekend after Thanksgiving [18]. These kinds of farms, also known as "cut-



Kyle's Awesome Farm

your-own" Christmas tree farms contribute a range of social, economic and environmental benefits to their communities. In addition to supporting family traditions and seasonal recreation, they contribute to the local economy through the creation of seasonal employment opportunities and benefit the environment by providing wildlife habitat and preserving green space, as the trees are replanted and renewed annually.
Mullai Acres Homestead is a local farm operation located on Newgate Road in East Granby that offers fresh eggs, micro-greens and other small-scale farm goods.

Young Farms is another longstanding farm in town that is located on Route 189 and has carried a variety of crops including carrots, squash, sweet corn, green beans, grains, and more.[19]





Old Orchard Farm





Young Farms (Facebook)

Trusz Farms, located on South Main Street, also represents an important part of the town's agricultural history. Now recognized as a "Historical Homestead", the property was once a thriving tobacco farm from the 1930s through the 1950s. Today, the farm serves the community through its farm stand, which offers fresh vegetables and other products including corn, tomatoes, squash, zucchini, garlic, peppers, jalapenos and fresh eggs [20].





Trusz Farms (Facebook)

Brignole Vineyards (picured below on the left) is a family-owned vineyard located in town that has been in operation for approximately 15 years. The property spans over 480-acres and the vineyard serves as a family-friendly destination and supports the town's agritourism offerings through its wine tastings and other visitor experiences[21] .





Newgate Farms (pictured above on the right), also operating under a CSA model, is a family-owned farm that has been in operation since 1933; and has agricultural land in Suffield and East Granby. Although it began as a wholesale and pick-your-own farm, the business has grown into a retail farmer's market agribusiness that provides a variety of fruits and vegetables, cut flowers, and specialty goods such as tomato sauce, soups and salsas, honey and maple syrup [22].

C. Local Initiatives

Other important initiatives that connect residents with local agriculture include the East Granby Community Garden and the East Granby Farmers Market. The Community Garden, located on North Main Street, provides residents with the opportunity to grow their own vegetables, flowers, and herbs in a shared garden space. Plots are reserved for East Granby residents only and are assigned on a first-come, first-served basis.



Newgate Farms

The East Granby Farmers Market runs for approximately six weeks each season, taking place at the East Granby Public Library parking lot on Center Street. The market features a variety of locally grown and produced goods from farmers and artisans in the area. Community-oriented activities including scavenger hunts, and other interactive programming are also showcased. The farmers market provides residents and visitors with their pick of fresh herbs and vegetables including spinach, lettuce, kale, radishes, beets, mint, chives, broccoli, cauliflower, cabbage, peas, green beans, garlic, green onions, potatoes and turnips.

Together, the Community Garden and the Farmers Market foster opportunities for greater community collaboration while improving access to fresh and nutritious foods for residents. Efforts like these in addition to encouraging participation in state programs will help preserve valuable farmlands in town. The Farm and Ranchland Protection Program (FRPP) is one of two programs run by the Connecticut Department of Agriculture (DoA) that is dedicated to preserving farmland across the state. By partnering with landowners, the Department of Agriculture acquires development rights to agricultural properties and ensures these parcels are permanently protected from non-agricultural development. Participation in these programs is voluntary, and the land remains privately owned and still contributes to the local tax base. Additionally, the Community Farms Preservation Program (CFPP) protects smaller farms. Farms in this program typically contain less than 30 acres of cropland but are active in food or fiber production and are of statewide or local importance. In 2024, the FRPP and CFPP preserved more than 50,000 acres of farmland statewide[23]. Over the next decade, encouraging participation in programs like this can be instrumental in encouraging private landowners of farmland to secure higher levels of protection on their land.



Image credits: Brian O'Connor

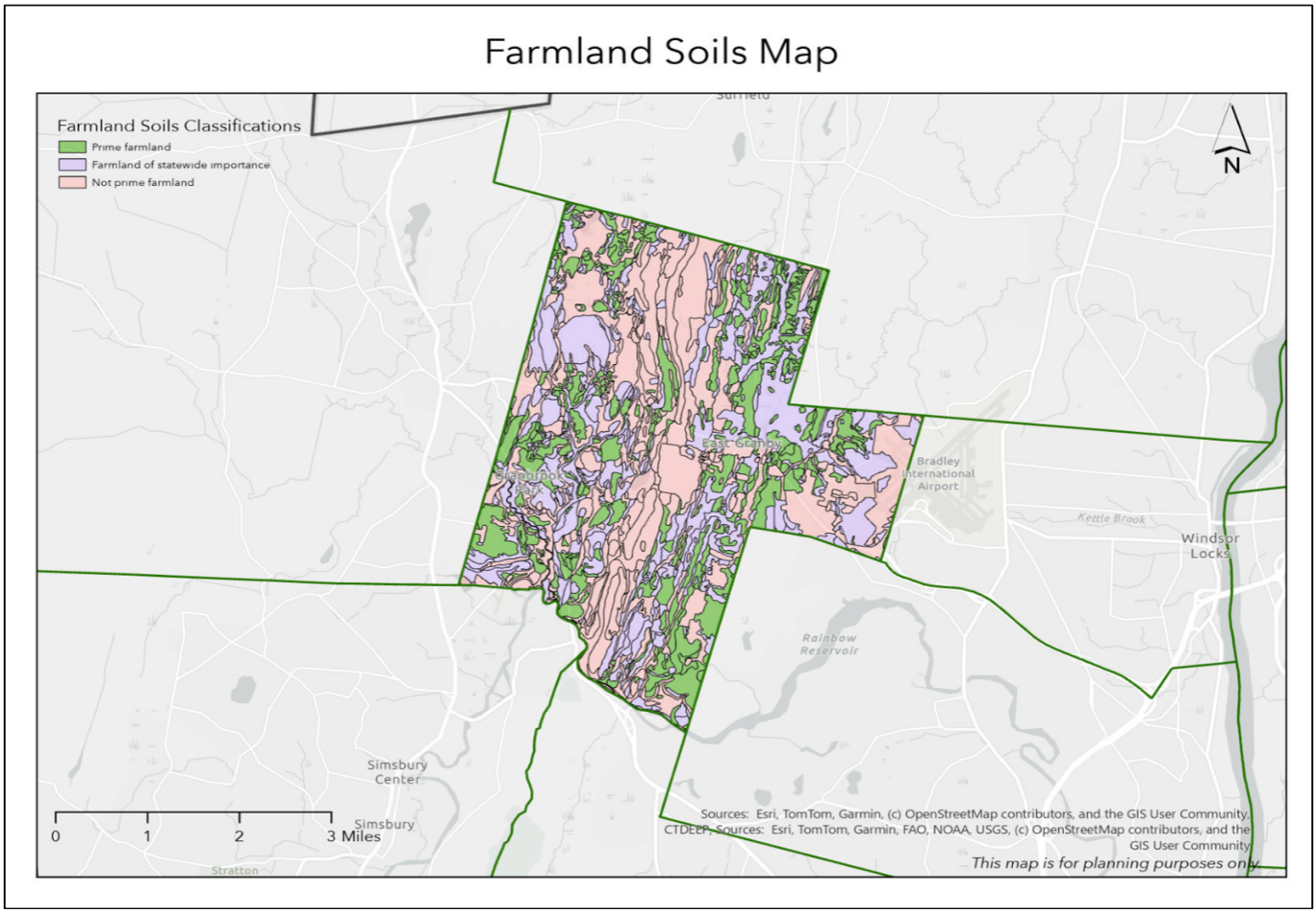
Another notable statewide farmland preservation initiative is the CT Farmlink Program which provides crucial connections between generations of farmland owners in an effort to maintain productive farmlands statewide. The program provides succession planning resources to farmers and farmland owners to help facilitate the transfer of farmland from current or retiring landowners to the next generation. Spreading awareness of and encouraging participation in programs that encourage

the sustainable management of agricultural lands in East Granby can greatly benefit and preserve the town's natural environment. Supporting local agribusiness should be a priority of farmland preservation efforts over the next ten years.

Additionally, the CT Department of Agriculture supports local farmers through the Connecticut Grown (CT Grown) program. CT Grown is a multifaceted initiative that promotes the consumption and accessibility of fruits, vegetables and agricultural products produced in the state through various initiatives in local, state and international markets. In East Granby, Brignole Vineyards, Old Orchard Farms, and Newgate Farms participate in CT Grown. The protection and promotion of the farms in East Granby provides opportunities for its people to connect and share locally grown and sourced goods, and farmlands in town should be a key focus of conservation effort looking ahead. Ensuring the town's zoning regulations continue to support agricultural and farmland preservation, particularly in environmentally sensitive areas, is key.. Lastly, these efforts will be instrumental in supporting the community's natural storm water management infrastructure.

D. The Value of Agriculture

Many Connecticut towns are interested in preserving their agricultural heritage and exploring new ways of expanding agriculture and supporting access to local agricultural products. Supporting local agriculture can strengthen community resources, improve environmental sustainability, and expand access to healthy, locally sourced foods. An additional benefit, which is often overlooked, is that agricultural lands and other open spaces typically have a net positive impact on a town's budget because they require little in the way of services. The Town of East Granby protects agricultural land and other open spaces through Public Act 63-490 (PA 490), Connecticut's use-value assessment law (Connecticut General Statutes §12-107a through12-107f). PA 490 allows a town to assess a qualified property's value based on that land's present use, as opposed to "highest and best" use, which results in lower property taxes. East Granby has over 122 properties, some of which may not be operating as active farms, registered under the P.A. 490 use-value law as Agricultural properties. While the Town of East Granby has not adopted a "Right to Farm" ordinance as allowed by CGA



§ 19a-341, the town's recently established Agricultural Impact Commission assists in promoting and maintaining agricultural practices within the community. A Right-to-Farm ordinance reinforces that agricultural or farming operations are not deemed a nuisance, recognizing the importance of protecting our local farms as communities and housing continue to grow. With support from the town, opportunities to support agriculture, develop agriculture-based businesses, and protect farmland by fostering agricultural uses and related activities in East Granby can be greatly increased.

E. Opportunities

According to the 2022 U.S. Department of Agriculture Agricultural Census, Connecticut lost 919 farms between 2012 and 2022, falling from 5,977 to 5,058 (an 18% decrease). In 2022, Hartford County had approximately 739 farm operations with total sales generated by these operations coming in around $98.2 million. The average farm size is approximately 61 acres.

Farms in Connecticut are trending smaller and with more diversified crops than in the past. Increased support for modern farming practices such as vertical farming (which allows for year-round production) or digital irrigation systems (which save water by using technology to optimize irrigation schedules based on environmental conditions) should be more distinctly recognized by the community in order to continue to support local farmers. The current zoning regulations should be reviewed with the assistance of the Connecticut Farm Bureau to ensure they facilitate farming operations and encourage their growth. Guidance can be provided regarding acreage requirements for farm animals, best management practices for the keeping of livestock and crops, manure management and more.

Goals

1. Promote sustainable agricultural practices.
2. Advocate support for local farms.
3. Identify issues which affect local farms such as business education, promotion via local events and social media, providing access to State information regarding grant programs, start-up assistance and development rights opportunities.
4. Adjust Zoning Regulations to promote Agricultural Practices and reduce conflict with residential properties.

Actions

1. Consider a Right to Farm Ordinance.
2. Review Zoning Regulations to promote agriculture with the assistance from the Connecticut Farm Bureau.
3. Encourage the purchase of locally grown products by continuing to support the Farmer's Market and spotlighting local farms.
4. Encourage a stronger sense of community with local farms and Town Government.
5. Create a list of all local farms to be highlighted on the Town's website with information concerning what products they sell or produce and how the community can support them.
6. Promote the use of the Connecticut Farmlink Program.

Part III: Development and Infrastructure

Chapter 6. Housing

A. Overview

The need for more attainable housing across the State has become increasingly prevalent, and East Granby is no exception. The limited area served by a centralized sewer system, combined with the heavy reliance on private drinking water wells prevents large developments and limits density in many places. Much of the town is reserved for single-family dwellings on individual lots; however, the town has taken steps in recent years to allow a wider variety of housing. The town has three single family zones, the largest minimum lot size being 120,000 square feet in the Agricultural Zone and the smallest being 30,000 square feet in the R-20 zone. The Planned Residential Development Zone (PRD) allows for flexibility in minimum lot size for the preservation of at least 15% of the total land area as open space on lots larger than 6 acres. Other residential only zones include the Elderly Housing Zone which allows for age restricted planned developments, and the Multi-Family Designed Residential Zone (MFDR) which allows for densities of up to 4 dwelling units per acre. Of note, is a restriction found within the Zoning Regulations that multi-family dwelling units shall not exceed 33 percent of the housing stock within the town. Finally, the Village Center zone allows for a mix of uses, including multi-family residential.

B. Housing Characteristics

As with most communities, East Granby experienced a steady pace of new construction leading up to the 2008 Great Recession, but the number of new housing units constructed dropped significantly following the 2008 housing crash and has not fully recovered. According to the CT Data Collaborative, 33 permits were issued for new home construction in East Granby in 2006 compared to just 6 in 2023. However, with the recent approval of "The Grand Meadows" a luxury rental community, 83 permits were issued for new construction in 2024.

New Home Construction Permits 2015-2024										
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Permits	1	4	3	3	3	1	15	12	6	83

Housing Unit Bedroom Count Occupied Units		
Total Bedroom Count Per Unit		
Studio/1 Bedroom	215	10%
2 or 3 Bedrooms	1,291	57%
4 + Bedrooms	750	33%

According to the 2026 Advance CT Town Profile, there are 2,085 housing units in East Granby of which approximately 1,900 (94%) are occupied. Approximately 90% are detached or semi-detached single-family units. Overall, approximately 87% of housing units in town are owner occupied.

As evidenced from the lack of new construction permits prior to 2024, much of the housing in East Granby is older, with 46% constructed before 1970 while 54% of the housing stock has been constructed after 1970. As will be discussed later in this chapter, the relative age of the housing units in East Granby poses a threat to affordability.

Of the units available in East Granby, about 10% are studios or contain one bedroom while about 57% of units have two or three bedrooms, and approximately 33% of units have 4 or more bedrooms. Overcrowded housing is defined as more than one person per room, there are no East Granby households meet that definition.

The age of housing units in a town can signal the quality of housing options available and impact the affordability of the community. While East Granby derives much of its charm and historic pride from these older homes, they are more costly to own and operate. Newer homes tend to be more energy-efficient and better able to withstand the damaging effects of climate change events, reducing the financial burden on homeowners. Those living in housing units built before 1960 also spend a larger portion of their income on fuel oil, contributing to environmental degradation processes. These older homes are also more difficult and more costly to maintain due in part to older materials, less efficient windows and doors, and lack of sufficient insulation. Due to changes in building and health codes, roof replacements and siding upgrades can be more costly and involve the remediation of hazardous materials. Older homes can also be subject to higher insurance and mortgage rates, driving up overall ownership costs. These homes also often cost more to heat and may have higher electricity costs due to the lack of newer, more efficient materials.

The source of heating for residential units is somewhat indicative of the age the housing unit and can impact the cost of living for the occupants. Like many older homes throughout New England, much of the housing in East Granby relies on home heating oil for heat. According to the Advance CT 2026 Town Profile, of the occupied units, approximately 1,000 (67%) of homes in East Granby use heating oil as their source of heat. About fifty units are connected to utility gas (3%), while about 200 (12%) heat with electricity.

C. Housing Market

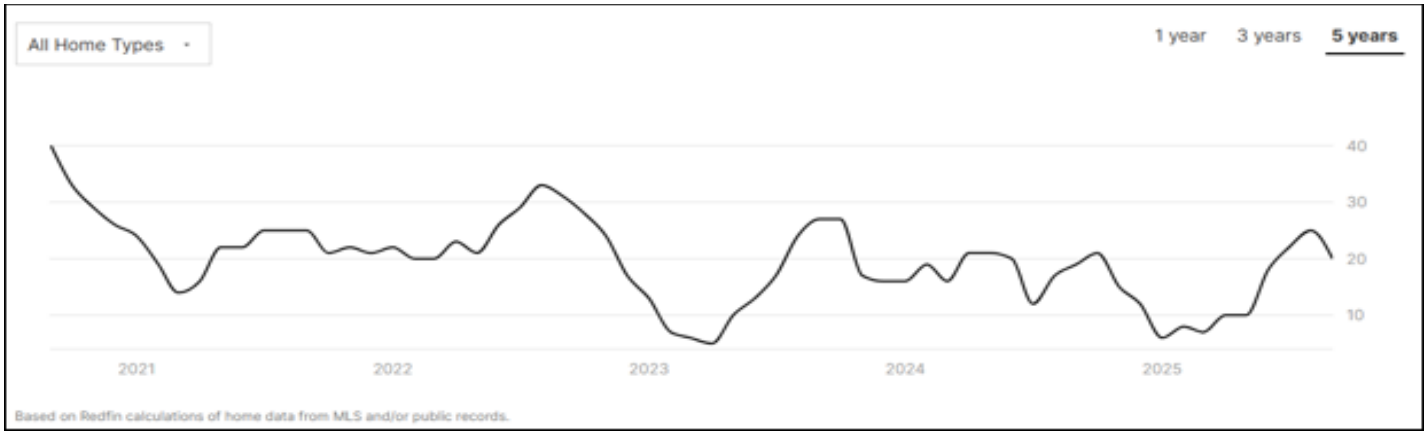
According to the Advance CT 2026 Town Profile, the median home value in East Granby is $388,000, about 5% higher than the median home value of the State as a whole of $366,900. Median rent is $1,341 and the housing wage is $31.81 per hour[24], which is 7.9% lower than that of the state overall. As noted, 87% of East Granby's housing stock is owner-occupied.

As previously noted, the housing stock in East Granby is relatively old, and new home construction has been limited in recent years, which leads to decreased supply and increased costs.

As people moved away from cities during the COVID-19 pandemic, the demand for houses in rural and suburban areas grew. According to the Economic Investment Group in their analysis of US Census Bureau data, there has been a net negative change in the population of young families residing within the country's largest metro areas since 2020. There have been steep declines in the number of children under the age of 4 in all types of communities, with the exception of those considered exurban. The largest decline is found within large urban areas (NYC, LA, Chicago, etc.). While the largest decline started during the pandemic and continued to 2023, the trend appears to be continuing. The Census Bureau's estimates are not limited to just young families, however. There has been an exodus of all ages from the cities to less populated locales. The data suggests that the fastest growing places are on the far outskirts of metro areas, so called exurbs. According to the data, what this has meant for Connecticut is a modest population growth in all areas of the state except Southeast Connecticut. Much of this growth can likely be explained by the population loss experienced in the New York City metro area. While it is unclear if this trend will continue, this added population puts a strain on the already tight housing market that exists within much of the state. The Open Communities Alliance suggests that Connecticut needs an additional 110,000 housing units to accommodate the population already living in the State.

As families with young children look to leave larger cities, they will be in search of communities to move to. While it is unclear whether East Granby can take advantage of this shifting housing market, it can be anticipated that as older generations begin to sell their homes and move to smaller housing units, at least some of those homes will be purchased by homeowners with children looking for the small-town environment and good schools that East Granby offers. It will be important for East Granby to monitor these trends as it is still unclear how East Granby will be impacted.

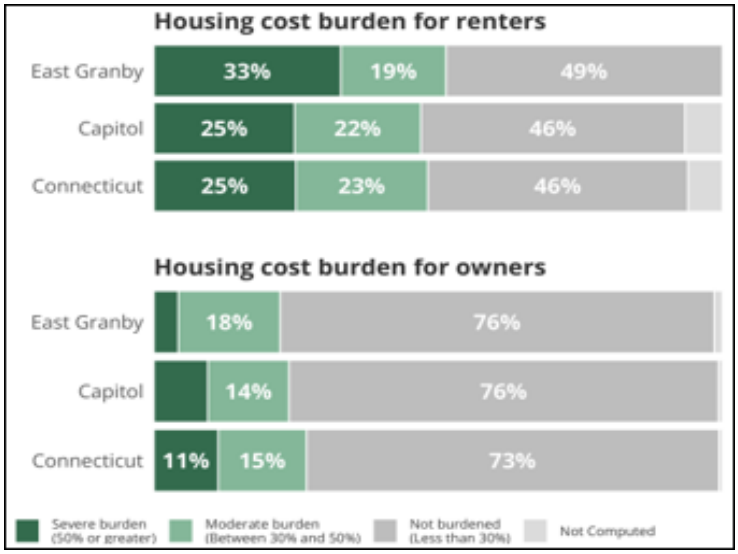
According to MLS data compiled by Redfin, the median sales price for a home in East Granby was $422,500 in September 2025, up from $405,000 a year earlier. It should be noted that due to the relatively small number of homes being sold on a monthly basis, these medians can include large swings on a month-to-month basis. The number of homes sold hit a high of 40 in September 2020 and has trended slightly downward since.



D. Affordable Housing

As of 2024, 5% of East Granby's housing units are considered affordable in accordance with Connecticut General Statutes Section 8-30g, none of which are deed restricted and therefore subject to be lost in the event of a change of ownership occupant[25].

A cost-burdened household is one that spends more than 30% of its annual household income on housing costs including mortgage/rent, and utilities. According to the Partnership for Strong Communities, 52% of renters in East Granby are cost burdened, along with 18% of owners. This is important to note because Households that spend more than 30% of their income on housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.



Partnership for Strong Communities

Housing affordability statistics present detailed figures on how the cost of housing for renters compares to wages in the area. This data is critical for state and local governments looking to expand housing supply and decrease costs for renters. In 2022, the hourly pay that a full-time worker needed to afford a modest, two-bedroom rental unit capped at 30% of their income in East Granby was $28.83, slightly lower than the state's housing wage of $31.93. According to NLIHC's Out of Reach 2024 report, no full-time employee making either federal, state or local minimum wage can afford a decent two-bedroom rental unit at fair market rent. This data sheds light on how out of reach affordable housing is for low-income earners. Over the past 20 years, the cost of housing (for both renters and home buyers) has risen faster than incomes across most regions of the United States[26].

Affordable Housing

According to Connecticut General Statute § 8-30g, affordable housing is defined as housing that is:

- Either government-assisted (through programs that subsidize housing),
- Or sold or rented at prices that are affordable to low- or moderate-income households.

More specifically, it applies to households earning no more than:

- 80% of the area median income (AMI) for the housing region, or
- 60% of AMI for rental housing, depending on the type of unit.

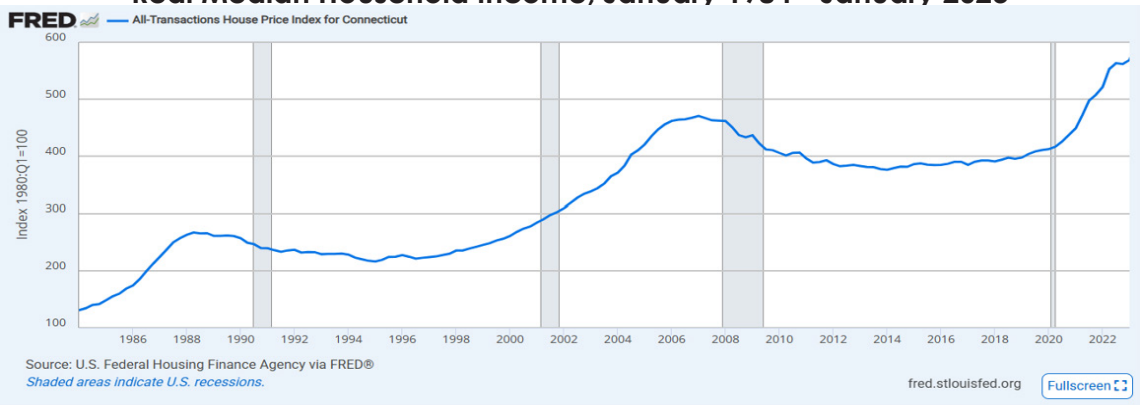
To qualify under § 8-30g, a development must have at least 30% of its units designated as affordable, meeting those income and cost guidelines, and the affordable units must deed-restricted for a minimum of 40 years.

East Granby lies within the Hartford – West Hartford - East Hartford area. In 2025 80% AMI for a family of 4 is $78,500.

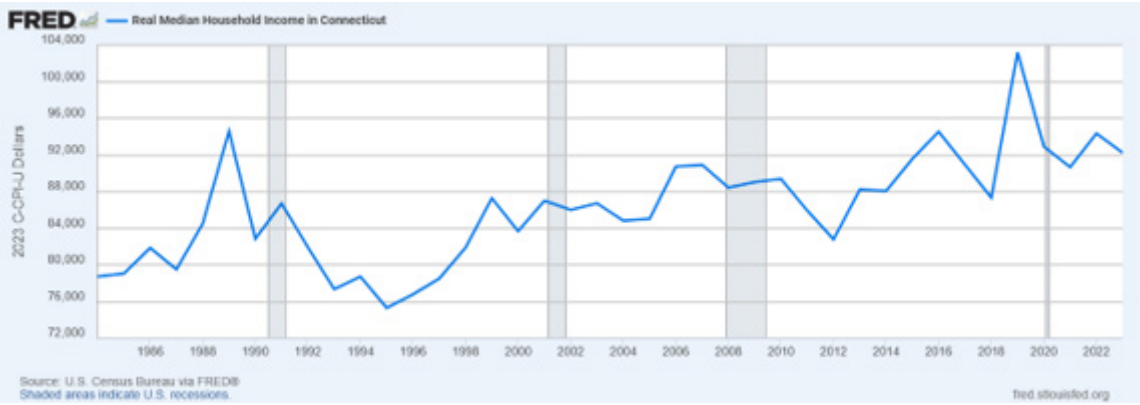
Real median household income within the state has not adequately kept pace with the increased cost of housing, especially in the era since the COVID-19 pandemic. As housing costs have risen, particularly since, the median income has moved little. The graphs below show the Median Household Income and the average sales price of a home from 1986 through 2022; the gray bars indicate periods of economic downturn. Between 1984 and 2023, the price index for all house transactions in CT rose over 330 percent, while the median household income has only increased 17% adjusted for 2023 dollars. There has been a 38% increase in the price index just since January of 2020, but median income has decreased by 7% in that time.

Increasing access to affordable housing provides more opportunities to boost East Granby's local economy. With less income spent on housing, residents can allocate more funds to services and businesses in town. By 2024, 111 units or 5% of East Granby's housing stock was considered affordable; this includes approximately 65 government assisted units and about 40 CHFA or USDA backed mortgages. There are no deed-restricted units in East Granby. Affordable housing, as defined by CT State Statute, is housing that costs less than 30% of the annual income of the family residing within. There are several methods for creating affordable housing, which include mortgage assistance programs, such as those offered by the Connecticut Housing and Finance Authority (CHFA) and the US Department of Agriculture (USDA), rental assistance programs, such as Section 8 vouchers and subsidized housing usually maintained by a local housing authority, and deed restricted units which limit the sale or rental price to no more than 30% of individuals who earn no more than 80% of the median income of the community in which they exist. For the purpose of this plan, the term affordable housing is generally used to describe the latter of these three, housing units with deed restrictions. Overall, 30% of households in East Granby are burdened by the cost of housing (*Source: DataHaven*). A household that is cost-burdened spends more than 30% of their income on housing. Moreover, severely cost burdened households encompass those that spend more than 50% of their income on expenses associated with housing. This includes utilities, maintenance, property insurance and other related fees.

Real Median Household Income, January 1984 - January 2023



House Price Index, January 1984 - January 2023



Source: Federal Reserve Bank of St. Louis

As of 2023, approximately 23% of East Granby households are considered asset limited, income constrained and employed (ALICE). ALICE households are those that are fully employed and able

to meet all of their financial responsibilities but are essentially living paycheck-to-paycheck. These are households that would not be able to sustain a financial emergency and would have to make difficult decisions about what bills get paid. According to the United Way, these households often include family members who need care and assistance, including two householders working full-time, and are often in jobs where wages are not keeping up with the rising cost of living. Overall, in Connecticut out of 1.4 million households, approximately 29% are considered ALICE. In most communities, these are the households that benefit the most from the construction of additional affordable housing.

Table 7: Example- 2 Bedroom Unit and 4 Person Household	Total/Year	Total/Month
Area Median Income (AMI)	$129,200	$10,766
Median income level per household in the surrounding market/area		
80% AMI	$103,350	$8,612
80% of the Median income listed above		
30% of 80% of AMI	$31,005	$2,583
Maximum non-burdened budget for housing		
HUD Fair Market Rate	$28,440	$2,370
HUD 2026 Fair Market Rates, 2BR - Hartford-West Hartford (includes Town of East Granby) HMFA (Rent/Mortgage + Utilities)		

In 2022, East Granby's Planning and Zoning Commission adopted an Affordable Housing Plan (AHP) to increase the affordability and diversity of housing options offered in town. Along with strengthening the economic security of those who live in East Granby, the plan aims to expand the allowance of middle-density housing as-of-right, focus on additional senior housing, promote USDA and CHFA loan programs, promote accessory apartments as-of-right, and link infrastructure expansion with housing density and mixed-use opportunities. Various methods of achieving these goals in East Granby are discussed in the AHP and continued commitment to achieving them will result in the sustained efficiency of the town's housing stock in meeting its residents' needs.

Overall, East Granby should continue to work toward housing affordability for all residents, including older adults looking to downsize and young adults wishing to remain in East Granby as they start families of their own. There are many actions that the town can take to increase affordability; using the goals and action items set forth within the Affordable Housing Plan is an appropriate place to start. That plan is hereby established as an addendum to this PoCD.

Goals

1. Ensure adequate housing for individuals of all ages and incomes is available within East Granby, with a focus on allowing residents to age in town, and young adults to remain in town and grow their families.
2. Allow for a variety of types of affordable housing.
3. Encourage a more diverse housing stock to meet the needs of all residents and prospective residents.

Actions

1. Update zoning regulations to encourage and promote the use of accessory dwelling units.
2. Consider requiring a percentage of all development units to be deed restricted affordable housing.

Chapter 7. Economic Development

A. Overview

Workforce and education statistics offer valuable insight into a town's economic conditions. In 2024, there were a total of 4,391 jobs in East Granby. The largest employment sectors in town include manufacturing, administrative and support and waste management and remediation services, transportation and warehousing, government, wholesale trading and construction. Of these, key employers in East Granby are RSCC Wire and Cable LLC, MB Aerospace, Barnes Aerospace, Coherent Corp (Nufren), and Joining Technologies, Inc. While the average annual pay for employment in these fields ranges from $46,906 to $135,991, overall, the median household income and educational attainment rates in East Granby are impressively higher than that of the state as a whole. The median household income (MHI) in East Granby is approximately $121,000 while the statewide MHI is about $96,000.

Top Employment Sectors in East Granby

	Connecticut		East Granby	
	Total jobs	Avg annual pay	Total jobs	Avg annual pay
All Sectors	1,661,750	$88,616	3,565	$77,332
Manufacturing	154,738	$101,418	1,133	$89,280
Transportation and Warehousing	65,244	$62,967	600	$56,284
Wholesale Trade	59,844	$128,333	267	$135,991
Administrative and Support and Waste Management and Remediation Services	87,016	$67,861	240	$46,906
Construction	61,726	$89,655	224	$102,675

Source: East Granby 2025 Equity Report

	Top Industries in East Granby	Jobs	Share of Industry
1	Manufacturing	1,293	
	Fabricated Metal Product Mfg		*21%*
2	Admin and Support and Waste Mgt	543	
	Administrative and Support Services		*81%*
3	Transportation and Warehousing	477	
	Warehousing and Storage		*45%*
4	Government	415	
	Local Government		*58%*
5	Wholesale Trade	389	
	Merchant Wholesalers, Durable Goods		*72%*
	Total Jobs, All Industries	4,391	

Labor Force

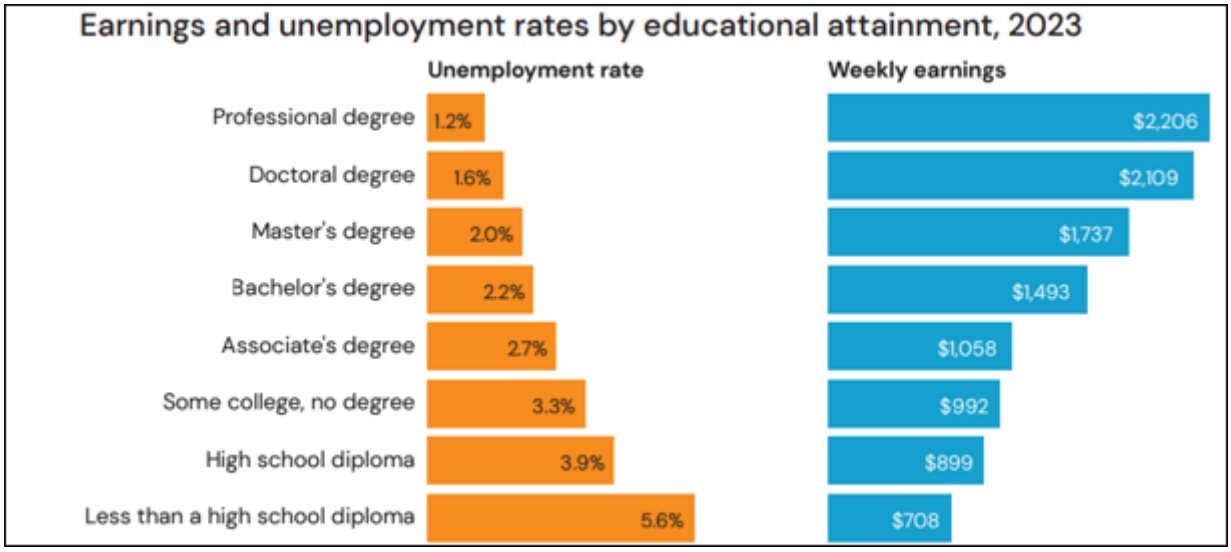
CT Department of Labor, 2025

	East Granby	State
Employed	2,632	1,869,450
Unemployed	93	76,777

Source: Advance CT East Granby 2026 Town Profile

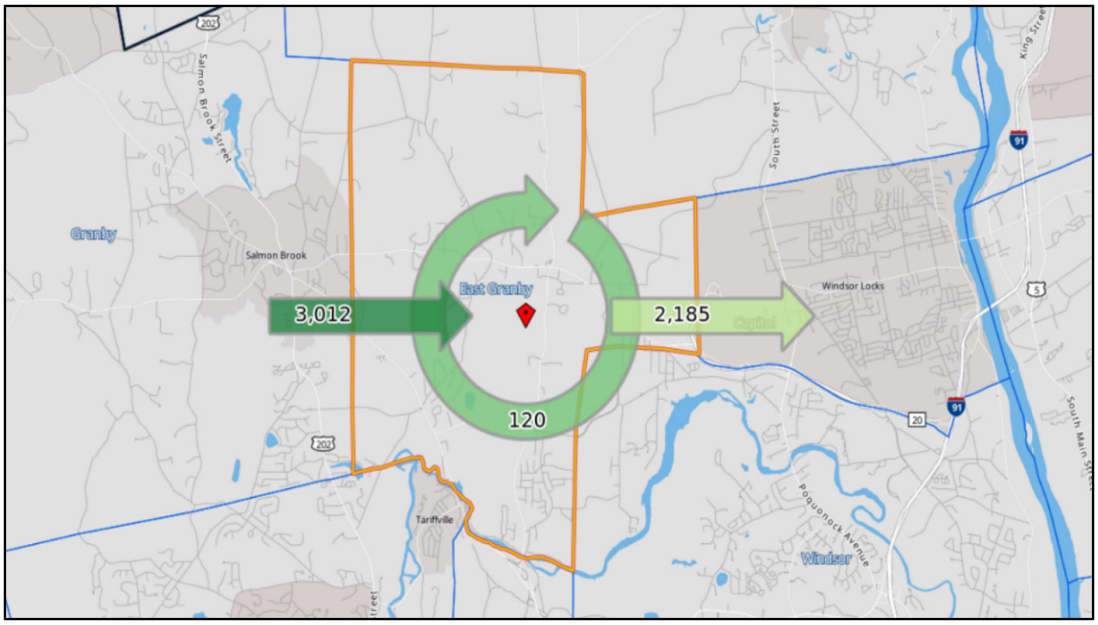
Likely influenced by the town's comparatively high Median Household Income, a larger share of East Granby residents hold post-secondary degrees compared to the state. 30% of the town's population has bachelor's degrees and 23% of residents hold a master's degree or higher. Across the state 23% of the population holds bachelor's degrees while 19% of the population holds master's degrees or higher. U.S. Department of Labor data displays how an educated workforce drives economic growth. For instance, bachelor's degree holders face less than half the unemployment rate and earn more

than double the income of those who do not complete high school. Overall, a quality education is key to succeeding in today's job market, with higher educational attainment serving as a catalyst for increasing the economic value of one's skills and knowledge. Higher educational attainment also adds to the value of the social networks and relationships of those that pursue secondary education – contributing to long-term economic growth.



Source: U.S. Bureau of Labor Statistics 2023; The Brookings Institution[27]

State Department of Labor data further illustrates key trends in East Granby's workforce and local economy. Although nationwide unemployment rates spiked at the onset of the COVID-19 pandemic, by early 2023, the number of jobs in the state reached nearly back up to pre-pandemic levels. In 2025, the self-employment rate in town was 6%, slightly lower than the state's 10% self-employment rate (Source: *Advance CT 2026 Town Profile)*. In 2025, approximately 2,600 residents were employed, while about 90 residents were actively unemployed; equaling an unemployment rate of approximately 3%. In 2025, there were 57 new business registrations in town and a total of 480 active businesses (*Source: Secretary of the State via Advance CT 2026 Town Profile*).



Source: U.S. Census Bureau OnTheMap, Center for Economic Studies, Longitudinal Employer-Household Dynamics

US Census OnTheMap Inflow/Outflow Analysis

The U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program combines household data with statistics about workers and firms to draw important conclusions about employment, worker statistics, and economic activity in communities across the country[28]. According

to the LEHD's OnTheMap tool which analyzes the daily inflow and outflow of workers whose Private Primary jobs are in town, East Granby imports more workers than it exports. Each day approximately 3,000 workers enter East Granby from other towns while about 2,200 residents exit town for work. 120 residents or approximately 5% of the town's population both live and work in town (this does not include those who work from home). The average commuter in town spends approximately 25 minutes traveling to work, which is similar to the state's average commute time of 26 minutes. About 80% of East Granby's workers drive to work while about 3% use public transportation. While no workers reported walking or riding a bicycle to work, 14% of East Granby's population works from home.

The town's municipal revenue and expenditures reveal more about the local economy. Data from the CT Office of Policy and Management notes East Granby's FY 2022-23 total revenue at approximately $28M. A majority of this is property tax revenue at about $21M.

In 2023 the Town hired consulting firm Goman & York to assist in writing a Village Center Master plan. This plan was identified in the 2016 Plan of Conservation and Development as a goal. The Village Center Master plan provided the Town will valuable insight as to the current economics of the Village Center and provided goals as to how the Town can increase the success of the Village Center. It was noted the 3 items provided the basis of consideration which included the Market, Branding, and physical conditions. Strategies for improvements include providing multi-family housing opportunities, investing in infrastructure, branding and marketing, and updating zoning regulations to reflect a more stable environment for interested developers.

B. Public Outreach

On January 5th, 2026, Tyche Planning and Policy Group held a public input session with business owners in East Granby to gather feedback and opinions on their experiences as business operators in Town as well as their hopes looking into the future. Generally, business owners in town agreed that expanded sewer and water connections, specifically in areas already designated for commercial development, should be a top priority over the next ten years in order to encourage business growth and expansion in town. The expansion of sewer and water services is costly, and a variety of stakeholders should cooperate to explore grant funding in support of these efforts, particularly for properties in the Commerce Park Transitional Zone.

Business owners also suggested the town update its signage policy to be more business-friendly and encourage desired business growth. For example, differentiating signage based on zones. Other suggestions included implementing traffic calming measures on Route 20 and slowing traffic through the Village Center down towards East Street. Business owners also agree that housing and economic development go hand in hand and efforts to coordinate both should be prioritized.

Attendees shared several observations and insight related to the town's current business climate.

1. Promote existing tools that connect residents to local businesses

- Continue and promote the Small Passport Program and the town website that lists local businesses, as both effectively help residents find and support local establishments.

2. Improve visitor information and way-finding

- Add additional signage along the Metacomet Trail to direct hikers to nearby businesses.
- Create and distribute a list of nearby restaurants for visitors to the Old New Gate Prison, who often look for dining options after their visit.

3. Recruit desired services and retail in walkable locations

- Encourage a grocery store, drugstore, and hardware store in a walkable area—especially to better serve seniors and retirees.
- Support complementary small-scale retail (e.g., clothing and specialty shops such as a candy store).

4. Explore lodging opportunities

- Consider a boutique hotel near Bradley International Airport to capture demand from travelers and pilots seeking short stays.

Overall, attendees emphasized the importance of promoting East Granby as a business-friendly municipality.

The town's wetlands and scenic resources should be viewed as an asset, with opportunities for targeted enhancement (similar to recent work completed in the center of Bloomfield).

Opportunities for enhancement

- Explore enhancement projects focused on wetlands in the downtown area.
- Consider revitalization of the wetlands adjacent to the Town Library, potentially paired with community amenities such as an ice-skating rink and an entertainment center.

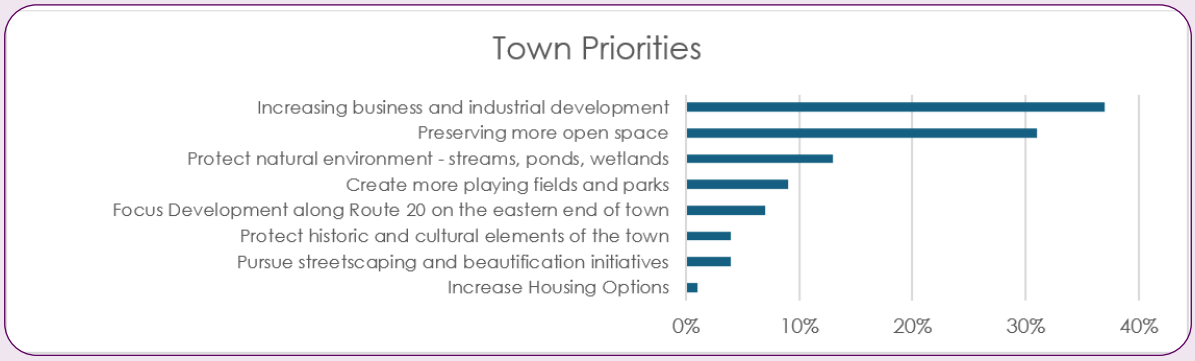
Regulatory considerations

If a wetland is connected to a stream or brook, federal approval may be required, which can add time and complexity. As a result, the town may wish to prioritize projects where permitting is less burdensome.

In addition to the in-person workshops an online survey was conducted during the POCD process, and the following are the results of economic development questions:

37% of survey respondents selected increasing business and industrial development as a top priority of the town amongst those listed.

Question: Please rank the following topics upon level of priority from 1 (most important) to 10 (least important).



More than 50% of respondents agreed that economic development and growth should be focused on the East End within Commerce Business Park A and over 30% of respondents agreed that focus should be in the Village Center.

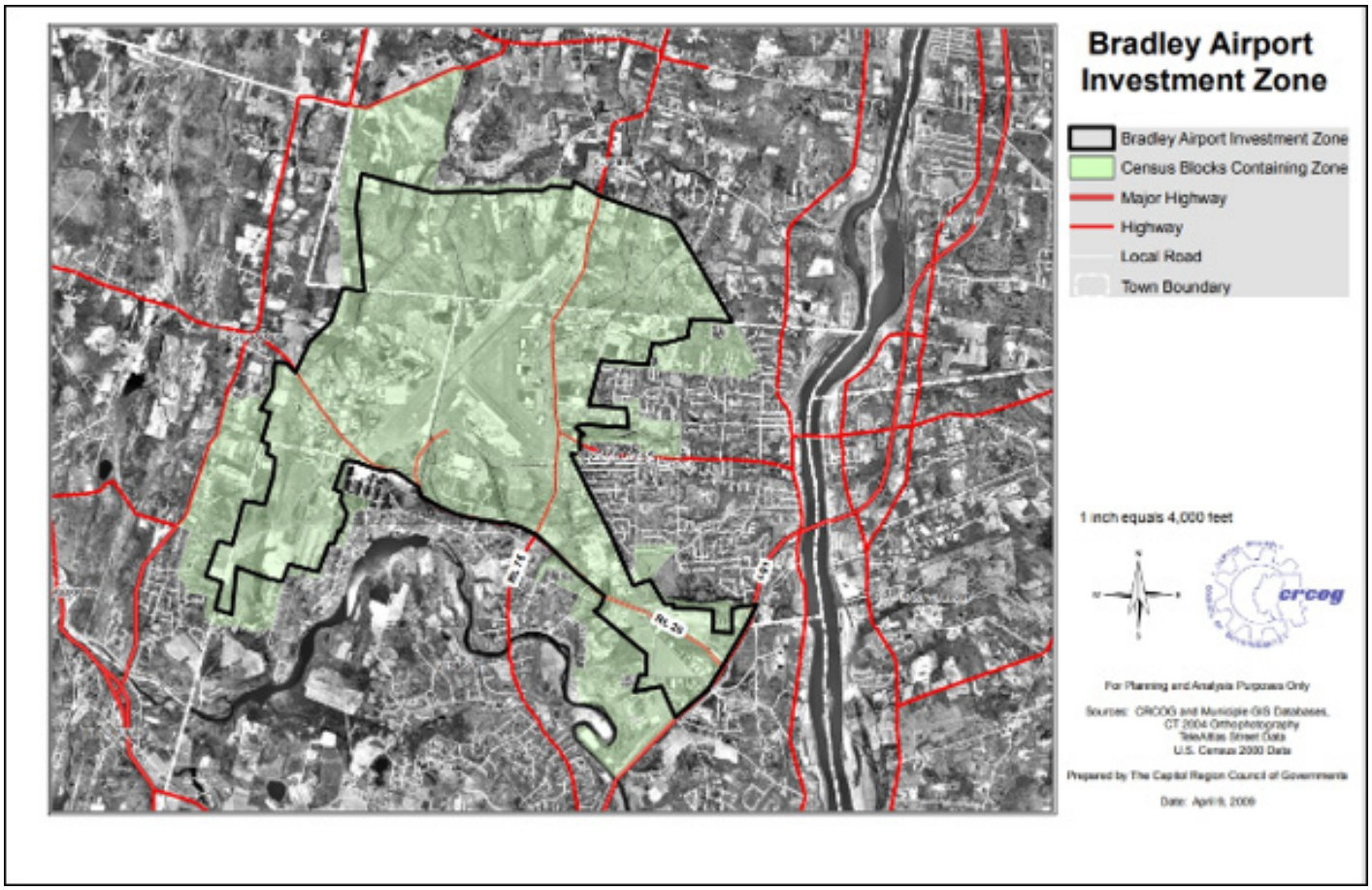
C. Bradley Development League

East Granby is one of four Towns that make up the Bradley Development League. The League was created in 1995 and was formally incorporated as a non-profit corporation in 2000, adding business representatives to the board to reflect the combined public/private nature of this endeavor. The CAA Executive Director was added to the Board of Directors in 2018. The airport provides incentives at a State level in addition to local incentives as it is a part of the Bradley Airport Development Zone.

This is an enterprise zone which offers a tax abatement for businesses that meet certain requirements.

Eligible uses include manufacturing, performing research and development related to manufacturing, and businesses that significantly service, overhaul, or rebuild machinery and equipment for industrial uses. If shipped by air, warehousing and motor freight distribution uses qualify for the incentive.

The key incentive for qualifying businesses is a five-year, 80% property tax abatement. Businesses that qualify for the property tax exemptions may also qualify for a ten-year corporation business tax credit to the portion of the tax that is attributable to the facility equal to 25% of the tax.



The map above shows the designated investment zone surrounding Bradley Airport. Census Blocks included within the zone and major transportation corrdiors are also pictured.

Goals

1. Continue to encourage appropriate growth within the Village Center and adjacent commercial zones in a manner consistent with the Village Center Master Plan.

2. Promote housing growth in a sustainable way to encourage economic growth within the Village Center and Commerce Park Transitional Zone.

3. Coordinate economic development goals with maintaining open space networks in East Granby.

Actions

1. Review the Commerce Park Transitional Zone uses to ensure compatibility with the Village Center.

2. Develop a branding plan to include a logo and signage for the Village Center as described in the Village Center Master plan.

3. Implement the sign program that the EDC developed and identified.

4. Create a façade improvement program to promote architectural updates to existing structures within the Village Center.

5. Continue to provide pedestrian connections to the Village Center and adjacent residential areas.

6. Work with property owners in the Commerce Park Transitional Zone to determine best uses.

7. Continue to support small businesses with the Small Business Passport Program and other community engagement activities.

8. Invest in infrastructure to promote expansion of existing businesses and new businesses.

9. Create a public gathering place in the Village Center to promote Town activities and encourage visitation to local businesses.

10. Continue to support and promote the Town's Farmer Market.

Chapter 8. Public Infrastructure and Municipal Facilities

A. Introduction



Public facilities and infrastructure connect East Granby residents to essential services, including education, public works, public safety, recreation, and social services. As East Granby plans for the next decade, it will be important to ensure that transportation, water and sewer systems, recreational amenities, and educational and other civic facilities can support the community and remain accessible to all residents. Recent investments including STEAP funding for the North End at East Granby Farms, fundraising for a new play-scape, continued support for Cowles Park, and renewed attention to Granbrook Park demonstrate the Town's commitment to maintaining and improving public spaces. Looking ahead, the Town should consider staffing, programming, fundraising, and weather-safety limitations that may affect recreation services and facilities in town. East Granby is committed to sharing services and resources where possible within the East Granby school system in an effort to improve efficiency and reduce operating costs.



Image credits: Brian O'Connor

B. Public Buildings and Municipal Facilities



Image credits: Brian O'Connor

The East Granby Town Hall Complex serves as the primary administrative center, housing many of the municipal departments and administrative services used by residents. This includes the Granby Ambulance Association (East Granby Ambulance Station), Fire Department, Police Services, Assessor's Office, Building Department, Engineering Department, Fire Marshal, Game Warden, Maintenance Services, Public Works, Planning and Zoning Department, Economic Development Department, First Selectmen's Office, Senior Services, Tax Collector, Town Clerk, Water Pollution Control Authority, Senior Center/ Community Center and Youth Services.

C. Public Works



The Public Works Department is responsible for maintaining much of the Town's core infrastructure and supporting the daily operation of municipal services. The Department is comprised of four primary divisions: Roadways, Parks and Grounds, Facilities and Maintenance, and the Recycling Collection Center (RCC).

Roadways. The Roadways Division is responsible for maintaining Town roads during the warmer months, providing snowplowing and salting services during the winter (including for school properties) and removing trees from Town roadways when needed. This work supports safe travel, emergency access, and the movement of residents, visitors, and municipal services throughout East Granby. The town also provides sand mixed with salt for East Granby residents at the Town Garage to support residents in their own snow removal efforts.

Parks and Grounds. The Parks and Grounds Division maintains Town-owned properties, including school grounds, through mowing, weeding, planting, and general upkeep.

Facilities and Maintenance. The Facilities and Maintenance Division is responsible for maintaining, cleaning, and repairing Town-owned buildings and school facilities. This supports safe and efficient municipal operations, protects public investments, and helps ensure that public buildings remain usable for residents, staff, students, and community programs.

Recycling Collection Center (RCC). The Recycling Collection Center (RCC) is a transfer station located on Turkey Hill Road where valid permit holders may dispose of household and bulky waste, leaf and grass clippings, and other regulated materials. The facility supports local waste management needs and provides residents with a convenient option for disposing of materials that require proper handling.

Additionally, The Metropolitan District Commission or (MDC) is a regional public utility organization that is located in the area. Through MDC, East Granby residents participate in the regional Household

Hazardous Waste (HHW) collection programs to safely dispose of any hazardous substances[29].

The Public Works Department also coordinates with other Town boards, commissions, departments, and outside agencies to address infrastructure needs, respond to weather-related events, and support public facility maintenance. East Granby should continue to prioritize roadway and drainage improvements by incorporating these needs into the capital planning process which will ensure safe, reliable, and cost-effective services to residents.

D. Parks and Recreation

The Town's Parks and Recreation Department supports residents through its provision of year-round recreational programming, maintenance of vibrant Town parks, and public open spaces for residents of all ages to enjoy (see Chapter 4- Natural Resources and Open Space). The Department also offers summer camps, youth sports, art classes, bus trips, and more. The Department works closely with the Parks and Recreation Commission and oversees key recreational assets in Town such as Granbrook Park, Cowles Park, East Granby Farms, the East Granby Recreation Center and the Town-owned portion of the Farmington Canal Heritage Trail (*Source: Town of East Granby*). The East Granby Parks and Recreation Commission serves in an advisory capacity to the Department's Director and helps to identify and deliver resources pertinent to community needs, programs and activities. The Commission also volunteers to assist with oversight of Town parks.



Granbrook Park. This park contains a playground and picnic facilities including a pavilion for rental and outdoor grills. Residents and visitors can also access the Salmon Brook through this park. In May of 2025 a new play-scape and baseball field at this facility completed construction.

Cowles Park. Cowles Park boasts more than 15 miles of wooded multi-use trails including the notable New England Mountain Bike Association (NEMBA) trails and connects to the popular Metacomet Trail which offers scenic vistas overlooking the Farmington River.

The Farmington Canal Heritage Trail/ The Greenway. The 5-mile stretch of the Farmington Canal Heritage Trail located in East Granby contains a paved multi-use trail for walking, running, cycling, and roller bladers/skaters. The trail extends from the border of the Town of Suffield to the Town of Granby's border. Three trail-head access points are located in East Granby, two of which have lighted paths.

East Granby Farms. East Granby Farms is a recreation area sized at approximately 480 acres that features open fields and a number of grassy areas, walking paths and trails. The property also boasts pickle ball courts, basketball courts, and other improvements including ball fields, playgrounds and more.

The David K. Kilbon Recreation Center. The town's Recreation Center, also known as The Barn is located on the East Granby Farms property. The building is 2,400 square feet and contains kitchen facilities, projector and sound system capabilities among other amenities which are available for residents to rent for a small fee. The space is ideal for private events and business meetings and provides the town with a space for its recreational programming and activities. The facility is used for a number of Parks and Recreation events and hosts both public and private events.

Together the Parks and Recreation Commission and Department provide residents with the opportunity to participate in a range of active and passive recreation activities, and the facilities serve as essential gathering spaces for activities and celebrations that promote a greater sense of belonging and community pride.



Image credits: Brian O'Connor



Image credits: Town Website



Image credits: Brian O'Connor

In May of 2025, the East Granby Playscape officially opened with a ribbon cutting ceremony to celebrate. The playscape is inclusive, safe, and serves as an example of the positive impacts that come from the efforts spearheaded by the Town's Parks and Recreation Department and Commission along with the generous support from various foundations, businesses and groups. Looking ahead, the successful development of the East Granby Playscape should serve as an example of the community benefits that can be achieved through coordinated efforts by public and private partnerships. While programs and parks hosted by the Parks and Recreation Commission are well-attended, a focus on improved marketing efforts could greatly improve awareness of these amenities. More information about the Department's programming can be found on their website linked here: East Granby Recreation Department.

E. Transportation and Roadway Infrastructure

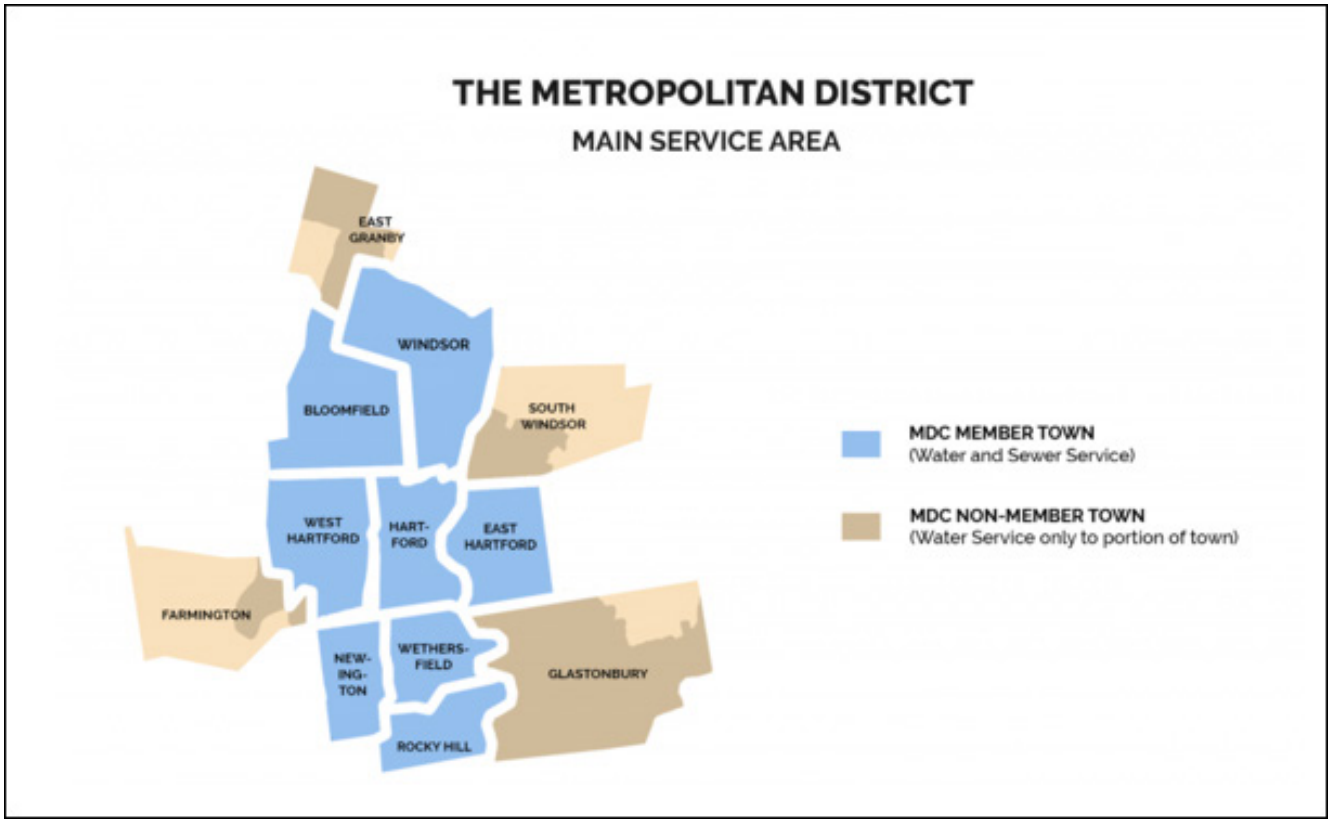
East Granby benefits from a robust transportation network that provides regional connectivity while preserving the Town's rural character. Several major state roadways intersect the Town including Route 187 (South Main Street and North Main Street), Route 189 (Hartford Avenue), Route

20 (Rainbow Road and Turkey Hills Road) and Route 540 (Hatchet Hill Road). The Connecticut Department of Transportation (Conn DOT) is primarily responsible for the maintenance and improvement of these roadways in addition to snow and ice removal services when needed. Additionally, the Town's location equidistant from Hartford, CT and Springfield, MA displays its accessibility to both cities.

The town's transportation system also contains portions of the Bradley International Airport, the second-largest airport in New England (*Source: Town of East Granby Website*). The airport supports passengers and cargo transportation services that drive major economic activity in the region. The Town is located in the Bradley Development League and is a part of the Bradley Airport Development Zone Program which may provide incentives for certain airport-related eligible businesses (among other requirements) developed within the zone.

East Granby also offers important multimodal transportation opportunities through the Farmington Canal Heritage Trail. The trail is paved which increases access to various non-motorized modes of transportation. Other regional connections in the area include the town's close proximity to Amtrak and CTRail train platforms in Windsor and Windsor Locks. Maintaining safe and efficient transportation infrastructure will remain a key priority as the Town balances residential quality of life, economic development, and regional connectivity. Particularly, as the town works towards increasing accessibility for senior citizens to age in place, increased walkability between the senior housing developments and other businesses and facilities in the Town Center are imperative. Additionally, planning efforts should ensure the housing developments proposed for the north side of Route 20 are cohesive with the existing network of sidewalks in the area and have connections to the Village Center. The Town should continue to prioritize roadway maintenance, pedestrian and bicycle accommodations, traffic calming where appropriate, and improved connectivity between neighborhoods, schools, parks, municipal facilities, and commercial areas. Transportation improvements should be coordinated with land use planning, capital budgeting, and opportunities to strengthen walking and biking linkages throughout town.

F. Public Utilities, Water and Wastewater Systems



A town's public utilities are essential to the community's health, safety, communication, emergency preparedness, and economic vitality. Utility services such as electricity, telecommunications, natural gas, water, and sewer infrastructure are provided through a combination of public systems, private providers, and regional or intermunicipal arrangements. While Eversource serves as the main provider for natural gas service in town, East Granby is a non-member town of The Metropolitan District (MDC) which is a non-profit municipal corporation that provides water services to a portion of town[30]. The Aquarion Water Company is the other major service provider of water service in town. The Town of East Granby owns all the piping and pumping stations located within and operates sewer services and coordinates related fees.

The town's Engineering Department and WPCA serve key roles in public utility operations in East Granby. The town Engineering Department reviews plans and performs inspections for projects related to roadways, drainage, and sewer systems constructed by private developers to ensure compliance with Town standards; issues permits for Excavation, Driveway and Sewer connection development; provides technical advice to Town Departments, Boards and Commissions, and the public; and reviews engineering plans submitted to the Inland Wetlands Commission and Planning and Zoning Commissions. The Department also prepares designs for the construction of municipal public works improvements. The Water Pollution Control Authority's responsibilities include setting and approving sewer rates (the MDC sets water rates and issues bills for their services accordingly), and establishing procedures associated with billing and assessment based on recommendations from the Town's Engineer. The WPCA is also responsible for developing, financing, constructing, and operating water and wastewater supply, disposal and distribution facilities required to properly serve the needs of the town. Public water and sewer infrastructure can help guide growth to desired locations, supporting commercial and industrial development where appropriate, and reducing environmental constraints where needed in order to protect sensitive natural resources.

Looking ahead, the town should support efforts to ensure that desired growth areas are sufficiently covered by water and sewer service areas, for example the condos on Seymour Road and the apartments on Nicholson Road. Lastly, supporting MDC's efforts through the Infiltration and Inflow Study will help identify problem areas, and monitor the flow of sewer systems to identify the costs associated with repairing and upgrading pipes, meter pits, pump stations and other storm water infrastructure in the future.

As technology rapidly develops, the town should also seek to update electric power, telecommunications and broadband internet services throughout town. This ensures that schools, businesses and homes remain connected while increasing access to modern communication systems.



Town of East Granby Parks and Recreation Department

Image credits: Brian O'Connor

G.Educational and civic facilities



R.D. Seymour Elementary School

The town's excellent school system provides educational and civic facilities that serve as important community anchors by supporting learning, public services, recreation, social services, and civic engagement. The East Granby Board of Education sets the policies that guide the town's school system. The East Granby Public School District contains four schools: R.D. Seymour Elementary School, Carl Allgrove Elementary School, East Granby Middle School and East Granby High School. In total, the District serves approximately 900 students from Kindergarten through 12th grade. Carl Allgrove Elementary serves Pre-Kindergarten through 2nd Grade and encourages strong foundations in reading, math, writing, and creative and critical thinking skills[31]. The R.D. Seymour School, which serves grades 3 through 5, has received State level recognitions such as the School of Distinction title awarded during 2016-2017, 2017-2018, and 2018-2019 school years[32]. East Granby Middle School serves grades 6 through 8 and East Granby High School serves grades 9 through 12 and both remain highly rated among middle and high schools statewide[33]. These buildings serve as key educational institutions in town and also as gathering places for community events and recreational programs. Looking ahead, prioritizing high quality education, shared-use opportunities for school and municipal buildings to further the goals and vision of the East Granby Board of Education is key.



Image credits: Brian O'Connor



Image credits: Brian O'Connor

H. Public Safety



Public safety is integral to the well-being and security of every community, and East Granby has multiple agencies that serve the town in this capacity. The East Granby Fire Department, which was formed in 1929, provides service to the entire town and is comprised of two stations. The Fire Department apparatus fleet consists of three engines, one aerial, two rescues, one tanker, a brush unit, one utility vehicle, one equipment trailer and a Chief's vehicle[34]. These vehicles allow the Department to perform (when necessary): water supply operations (including shuttling water to a scene), forcible entry operations, search and rescue, ventilation, vehicle extractions, entry and egress provision operations, and salvage and overhaul among many other tasks. The Fire Department also has ground and roof ladders, various extinguishers, and specialized equipment tools such as hydraulic, pneumatic and electric tools, life-safety rope, and rigging hardware.

The Granby Ambulance Association, which operates out of the East Granby Ambulance Station provides ambulance services to East Granby. This includes Advanced Life Support (Paramedic service)[35].





Image credits: Town Website

Other Public Services

Senior Services

The East Granby Senior Services Department provides a range of programing for the wellness, education, socialization and recreation of senior citizen aged residents. The town offers Mini-Bus services for free by reservation and Dial-a-Ride transport for medical, dental, and personal care appointments in addition to grocery stores and trips to other shopping venues, banks, library, the post office and community events. Additionally, the town's "Good Samaritan" volunteer program provides opportunities for seniors to build friendships and connections within the community by providing transport, small jobs, friendly visits, and errand assistance to senior residents[36].

Social Services

The East Granby Social Services Department provides residents with assistance for their social, emotional and economic needs. Some of the programs offered include Energy Assistance, the Renter's Rebate Program, Holiday programs, Back to School programs, Food Programs, and Information and Referrals[37]. Additionally, the town offers financial assistance through the East Granby Emergency Assistance Fund which helps qualifying residents who are facing financial hardship with the cost of fuel, housing, medical, electric and other needs and is solely funded through donations and gifts from the community.

Other important social services within town include the Friend to Friend Food Pantry and Thrift Store. The East Granby Senior Center, East Granby Public Library and the East Granby Congregational Church collaborate to provide transportation, deliveries (for those who are homebound) and access to the local Food Pantry for qualifying residents. Moreover, the Waste Not Want Not Community Kitchen through the East Granby Congregational Church provides free community meals for all in need on a weekly basis, and Meals on Wheels provides food (for a fee) for those who are ill, homebound or disabled 5 days a week .

Youth Services

The East Granby Youth Service Bureau (YSB) offers various support and programming efforts to the town's youth population. The YSB is served by the Youth Services Commission and is comprised of representatives from various community segments including law enforcement, education, children and families and local businesses and organizations. After school and sports programming, substance abuse prevention, stress management, parent workshops and family events help cultivate healthy

habits, develop peer relations and promote positive youth development [38]. Moreover, the Youth Services Office offers help with referrals for those in need of emotional, behavioral, and mental health counseling for children and families in the community. The Juvenile Review Board runs a community-based program that diverts eligible cases from the Juvenile Justice System and provides personalized local intervention.

East Granby Public Library

The East Granby Public Library is a key central hub in the community which offers access to educational, technological, and learning materials to community members of all ages. In 1922, the Library was started by 6 townspeople and has since grown in size and now offers a broad range of services. This includes book clubs, movie showings, reading groups, painting and crafts, resources for local business owners, and other programming and entertainment[39]. The library's meeting rooms also serve the town's Boards and Commissions when other rooms are not available for monthly meetings. Doreen's Nature Trail, located on the library's property serves as a key outdoor learning environment in the community. Future planning efforts should include a balance of educational programming, public accessibility and community stewardship to maintain the high-quality learning environments for the youth population in East Granby.



Image credits: Brian O'Connor



Image credits: Brian O'Connor

Together, these services support community well-being and secure access to resources and lifelong learning opportunities for residents. Ensuring that residents of all ages can stay informed, connected, and supported through various Town-led initiatives is a sign of a reliable network of public utilities and services. Planning policies should prioritize accessibility, spreading awareness of programs that are available to residents, interdepartmental coordination and volunteerism.

Goals

1. Continue quality programming and recreational facilities in Town
2. Improve and maintain drinking water quality in East Granby
3. Support efforts to grow and increase connectivity with the municipal complex
4. Preserve areas for passive and active recreation
5. Continue to enhance programs that promote volunteer recruitment and participation for the fire and ambulance services
6. Continue to support improvement and expansion of facilities at East Granby Farms, Granbrook Park and Cowles Park

Actions

1. Explore ways to better market the programs and parks in Town
2. Prioritize efforts to increase connectivity throughout East Granby
3. Financial planning for the regular maintenance and improvements of Town facilities
4. Explore hiring paid personnel to produce the high quality programming and facility upkeep of Town recreational facilities
5. Protect water supply and support conservation efforts through protecting reservoirs and promoting groundwater recharge and implementing educational efforts
6. Continue to serve desired growth with expanded public sewer and water services
7. Work with Simsbury to extend the Town's sewer service areas
8. Develop and maintain adequate recreational facilities
9. Manage neighborhood parks, forests and other open spaces to enhance their value to the public
10. Work with the Recreation Department to spread awareness of available recreational opportunities in East Granby
11. Further connectivity of walking and biking paths to create linkages between the public spaces in Town
12. Continue to encourage local and regional coordination and cooperation in all areas of community facilities (including equipment sharing, community service, and providing services and accessibility to facilities) by encouraging collaboration of Town boards and commissions
13. Support MDC in the planned Infiltration and Inflow Study
14. Explore the consolidation of town services to reduce redundancy in operations and cut costs



Image credits: Brian O'Connor

Chapter 9. Transportation

A. Introduction

A community's transportation network and connectivity greatly impacts the quality of life of those who live in town and shapes the experience of those who visit, work and patronize the area. As East Granby continues to plan for a safe and convenient roadway, a focus on implementing traffic calming measures along Route 20 and furthering sidewalk connections in and around the Village Center is key in the next decade. Specifically, sidewalk improvements recommended in the Village Center Master Plan focus on School Street, Memorial Drive, Center Road, East Street and Church Road (*Source: Village Center Master Plan)*. East Granby is located equidistant from both Hartford, CT and Springfield, MA. This location equips the town with connections to multiple major state thoroughfares including Route 187, Route 189, Route 20 and Hatchet Hill Road. Looking ahead, prioritizing increased connections in town infrastructure including transportation, information technology, and sidewalk infrastructure are key efforts in supporting the town's connectivity initiatives and fulfilling the strategies outlined in the Village Center Master Plan.

B. Transportation and Roadway Infrastructure

As with most suburban communities in Connecticut, people traveling to and within East Granby rely primarily on personal vehicles for transportation. As noted previously in the Economic Development section, approximately 80% of residents in East Granby commute to work using personal vehicles; approximately 5% of which live and work within town. Additionally, no residents reported walking or cycling to work, which could be an indication of the limited connections to multimodal transportation options. The Connecticut Department of Transportation (Conn DOT) is primarily responsible for the management of major roadways in East Granby. This includes South Main Street and North Main Street (Route 187), Hartford Avenue (Route 189), Rainbow Road and Turkey Hills Road (Route 20), and Hatchet Hill Road (Route 540). Route 187 (South Main Street and North Main Street) is the main north-south roadway through town and is a two-way Major Collector road. Additionally, the town's Village District is located at the intersection of Route 187 and Route 20, solidifying the importance of the efforts to increase walkability and connections to surrounding areas in this portion of town as outlined in The East Granby Village Center Master Plan. Collector roads are major and minor roads that connect local roads and streets with higher-capacity arterial roads. Collector roads typically support speeds ranging from 35 mph to 55 mph[40]. Route 189 (Hartford Avenue) in East Granby is classified as a Minor Arterial Road by the Connecticut Department of Transportation (CTDOT), and also runs from north to south, intersecting the southwestern portion of the town, running south towards Bloomfield[41]. Arterials mainly function to connect major urbanized areas, cities and industrial areas. While major arterial roads carry higher volumes and support faster flows of traffic, minor arterial roads support lower traffic volumes and slower speeds. Major arterial roads include freeways, multi-lane highways and other roads that support the Interstate System. Route 20 (Rainbow Road and Turkey Hills Road), a Minor Arterial road, is one of two roads which runs from west to east in East Granby. Route 20 serves a regional purpose as it is the primary route to Bradley International Airport from northwestern Connecticut. At the eastern border with Windsor and Windsor Locks, Route 20 transitions into a four lane freeway connecting directly to Interstate 91. This connector provides significant regional traffic into East Granby, influencing the development pattern of the eastern portion of the town. Locally, Route 20 serves local traffic to distribute cars to various other local streets and major roadways in town. Route 540 (Hatchet Hill Road) is a Major Collector which runs from west to east towards the East Granby-Windsor border.

According to Conn DOT's Traffic Monitoring Unit, in 2022, the annual average daily traffic along Route 187 was approximately 6,600 cars at the Suffield town line, decreasing to about 4,700 cars in the central portion of the town, and increasing to an average of 5,200 cars daily near the Simsbury town line. Near the Granby town line, portions of Route 20 support nearly 13,000 cars daily, increasing to about 19,000 cars in the center of town at its junction with Route 187. Portions of Route 20 near the Windsor town line that form connections to major roadways and freeways in the area support over 27,000 cars daily . The portion of Route 189 near the Granby town line supports about 7,000 cars daily. While middle portions of Hartford Avenue can see nearly 8,600 cars daily, annual average daily counts decrease slightly to about 8,300 cars near the Simsbury town line. In 2022, the western portion of Route 540 supported about 3,900 cars daily while the eastern portion towards the Windsor town line saw an increased volume of approximately 5,400 cars each day.

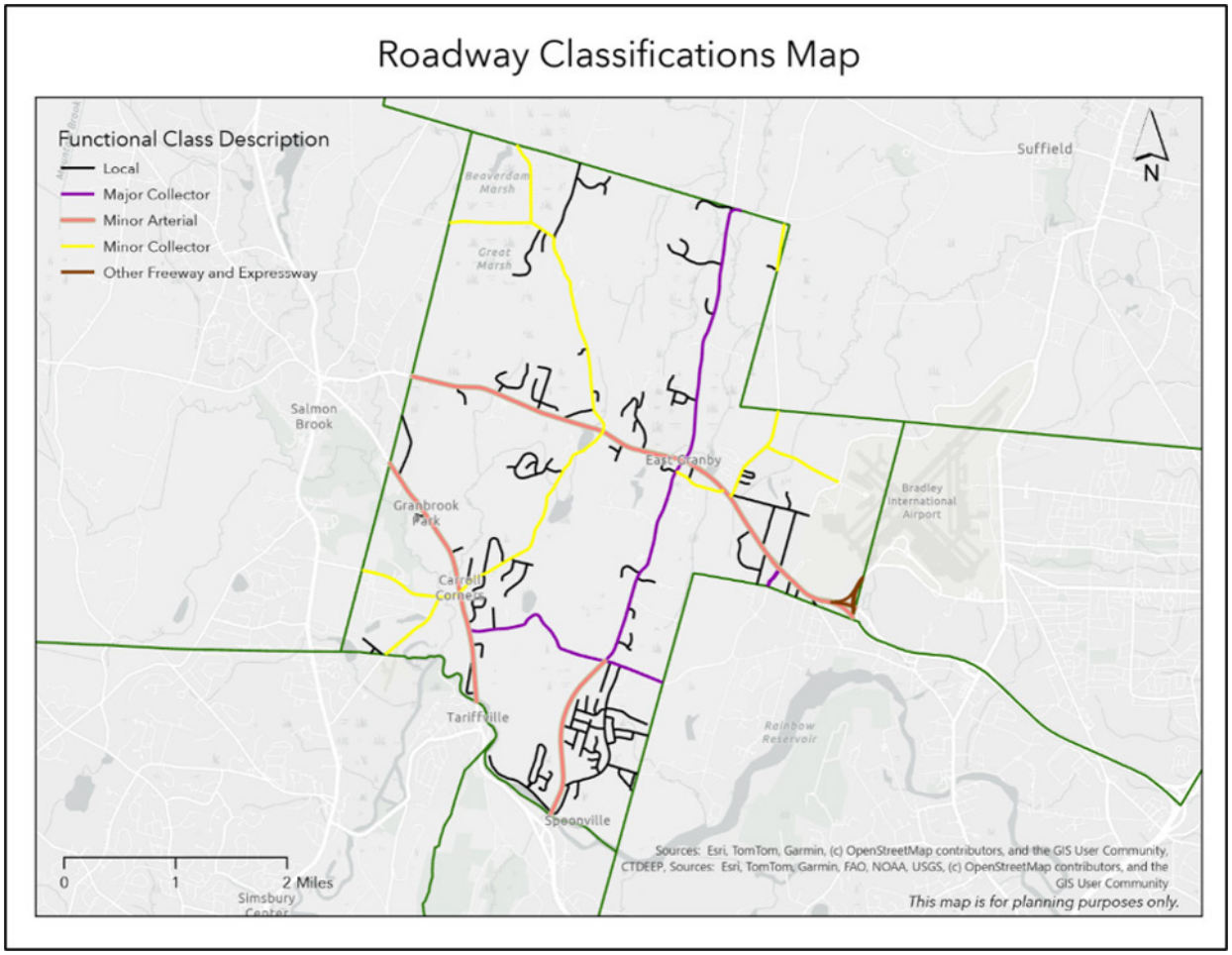
C. Bicycle and Pedestrian Infrastructure

East Granby has a number of hiking, biking and walking trails in town including the Eastfield Farms Trail, the Great Marsh Trail, the Ian Clark Preserve, the Old Newgate Ridge, the Pond Meadow Trail, and the Tom and Ginnie Howard Educational Preserve Trail, all of which are overseen by the Traprock Ridge Land Conservancy. In addition to these, East Granby contains other multimodal trails which facilitate essential regional connections such as the portion of the Farmington Canal Heritage Trail that intersects the western side of the town, and the Metacomet trail which runs from one end of town to the other and provides a connection between West Suffield and Bloomfield. Other trails that run through the Newgate Recreation Area form connections between the Farmington Canal Heritage Trail and the Metacomet Trail. Looking ahead, the town should continue to work with Conn DOT and the CRCOG (Capitol Region Council of Governments) to support planning initiatives that are aligned with the walkability efforts outlined in the Village Center Master Plan. Namely, the Plan identifies a potential trail connection between the Village Center and the East Granby Farm Recreation Area as a substitute for sidewalks along Route 187. This would connect the Village Center with the town's trail network and encourage walkers and hikers into the main focal point of the

community. The town received a $600,000 Connectivity Grant to complete sidewalks throughout the Town Hall Campus which was largely completed in September 2025. There is interest in continuing the development of sidewalks between School Street, South Main Street, and Sanford Ridge.

Residents in town agree with these recommendations and displayed this in a survey conducted during the process of drafting the POCD, with nearly 47% of respondents voting 'expand the sidewalk system through town' as the top transportation initiative in town. Moreover, 19% of respondents ranked creating bike lanes on major routes and increasing off road trail corridors as the second-most important transportation initiative.

D. Public Transportation

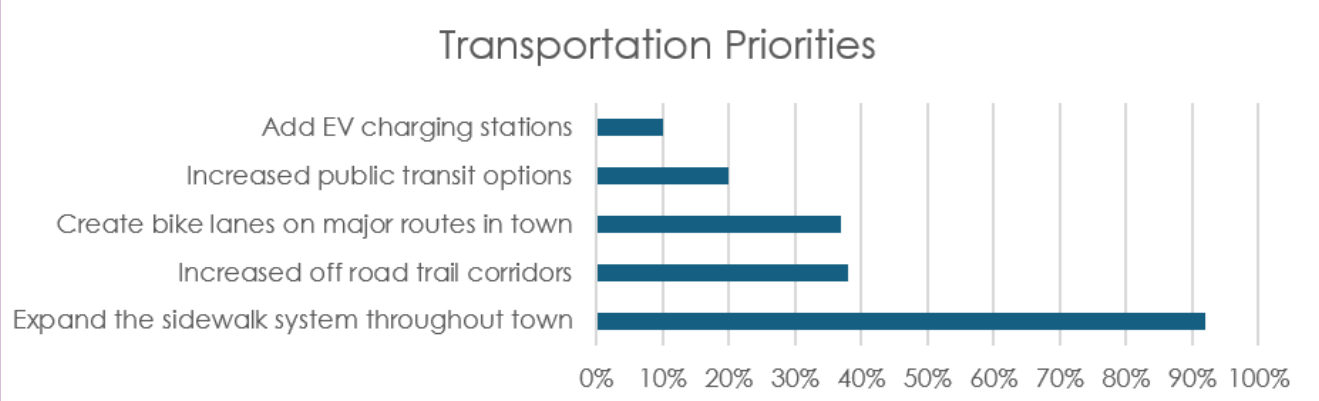


For the 4% of East Granby residents without access to a private vehicle, transportation options are limited; therefore, the importance of adding bus stops in town cannot be overstated. The extreme eastern portion of East Granby is served by CT Transit Route 34 with a stop at the corner of International Drive and Rainbow Road. Route 34 serves to connect the industrial area in Windsor along International Drive with Bradley and Downtown Hartford. There are no other fixed bus route services in East Granby. For those that are mobility challenged, the Greater Hartford Transit District provides paratransit services throughout the region. Riders must be pre-approved, and rides must be scheduled in advance. For East Granby seniors, dial-a-ride services are provided through East Granby Senior Services for medical, dental, and personal care appointments as well as to shopping venues, grocery stores, banks, library, post office, and community events. The town owns and operates a 12-passenger wheelchair accessible mini-bus for this service. Recently, the Senior Services Department acquired a new bus and transferred its former vehicle to the Parks and Recreation Department, which now uses it for programming such as tours of historic sites throughout town. This coordinated effort to integrate transportation initiatives while leveraging the town's existing historic resources and infrastructure should serve as a model for future interdepartmental collaboration and resource sharing.

East Granby should consider working with CTTransit to expand regular bus service into the Village

Center area and along Route 20. With the lack of local grocery stores and other major shopping options, public transit is paramount for those lacking transportation to reach the services they need. Additionally, with the proximity to Bradley International Airport and industrial areas in surrounding towns, public transportation could provide access to surrounding jobs for East Granby residents that are currently out of reach. Many people who patronize the Bradley International Airport also stop to visit other destinations in town, and the town should maintain a strong working relationship with the Bradley Development League to foster transportation improvements, coordinate projects across municipal boundaries and pursue regional funding opportunities.

Please rank the following transportation initiatives upon level of priority from 1 (most important) to 5 (least important)



Goals

1. Improve pedestrian and cycling facilities in appropriate areas throughout the Town.
2. Improve transportation options for all users, particularly those without access to a car.
3. Increase safety for all users of the transportation network.

Actions

1. Continue to construct and improve sidewalk network in and around the Village Center as identified in the Village Center Master Plan.
2. Investigate additional connections between the Farmington Canal Heritage Trail and East Granby neighborhoods, existing trails, and other open spaces.
3. Work with CT DOT on improving pedestrian safety along all State Routes, especially Route 20 surrounding existing businesses.
4. Investigate potential changes or additions to CTTransit bus network to connect more of East Granby to the region using public transportation.
5. Increase speed enforcement along Route 20 and all other major routes.
6. Investigate bike lanes along major routes.
7. Extend multi-use path along Route 20.

Village Center Master Plan
Town of East Granby



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March 24, 2023

Part IV: Conclusion and Implementation Matrix

Chapter 10. Conclusion and Implementation Matrix

The 2026-2036 Plan of Conservation and Development (PoCD) for the Town of East Granby serves as a framework that guides the development, preservation, and land use goals over the next decade. This document reflects the collective vision shaped by the community's values - protecting East Granby's suburban community feel, while fostering responsible economic development in desired areas and preserving the town's rich natural resources.

With its vibrant walking trails, open spaces, and numerous recreational opportunities, people from the surrounding region are drawn to East Granby for its abundant natural landscape. The themes outlined in this plan including supporting the town's business environment, developing the Village Center, ensuring the provision of housing options for all age groups and income levels, continuing to enhance municipal facilities and services, and maintaining a focus on resilience and sustainability - all aim to continue this legacy and grow the town's regional importance. Together, these principles plan for a balanced approach to addressing the needs of current residents with creating opportunities for future generations.

Central to this Plan is the principle of sustainability, both environmental and economic. The future of East Granby is dependent on the strategic and balanced preservation of its open spaces, natural resources, and infrastructure with the aligned and necessary housing development and fiscal growth. Planning and preparing for appropriate and balanced development by allowing for a variety of housing types will position the town for a strong future.

Implementation of this Plan will rely on the collaboration of the town's various departments, boards and commissions as well as regional and state partners, and residents of East Granby. The Implementation Matrix, found at the end of this Plan, outlines specific actions and responsible entities to achieve the previously established goals. Regular review and progress tracking will be essential in ensuring the goals of this Plan are carried out. As East Granby evolves, this Plan should continue to inform decision-making while remaining flexible enough to respond to new challenges.

With the adoption of this Plan, East Granby has begun its journey into its next decade with the tools to grow and prosper.

The following tables include the implementation matrix to be used when carrying out the visions and goals set forth in this plan. Each table includes the specific vision followed by the specific action items related to that vision listed out within each chapter of this plan. The table also includes the entity responsible for carrying out the action along with a timeframe and estimate cost. In reading the "Responsible Party" column of the table, the following abbreviations are used:

BOE:	Board of Education	FD:	Fire Department
BOS:	Board of Selectman	FM:	Fire Marshal
CC:	Conservation Commission	IWWA:	Inland Wetlands and Watercourses Agency
DPW:	Department of Public Works	PZC:	Planning and Zoning Commission
EDC:	Economic Development Commission	RD:	Recreation Department
		WPCA:	Water Pollution Control Authority

In reading the "Cost Estimate" column, the approximate order of magnitude for cost of implementation of each action is estimated in 2026 dollars as follows:

$ = Less than $10,000.
$$ = Greater than $10,000 but less than $100,000.
$$$ = Greater than $100,000 but less than $1,000,000.
$$$$ = Greater than $1 million

In reading the Priority Column, the timeline for implementation should be as follows:

Ongoing = Requires continuous attention
High = 1- >3 years after adoption
Medium = 3 - >6 years after adoption.
Low = 7-10 years after adoption

Vision: We envision an East Granby that provides Opportunity and Growth				
	Action Items:	Responsible Party	Priority Level	Cost Est
1.	Continue to encourage appropriate growth within the Village Center and adjacent commercial zones in a manner consistent with the Village Center Master Plan.	PZC	ONGOING	$
2.	Promote housing growth in a sustainable way to encourage economic growth within the Village Center and Commerce Park Transitional Zone.	PZC	HIGH	$
3.	Coordinate economic development goals with maintaining open space networks in East Granby.	PZC/EDC	ONGOING	$
4.	Review the Commerce Park Transitional Zone uses to ensure compatibility with the Village Center.	PZC	HIGH	$

5.	Develop a branding plan to include a logo and signage for the Village Center as described in the Village Center Master plan.	EDC	MEDIUM	$$
6.	Implement the sign program that the EDC developed and identified.	EDC/PZC	MEDIUM	$$
7.	Create a façade improvement program to promote architectural updates to existing structures within the Village Center.	EDC	LOW	$$
8.	Continue to provide pedestrian connections to the Village Center and adjacent residential areas.	BOS/PZC	MEDIUM	$$$
9.	Work with property owners in the Commerce Park Transitional Zone to determine best uses.	PZC/EDC	MEDIUM	$
10.	Continue to support small businesses with the Small Business Passport Program and other community engagement activities.	EDC	ONGOING	$
11.	Invest in infrastructure to promote expansion of existing businesses and new businesses.	BOS/WPCA	ONGOING	$$$$
12.	Create a public gathering place in the Village Center to promote Town activities and encourage visitation to local businesses.	BOS	MEDIUM	$$
13.	Continue to support and promote the Town's Farmer Market.	EDC	ONGOING	$
14.	Promote housing opportunities for residents of all ages and income levels in within East Granby, with a focus on enabling residents to age in place, and allowing young adults to remain in town and grow their families. Consider the inclusion of deed-restricted affordable housing requirements for a percentage of units in new developments.	PZC	HIGH	$
15.	Allow for a variety of types of affordable housing.	PZC	HIGH	$
16.	Encourage a more diverse housing stock to meet the needs of all residents and prospective residents.	PZC	ONGOING	$
	Vision: We envision an East Granby that is Connected and Inclusive			
1.	Improve pedestrian and cycling facilities in appropriate areas throughout the Town.	BOS	MEDIUM	$$$
2.	Improve transportation options for all users, particularly those without access to a car.	BOS	MEDIUM	$$

3.	Increase safety for all users of the transportation network.	BOS	ONGOING	$$
4.	Continue to construct and improve sidewalk network in and around the Village Center as identified in the Village Center Master Plan.	BOS	ONGOING	$$$
5.	Investigate additional connections between the Farmington Canal Heritage Trail and East Granby neighborhoods, existing trails, and other open spaces.	BOS/EDC	LOW	$$
6.	Work with CT DOT on improving pedestrian safety along all State Routes, especially Route 20 surrounding existing businesses.	BOS/EDC	MEDIUM	$$
7.	Investigate potential changes or additions to CTTransit bus network to connect more of East Granby to the region using public transportation.	BOS/EDC	LOW	$
8.	Increase speed enforcement along Route 20 and all other major routes.	BOS	HIGH	$
9.	Investigate bike lanes along major routes.	BOS	HIGH	$
10.	Extend multi-use path along Route 20.	BOS	MEDIUM	$$$$
We envision an East Granby that has a strong Quality of Life				
1.	Continue quality programming and recreational facilities in Town.	RD	ONGOING	$$
2.	Improve and maintain drinking water quality in East Granby	PZC/IWWA	ONGOING	$
3.	Support efforts to grow and increase connectivity with the municipal complex.	BOS	LOW	$$
4.	Preserve areas for passive and active recreation.	BOS/RD	ONGOING	$$$
5.	Continue to enhance programs that promote volunteer recruitment and participation for the fire and ambulance services.	FD/BOS	ONGOING	$
6.	Continue to support improvement and expansion of facilities at East Granby Farms, Granbrook Park and Cowles Park.	RD/BOS	ONGOING	$$$
7.	Explore ways to better market the programs and parks in Town.	RD	ONGOING	$
8.	Prioritize efforts to increase connectivity throughout East Granby.	BOS/RD	MEDIUM	$
9.	Financial planning for the regular maintenance and improvements of Town facilities.	BOS	HIGH	$$$

10.	Explore hiring paid personnel to produce the high-quality programming and facility upkeep of Town recreational facilities.	BOS	MEDIUM	$$
11.	Protect water supply and support conservation efforts through protecting reservoirs and promoting groundwater recharge and implementing educational efforts.	CC/IWWA/ PZC	HIGH	$
12.	Continue to serve desired growth with expanded public sewer and water services.	WPCA	MEDIUM	$$$$
13.	Work with Simsbury to extend the Town's sewer service areas.	WPCA/BOS	LOW	$$
14.	Develop and maintain adequate recreational facilities.	RD	MEDIUM	$$$
15.	Manage neighborhood parks, forests and other open spaces to enhance their value to the public.	RD/CC	ONGOING	$$
16.	Work with the Recreation Department to spread awareness of available recreational opportunities in East Granby.	RD/BOS	LOW	$
17.	Continue to encourage local and regional coordination and cooperation in all areas of community facilities (including equipment sharing, community service, and providing services and accessibility to facilities) by encouraging collaboration of Town boards and commissions.	BOS	MEDIUM	$
18.	Support MDC in the planned Infiltration and Inflow Study.	WPCA/BOS	HIGH	$$$
19.	Explore the consolidation of town services to reduce redundancy in operations and cut costs.	BOS	MEDIUM	$
We envision an East Granby that is Resilient and Sustainable				
1.	Maintain existing open space areas to better protect them from future development.	CC/DPW	HIGH	$$
2.	Update and enforce local inland wetland and zoning regulations to better protect wetlands, forests, and open spaces	IWWA	MEDIUM	$
3.	Expand the town's open space network	PZC/CC/BOS	MEDIUM	$$$$
4.	Increase public awareness of and engagement with conservation efforts and activities	CC	ONGOING	$
5.	Utilize open spaces to share and increase public knowledge.	CC	ONGOING	$

6.	Engage the Conservation Commission in working towards the goals and objectives of the State Statutes.	CC	HIGH	$
7.	Have the Conservation Commission create an inventory and description for all Town Owned Open Space parcels.	CC	HIGH	$
8.	Create a listing of all Town Owned Parcels, current use, importance as a natural resource.	CC	HIGH	$
9.	Create a future Open Space Map with areas identified to assist the Planning and Zoning Commission when reviewing development proposals in those areas or adjacent to currently protected open space areas.	CC/PZC	MEDIUM	$
10.	Secure and obtain funding through grants to acquire open space areas.	CC/BOS	MEDIUM	$$
11.	Review and identify parking and access areas for all open space.	CC/BOS	MEDIUM	$
12.	Develop a maintenance program for the proper upkeep for each open space or recreational area.	BOS/DPW	HIGH	$
13.	Consider a citation ordinance for wetland violations.	IWWA/BOS	HIGH	$
14.	Earmark funding for the acquisition and preservation of additional parcels of open space land, prioritizing existing contiguous open space parcels in order to increase habitats for wildlife.	BOS	HIGH	$$$$
15.	Include standards about contiguity and access in development plans or conditions of approval for large developments that include open space.	PZC	MEDIUM	$
16.	Review and update cluster housing regulations and open space requirements in subdivision zoning regulations.	PZC	MEDIUM	$
17.	Consider limiting access to open spaces with sensitive habitat and wildlife.	BOS	LOW	$
18.	Increase training opportunities for Inland Wetland Commissioners.	BOS	LOW	$
19.	Promote sustainable agricultural practices.	BOS	MEDIUM	$$
20.	Advocate support for local farms.	BOS/EDC	MEDIUM	$$

21.	Identify issues which affect local farms such as business education, promotion via local events and social media, providing access to State information regarding grant programs, start-up assistance and development rights opportunities.	EDC	MEDIUM	$
22.	Adjust Zoning Regulations to promote Agricultural Practices and still reduce conflict with residential properties.	PZC	MEDIUM	$
23.	Consider a Right to Farm Ordinance.	BOS	MEDIUM	S
24.	Review Zoning Regulations to promote agriculture with the assistance from the Connecticut Farm Bureau.	PZC	MEDIUM	$
25.	Encourage the purchase of locally grown products by continuing to support the Farmer's Market and spotlighting local farms.	EDC/BOS	MEDIUM	$
26.	Encourage a stronger sense of community with local farms and Town Government.	BOS	LOW	$
27.	Create a list of all local farms to be highlighted on the Town's website with information concerning what products they sell or produce and how the community can support them.	BOS/EDC	MEDIUM	$
28.	Promote the use of the Connecticut Farmlink Program.	EDC	LOW	$

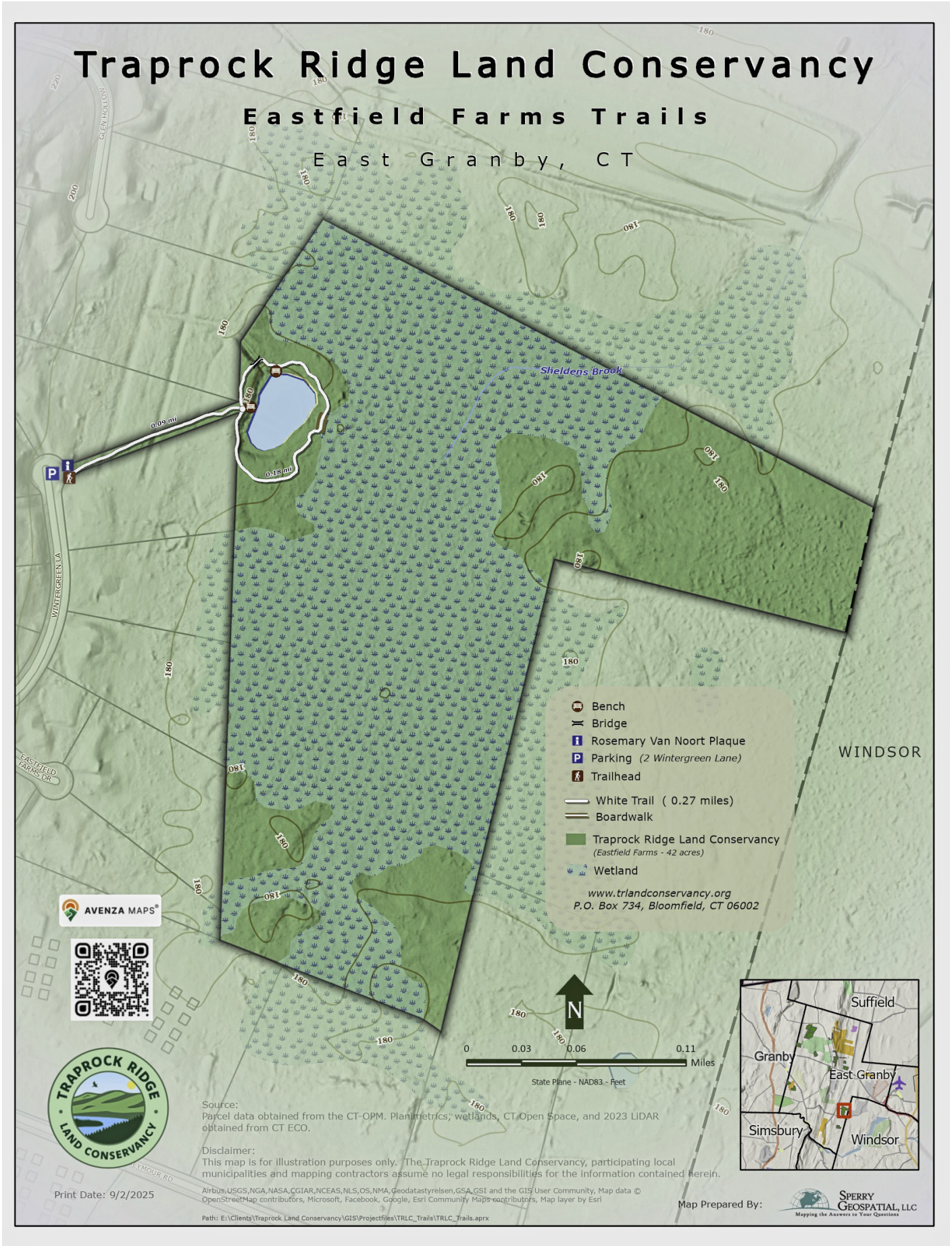
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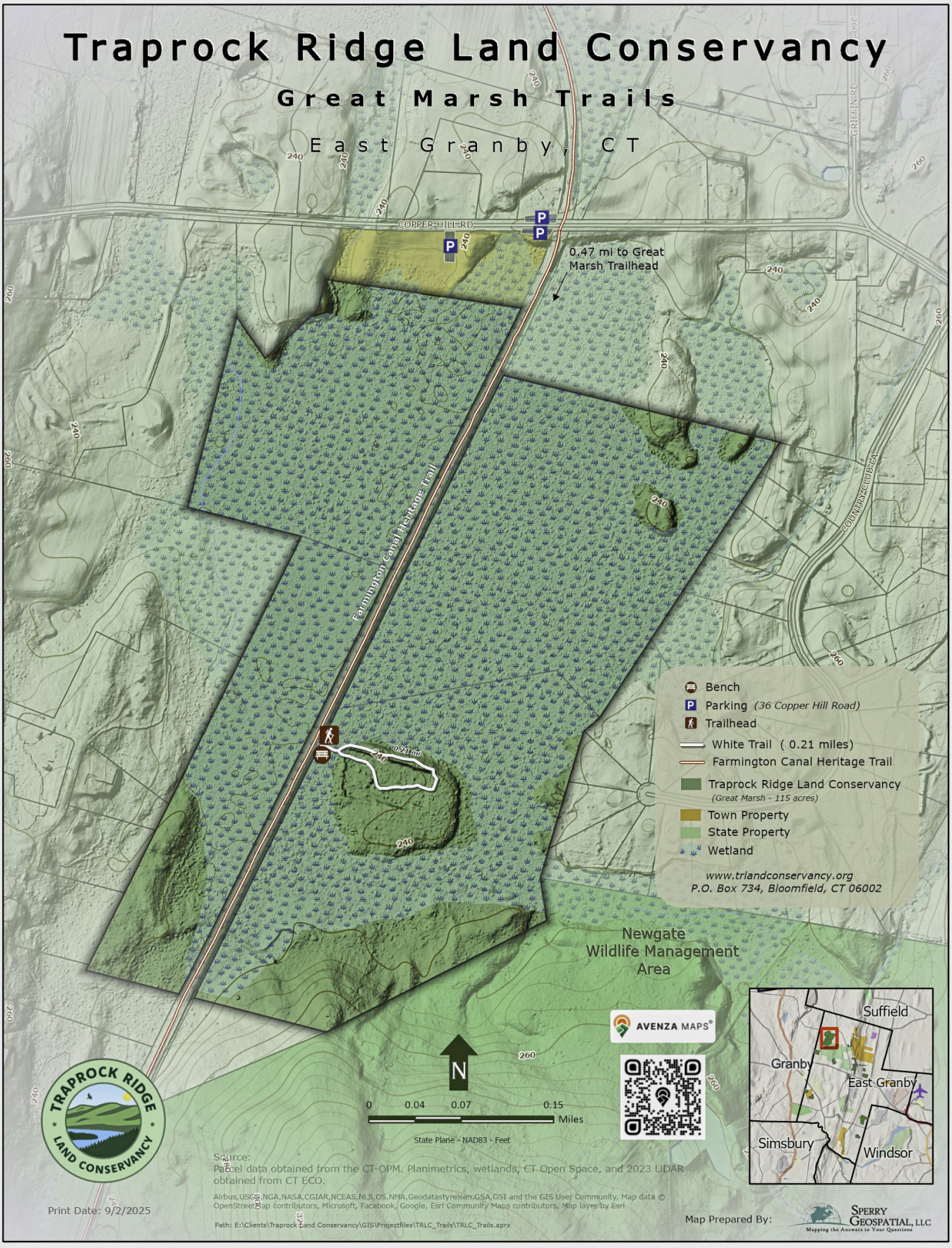
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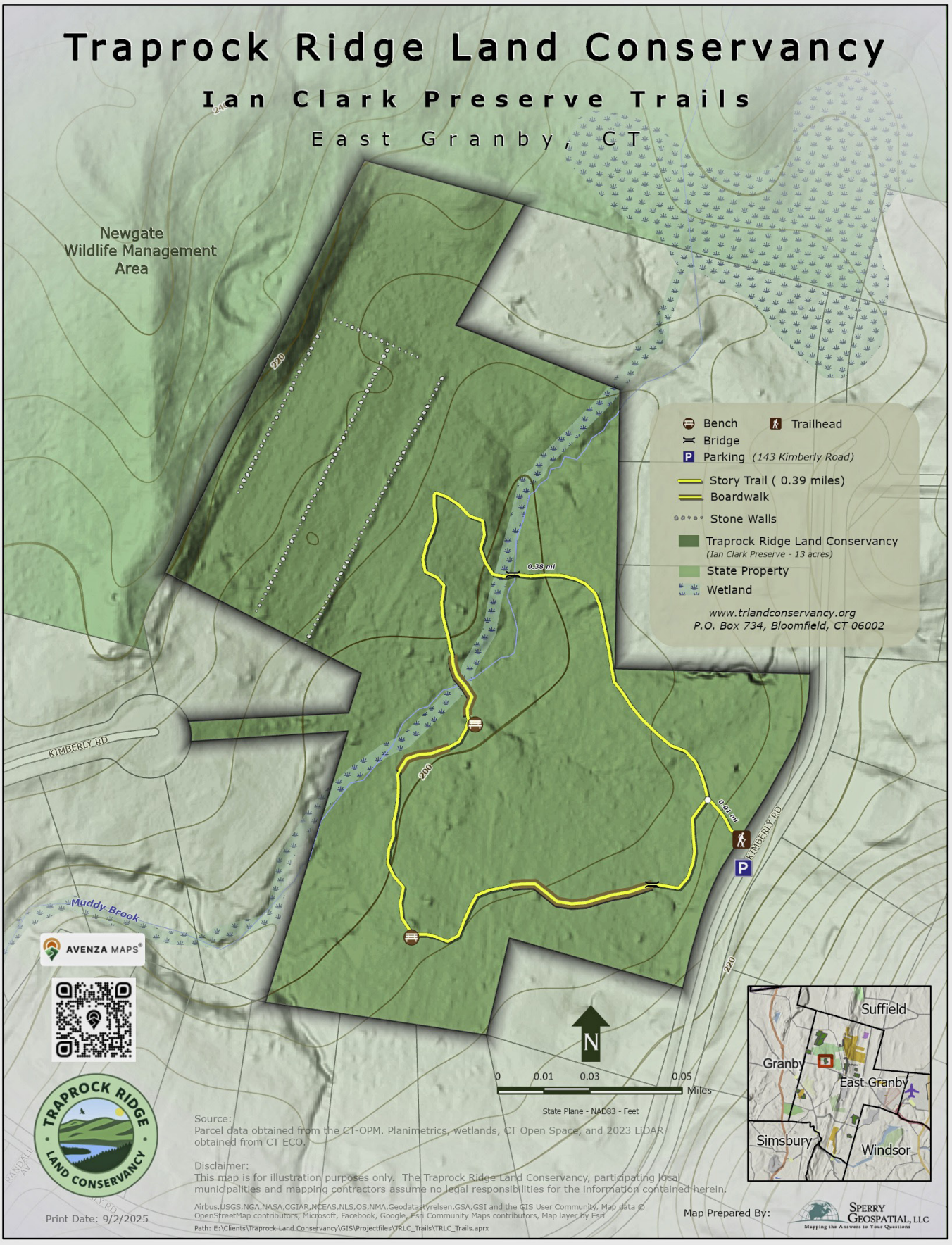
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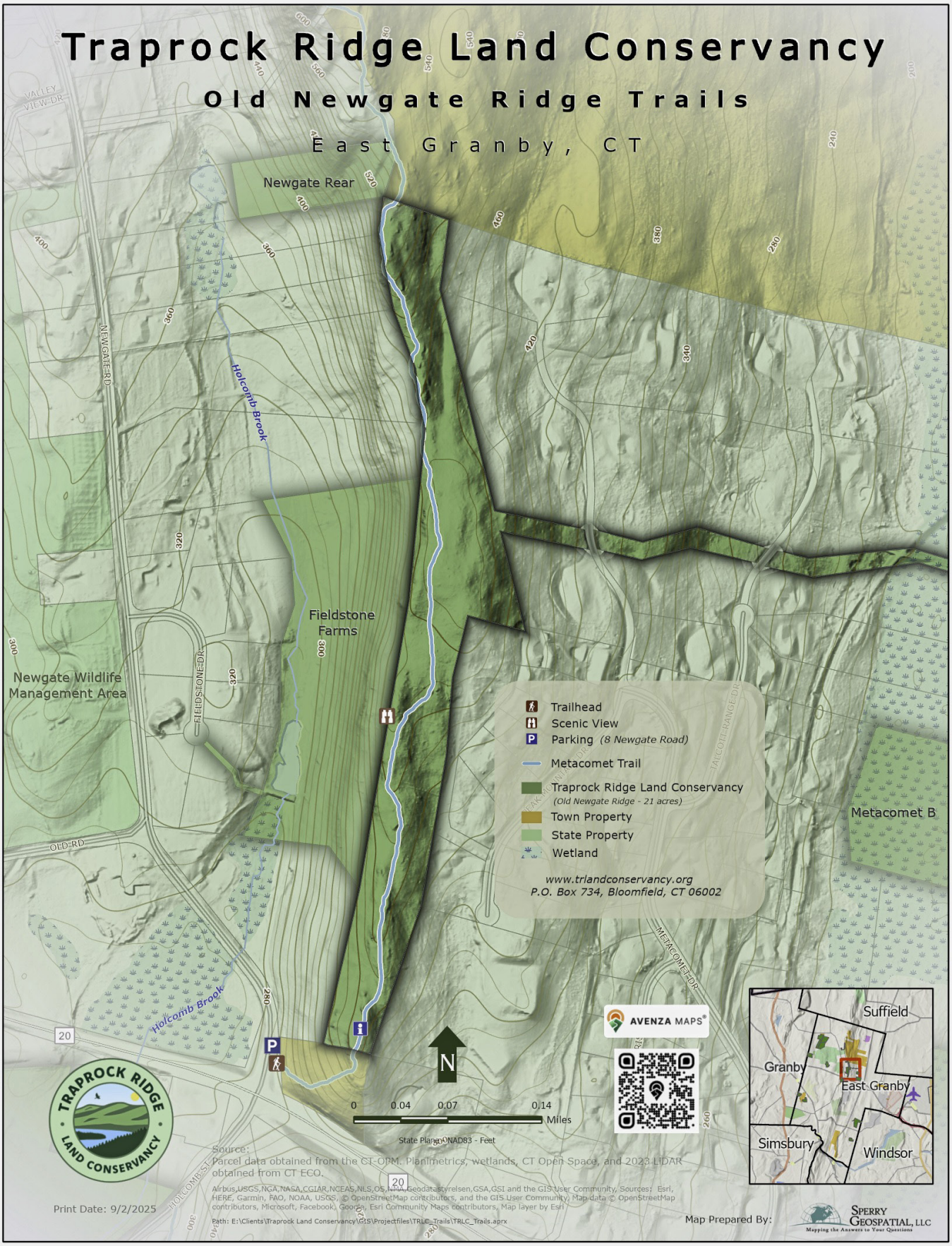
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Appendix

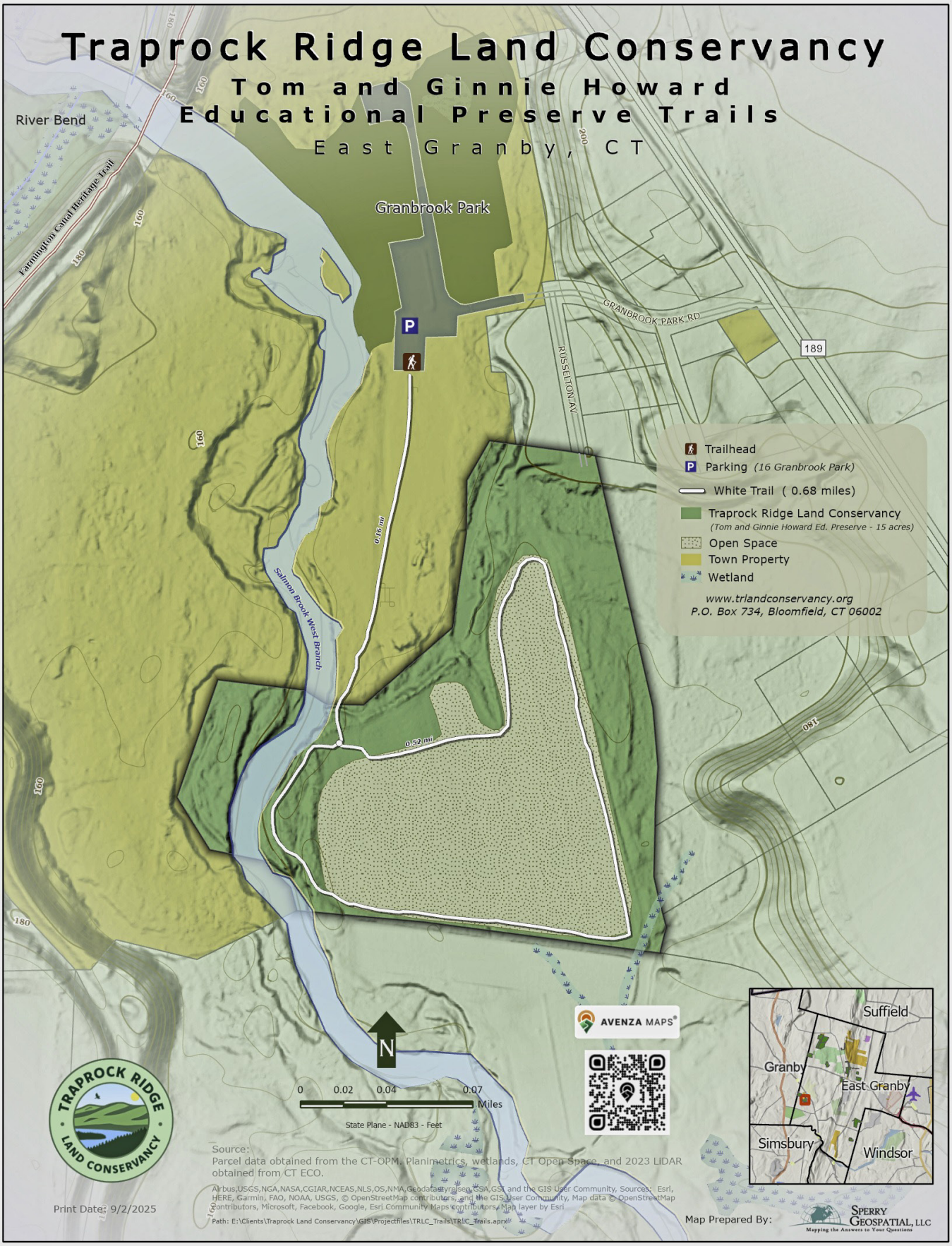

Traprock Ridge Land Conservancy
Eastfield Farms Trails
East Granby, CT
Sheldens Brook
0.09 mi
0.18 mi
WINTERGREEN LA
EASTFIELD FARMS DR
WINDSOR
Bench
Bridge
Rosemary Van Noort Plaque
Parking (2 Wintergreen Lane)
Trailhead
White Trail (0.27 miles)
Boardwalk
Traprock Ridge Land Conservancy
(Eastfield Farms - 42 acres)
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
AVENZA MAPS
N
0 0.03 0.06 0.11
Miles
State Plane - NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
Source:
Parcel data obtained from the CT OPM. Planimetrics, wetlands, CT Open Space, and 2023 LiDAR obtained from CT ECO.
Disclaimer:
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Print Date: 9/2/2025
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Mapping the Answers to Your Questions


Traprock Ridge Land Conservancy
Great Marsh Trails
East Granby, CT
COPPER HILL RD
0.47 mi to Great Marsh Trailhead
Farmington Canal Heritage Trail
0.21 mi
GRIFFIN RD
COUNTRY CLUB LA
Bench
Parking (36 Copper Hill Road)
Trailhead
White Trail (0.21 miles)
Farmington Canal Heritage Trail
Traprock Ridge Land Conservancy
(Great Marsh - 115 acres)
Town Property
State Property
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
Newgate Wildlife Management Area
AVENZA MAPS
N
0 0.04 0.07 0.15
Miles
State Plane - NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
TRAPROCK RIDGE LAND CONSERVANCY
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Parcel data obtained from the CT OPM. Planimetrics, wetlands, CT Open Space, and 2023 LiDAR obtained from CT ECO.
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Traprock Ridge Land Conservancy
Ian Clark Preserve Trails
East Granby, CT
Newgate
Wildlife Management
Area
Bench
Trailhead
Bridge
Parking (143 Kimberly Road)
Story Trail (0.39 miles)
Boardwalk
Stone Walls
Traprock Ridge Land Conservancy
(Ian Clark Preserve - 13 acres)
State Property
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
0.38 mi
0.01 mi
KIMBERLY RD
Muddy Brook
AVENZA MAPS
N
0 0.01 0.03 0.05 Miles
State Plane - NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
Source:
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Traprock Ridge Land Conservancy
Old Newgate Ridge Trails
East Granby, CT
Newgate Rear
Fieldstone Farms
Newgate Wildlife Management Area
Metacomet B
Holcomb Brook
NEWGATE RD
FIELDSTONE DR
OLD RD
METACOMET DR
VALLEY VIEW DR
Trailhead
Scenic View
Parking (8 Newgate Road)
Metacomet Trail
Traprock Ridge Land Conservancy
(Old Newgate Ridge - 21 acres)
Town Property
State Property
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
AVENZA MAPS
N
0 0.04 0.07 0.14
Miles
State Plane NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
Source:
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Mapping the Answers to Your Questions


Traprock Ridge Land Conservancy
Pond Meadow Trails
East Granby, CT
POND LA
0.09 mi
0.02 mi
0.00 mi
0.18 mi
West Brook
180
SWEET BRIER RD
BONNIE VIEW
Bench
Bridge
Kiosk
Parking (12 Pond Lane)
Trailhead
White Trail (0.34 miles)
Traprock Ridge Land Conservancy
(Pond Meadow - 11 acres)
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
AVENZA MAPS
N
0 0.01 0.02 0.04
Miles
State Plane - NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
TRAPROCK RIDGE LAND CONSERVANCY
Source:
Parcel data obtained from the CT OPM. Planimetrics, wetlands, CT Open Space, and 2023 NAIP obtained from CT ECO.
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SPERRY GEOSPATIAL, LLC
Mapping the Answers to Your Questions
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Traprock Ridge Land Conservancy
Tom and Ginnie Howard
Educational Preserve Trails
East Granby, CT
River Bend
Granbrook Park
Farmington Canal Heritage Trail
GRANBROOK PARK RD
RUSSELTON AV
189
Salmon Brook West Branch
0.16 mi
0.52 mi
Trailhead
Parking (16 Granbrook Park)
White Trail (0.68 miles)
Traprock Ridge Land Conservancy
(Tom and Ginnie Howard Ed. Preserve - 15 acres)
Open Space
Town Property
Wetland
www.trlandconservancy.org
P.O. Box 734, Bloomfield, CT 06002
AVENZA MAPS
N
0 0.02 0.04 0.07
Miles
State Plane - NAD83 - Feet
Suffield
Granby
East Granby
Simsbury
Windsor
Source:
Parcel data obtained from the CT-OPM. Planimetrics, wetlands, CT Open Space, and 2023 LIDAR obtained from CT ECO.
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Map Prepared By:
Sperry Geospatial, LLC
Mapping the Answers to Your Questions