FY 2016 DISTRICT LOCAL TECHNICAL ASSISTANCE PROGRAM

GRANBY MASTER PLAN
LAND USE CHAPTER UPDATE

Prepared by the Pioneer Valley Planning Commission

March 2017

Acknowledgements

This Granby Master Plan Land Use Chapter update was a community driven effort under the direction of the Granby Planning Board. Over 350 Granby town officials and residents participated in the Public Survey and Public Forum where many of Granby's land use issues were identified and possible solutions discussed.

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LAND USE

OVERVIEW

The past, present, and future of a community is, in large measure, determined by its geographical location and physical characteristics. The ability of Granby's citizens to harness these elements will determine how Granby changes and grows over the next ten to fifteen years.

Granby is a rural community with a strong history of agriculture, which is evident by the many active agricultural fields that can be seen throughout town. Across these fields, sweeping views of the Holyoke Range can be seen to the north, especially along Route 202. The Holyoke Range, with its steep slopes and other environmental constraints, has limited development in this portion of town.

The town is bisected by Route 202, the main thoroughfare that connects Granby to the neighboring communities of South Hadley to the east and Belchertown to the west. What is considered the historical "town center", with its Town Common surrounded by historic civic and residential buildings, is located in the geographic heart of the community along Route 202. The Common historically served as a "communal" land area, with activities such as livestock grazing in colonial times to more modern events such as small fairs and arts & crafts exhibits.

Numerous roads radiate from the Town Common area through town to service the more remote rural sections. These former farms roads have given way to paved streets that still serve to link agricultural areas to the town center. A great deal of the land that was previously in agriculture has been developed and now the number of single family homes continues to grow on the landscape that once supported agricultural enterprises. A few family farms still remain but their fate is uncertain.

Granby's commercial uses are primarily located along Route 202, from the South Hadley town line to the town center. The "Five Corners" area near the South Hadley town line has the greatest concentration of the town's commercial activities, best described as typical of suburban commercial strip development. As the main gateway into the community from the west, commercial development in this part of town does not necessarily convey the same distinct town character as the historic Town Center or other portions of the community.

The purpose of this chapter is to review the recent trends and patterns of residential, commercial, industrial and public development, as well as natural lands within the town of Granby. This chapter forms the basis for comprehensive planning and largely determines the need for environmental protection measures, public facilities, and transportation infrastructure. The goal is to review these trends and provide a series of recommendations of how Granby can meet its long range Vision, as determined by the citizens of Granby through the public engagement process of this master plan.

EXISTING CONDITIONS

Development Trends

In a community about 18,000 acres in size, close to two-thirds of the community, or about 12,000 acres remain in a forested landscape. Farmland comprises approximately 2,100 acres, or 11 percent of the total land use in Granby. In 2005, residential development consisted of 10 percent of total land use in Granby, currently the highest percentage of developed land in the community.

Land Use Inventory, 2005

	# of acres	% of total acres
Residential	1,902.7	10.6%
Commercial	120.5	0.7%
Industrial	11.8	0.1%
Forest	11,936.2	66.4%
Farmland	2,126.0	11.8%
Recreational	128.1	0.7%
Urban open lands	624.4	3.5%
Wetlands and Waterbodies	1,100.3	6.1%
Total Acres	17,966.4	

Source: MassGIS, McConnell Land Use Data, 2005 (most recent data available)

Like many communities in the region, the amount of developed land in Granby continues to increase, while the amount of undeveloped land continues to decline. The percentage of developed lands in Granby increased between the years 1971 and 1999. The MassGIS data reflects a decrease in developed lands in 2005, but this is a result of a change in data collection methodology and improved technology and accuracy in the determining land use trends in the community.

Comparison of Developed and Undeveloped Land in Granby, 1971-2005

	1971	1985	1999	2005*
Undeveloped land (in acres)	15,912.5	15,452.4	14,904.6	15,399.9
Developed land (in acres)	2,070.3	2,530.4	3,078.2	2,566.5
Percent Developed	11.5%	14.1%	17.1%	14.3%

Source: MassGIS, McConnell Land Use Data, 1971, 1985, 1999, 2005 (most recent data available)
** Between the years 1999 and 2005, the methodology to determine land use categories was changed by McConnell and MassGIS. Comparison of 2005 data to previous years may show some inconsistencies in the data sets.*

Granby experienced the greatest increase in developed land in the form of residential lots greater than ½ acre in size. Between the years 1971 and 2005, there was a 56 percent increase in

large lot residential lands in town. Since 1971, this has resulted in almost 500 acres of new large lot residential development in the community. Based on the Granby zoning bylaw, lots of this size can be built in the two residential zoning districts and the Agricultural Preservation overlay district with a minimum lot size of 40,000 square feet, or approximately one acre, for any single family home. Residences can also be built in the Water Protection overlay district, with a minimum lot size of 60,000 square feet, or about 1.5 acres per lot. The RS (residential single family) zoning district comprises 96 percent of the town. With such a substantial area zoned for low density residential development, it is no surprise that the greatest change in land use between 1971 and 2005 was in residential lots over one acre.

Land Use Change by Category, 1971-2005

Land Use Category	Change '71-'85 (acres)	Change '71-'85 (percent)	Change '85-'05* (acres)	Change '85-'05* (percent)	Total Change '71-'05* (percent)
Active Agriculture	-95.7	-3.8%	-791.8	-32.4%	-35.0%
Pasture	-16.5	-3.7%	-23.8	-5.6%	-9.1%
Forest	-322.0	-2.7%	479.0	4.2%	1.3%
Multi-Family	7.5	63.1%	-5.9	-30.0%	14.1%
Residential less than ¼ acre	-5.6	-18.7%	-22.3	-92.0%	-93.5%
Residential ¼ to ½ acre	26.5	4.2%	-124.5	-18.7%	-15.4%
Residential greater than ½ acre	269.8	31.4%	217.6	10.9%	56.7%
Commercial	5.9	6.1%	17.1	16.5%	23.6%
Industrial	4.25	n/a**	7.5	177.5%	n/a

Source: McConnell Land Use data 1971, 1985, 1999, 2005 *NOTE: Negative Numbers = loss in acres or percentage*
** Between the years 1999 and 2005, the methodology to determine land use categories was changed by McConnell and MassGIS. Comparison of 2005 data to previous years may show some inconsistencies in the data sets.*
*** Cannot calculate due to no industrial lands prior to year 1985*

Zoning Districts

96% of Granby, approximately 17,000 acres, is zoned for low-density single family housing, while .22% of the town is zoned for Multi-Family with the remaining 3.6% zoned General Business and Industrial. In an effort to increase the town's tax base and expand job opportunities the town did recently create four new commercial/mixed use overlay districts (Mixed Use Development, Village Center, Professional Office and Business Park) which encompass 1,361 acres (7.56) of the town. The town also has three environmental overlay districts: Floodplain, Water Supply, and Agricultural Preservation, which overlay 26.7% of the town.

Granby Zoning & Overlay Districts September 2016			
Town Total Acres	**17,983 acres**		
Zone/Overlay	**District Total Acres**	**District % of Town Total acres**	**% Change since 2010**
Zoning Districts			

RS	Residential Single Family Units	17,293	96%	0.0%
RM	Residential Multi-Family Units	39	0.22%	+.02%
GB	General Business	323	1.80%	+.5%
VC	Village Center Mixed Use	94	0.52%	+100%
I	Industrial	327	1.82%	+.02%
I-2	Industrial Limited	0	0	0.0%
Overlay Districts				
MUD	Mixed Use Development	851	4.73%	+100%
PO	Professional/Office	326	1.81%	+100%
BP	Business Park	90	0.50%	+100%
FWD	Floodplain District	1,599	8.89%	+.39%
WSP	Water Supply District	1,317	7.32%	+.02%
AP	Agricultural Preservation (potential)	1,887	10.50%	0.0%

As stated earlier, the Residential Single Family (RS) District applies to 96 percent of the community, and uses are generally restricted to single-family housing and low density agricultural or forestry uses. Minimum lot size requirements are 40,000 square feet with a road frontage of 150 feet. The town also permits estate lots, or flag lots, to be built in this district, with a minimum lot size of 80,000 square feet with a frontage of 40 feet.

The Residential Multi-family (RM) District allows the same uses as RS, with the addition of multi-family housing with a Special Permit. Lot dimensions and maximum lot coverage are the same. Only two areas in Granby are zoned RM: an area adjacent to Porter Street, near the center of town, and an area of Route 116 in the northwest portion of the community. This district comprises only 0.2 percent of the total land area in Granby.

The General Business (GB) District comprises 1.8 percent of the town and does not allow single family residences. The zoning allows general business and office uses with Site Plan Approval. Some higher intensity uses are required to apply for a Special Permit through the Zoning Board of Appeals. It is primarily located along Route 202 in the 5-Corners area with some spot locations along East State Street.

The Village Center (VC) District is located along both sides of State Street in what is considered Granby's traditional village center. The district fosters well-planned, mixed-use compact development in keeping with the character of traditional New England villages in order to create a place with a unique and positive local identity, and provide opportunities for development to expand the town's economic diversity and vitality. Development within this district provides a mix of commercial, civic, residential uses and public open space within easy, safe walking distance of each other.

The Industrial District (I), which covers 1.8 percent of the town, does not allow any residential uses, but only general industrial and manufacturing uses. Lot requirements are a minimum of 40,000 square feet and 200 feet of frontage. The zoning bylaw and Schedule of Uses provide regulations for the I-2 (Industrial Limited) zoning district; however this district is not identified on the town's official zoning map. Town officials should either update the zoning regulations or amend the town official zoning map to address this inconsistency.

The Mixed Use Development (MUD) Overlay District is located over most of the GB District in the 5-Corners area and at the northwesterly corner of the East State Street/School Street intersection. It is designed to foster a greater opportunity for creative development by providing guidelines which encourage a mix of uses compatible with existing and neighboring properties; to provide housing and business uses in locations where a variety of town services are available; to promote utilization of existing buildings and property, and to encourage the provision of open areas. The intent, furthermore, is to encourage interaction among activities located within a Mixed Use Development, to enhance business vitality, reduce vehicular traffic, provide employment and shopping opportunities for residents close to home, ensure the compatibility with each other of the commercial and residential uses, ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located by:

The Business Park (BP) Overlay District is located along East State Street and provides areas for office, research and low intensity light-industrial activities, warehousing, wholesaling and similar activities.

The Professional Office (PO) Overlay District is located on the southerly side of New Ludlow Road and provides, through the specific provisions of the Special Permit and Site Plan Approval process, a method of applying for the use of a structure to house professional offices for occupants who provide useful labor, and maintain the rural residential character of the neighborhood, but does not include the manufacture of tangible goods or provide motor vehicle services.

The Agricultural Preservation, Floodplain, and Water Supply Protection Districts are overlay districts that are designated according to wetland and floodplain requirements and agricultural boundaries on file with the Town Clerk.

- No new dwellings or improvements over 50 percent are permitted in the Floodway; only low density conservation, agriculture, or forestry uses.

- The Water Supply Protection District covers all prime aquifer recharge areas or future water supply areas. Minimum lot sizes in this district are 60,000 square feet rather than 40,000, and uses potentially hazardous to the water supply are prohibited.

- The Agricultural Protection District allows most agricultural uses by right, and does permit by special permit Open Space community developments, which states that at least 50 percent of any conveyed land must be kept in agricultural use and there must be a buffer between agricultural and residential uses. The property owner must give permission for their property to be included in this District. To date nobody has.

Granby was one of the first communities in the state to adopt cluster development regulations for residential developments. Open Space Community developments are permitted by special permit in the RS, RM, and AP districts. These types of developments are permitted on parcels five acres or larger. OSC development require a percentage of land to be permanently protected as open space, and permits single family home to be built on smaller lot sizes. Despite being in the zoning regulations since the 1970s, no Open Space Community developments have been built in Granby. Town officials should review this zoning bylaw and determine what amendment or outreach can be made to encourage the use of this zoning tool over conventional subdivisions.

Parcel Inventory

There are around 3,000 parcels in the town of Granby, with 67 percent of these parcels assessed as single family homes. Since the 2010 Master Plan (2009 figures), Granby has seen a slight reduction to 2,991 total parcels in the community, the number of single family parcels has increased by 25 (1.2%). Vacant lands have decreased by a total of 69 parcels (11.4%). There has also been no change in apartment and condominium developments and commercial and industrial parcels have seen a slight reduction.

TOWN OF GRANBY PARCEL INVENTORY, 2003-2016

Fiscal Year	Single Family (%)	Multi Family (%)	Condos (%)	Apartments (%)	Misc. Parcels (%)	Vacant Land (%)	Open Space	Commercial Parcels (%)	Industrial Parcels (%)	Other (%)	Total
2009	2,033 (67)	44 (1.4)	112 (3.6)	8 (.3)	21 (.7)	605 (20)	0	63 (2.1)	13 (.4)	130 (4.3)	3,029
2010	2,035 (67)	46 (1.5)	112 (3.7)	8 (.3)	21 (.7)	599 (20)	0	64 (2.1)	14 (.4)	132 (4.4)	3,031
2011	2,030 (67)	49 (1.6)	112 (3.7)	8 (.3)	20 (.7)	591 (20)	0	62 (2.1)	14 (.5)	128 (4.2)	3,014
2012	2,032 (68)	48 (1.6)	112 (3.7)	8 (.3)	19 (.6)	566 (19)	0	62 (2.1)	15 (.5)	131 (4.4)	2,993
2013	2,035 (68)	47 (1.6)	112 (3.7)	8 (.3)	19 (.6)	560 (19)	0	61 (2.0)	15 (.5)	130 (4.3)	2,987
2014	2,045 (69)	47 (1.6)	112 (3.7)	8 (.3)	19 (.6)	548 (18)	0	61 (2.0)	15 (.5)	130 (4.3)	2,985
2015	2,052 (69)	47 (1.6)	112 (3.8)	8 (.4)	20 (.7)	532 (18)	0	57 (1.9)	15 (.5)	132 (4.4)	2,975
2016	2,058 (69)	46 (1.5)	112 (3.7)	8 (.4)	20 (.7)	536 (18)	0	59 (2.0)	15 (.5)	137 (4.6	2,991

Currently, there are around 795 parcels assessed as vacant in the town of Granby. Almost a quarter of these parcels are assessed as undevelopable by the town of Granby Assessor's Office due to lack of frontage, steep slopes, and wetlands. The town of Granby has a substantial amount of parcels locally classified as vacant for which the town has not determined

development potential. This means that there may be additional lands suited for commercial and industrial development. The Assessor's office is aware of this issue and has been working with the Granby Board of Selectmen and other town boards to determine the suitability of these parcels.

Vacant Lands Classifications

		Parcels	Acres	Acres % Change since 2010
Residential				
	Vacant, Developable	237	1,858.8	-10.8%
	Vacant, Potentially Developable	94	287.26	+77.3%
	Vacant, Undevelopable	175	1,106.6	-38.2%
Commercial				
	Vacant, Developable	7	196.98	-31.6%
	Vacant, Potentially Developable	1	1.84	-93.7%
	Vacant, Undevelopable	2	1.2	+20%
Industrial				
	Vacant, Developable	2	96.74	+974.9%
	Vacant, Potentially Developable	5	61.81	+209.0%
	Vacant, Undevelopable	2	3.39	+13.0%
Miscellaneous	(exempt & other vacant land, land w/ accessory buildings, condo land)	270	2,422	-2.5%
TOTAL		**795**	**6,036.62**	**+25.9%**

Source: Granby Assessors Office, August 2015

The town currently has 73 parcels (1,800 acres) enrolled in the state's Chapter 61A program (a 1.1% increase from 2010). Chapter 61A is designed to encourage the preservation of farmland and promote active agricultural use by offering significant local tax benefits to property owners willing to make a long term commitment to farming. There are an additional 13 parcels (365 acres) enrolled in the Chapter 61 program (a .6% drop from 2010) and 38 parcels (1,362 acres) are enrolled in the Chapter 61B program (a .1% increase from 2010). These two companion state tax programs offer the same local tax benefits to property owners willing to make a long term commitment to forest management and to offer recreation opportunities on their land. Parcels in these three programs are not permanently protected lands, for once the property is sold, the land loses its Chapter status. However, towns have the "right of first refusal" to purchase any classified land whenever the owner plans to sell or convert it to a residential, commercial, or industrial use. In addition the town has 11 parcels (389 acres) of land under the state's Agricultural Preservation Restriction Program (.1% increase since 2010). This program provides permanent protection of the farmland as the "development rights" are purchased preserving the farmland in perpetuity. The town should create an inventory of the Chapter 61A lands of highest priority of protection, based on the amount of "prime or significant" farm soils on the

parcel, as well as the possibility of linking to other adjacent protected agricultural lands and work with landowners and the state to include them in the APR program.

Parcels in Farmland Programs

	Number of parcels	Acres	Percent of town acreage	Percent of Change from 2010
Granby	3,242	17, 983	--	--
Chapter 61-Forest	13	365.83	2.0%	-0.6%
Chapter 61A-Agriculture / Horticulture	73	1803.8	10.0%	+1.1%
Chapter 61B-Recreation	38	1,362.5	7.6%	+0.1%
Agriculture Preservation Restriction (APR) Property	11	379.76	2.1%	+0.1%

Source: Granby Assessors' Office, 2015; Massachusetts Department of Agricultural Resources, 2015

Building Permit Activity

As was the case presented in the prior Master Plan, and consistent with current zoning and land use trends, the most building permits requested in the town of Granby between the years 2006 and 2015 was for single family homes, at total of 105 permits. During the recovery from the economic downturn of 2008 Granby's housing growth has rebounded averaging 10 new units per year over the past six years, which is still less that the 34 permits during the height of the building boom in 2004. This is also significantly less than the surrounding suburban bedroom communities of S. Hadley (17.5 units), Ludlow (25 units) and Belchertown (28 units) over this same time period.

Figure: Single Family Building Permits Issued 2006-2015

	TOTAL	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Granby	105	19	11	9	5	12	15	9	9	10	6
Amherst	198	24	33	24	36	35	8	9	8	11	10
South Hadley	200	32	23	18	22	29	12	13	12	13	26
Ludlow	307	53	50	23	30	18	12	33	30	26	32
Belchertown	334	68	59	18	19	36	14	16	30	39	35

Source: HUD SOCDS Building Permit Data

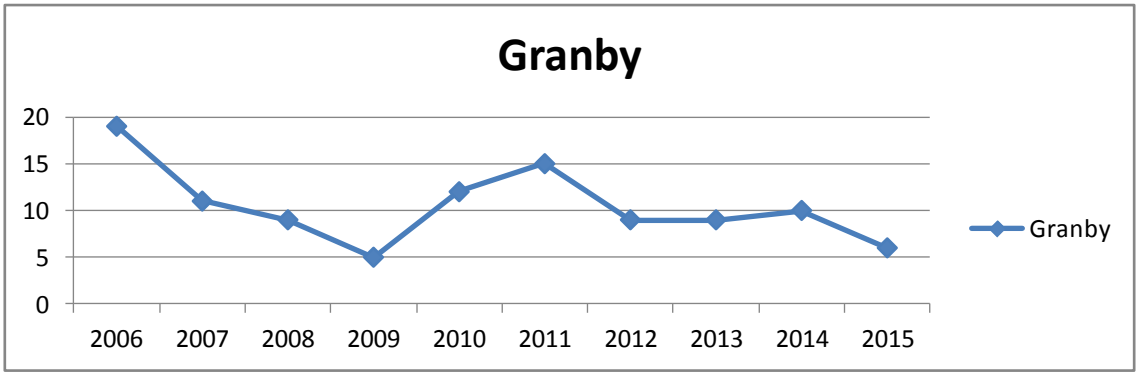
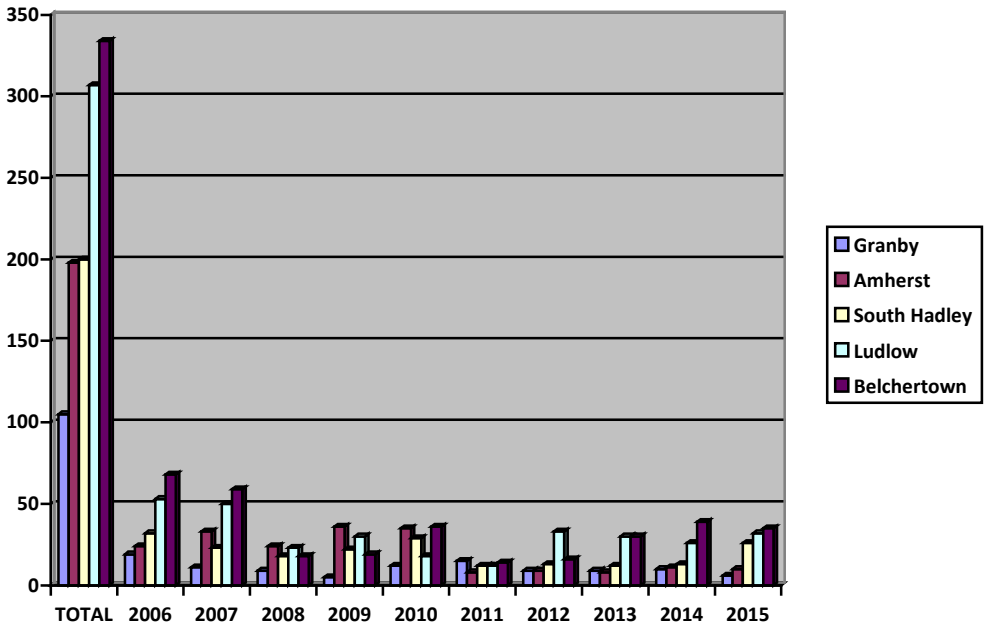


Figure: Total Residential Units for Building Permits Issued 2006-2015											
	TOTAL	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Granby	108	19	14	9	5	12	15	9	9	10	6
South Hadley	216	32	23	18	22	29	12	21	18	15	26
Amherst	305	68	44	24	36	35	26	36	24	26	25
Belchertown	334	68	59	18	19	36	14	16	30	39	35
Ludlow	414	143	61	25	32	18	14	33	30	26	32
Source: HUD SOCDS Building Permit Data											



Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems (SOCDS) Building Permit Database.

Infrastructure

Granby currently has limited water and sewer infrastructure available in town. A private community water system supplies water to about 10 percent of the community, mostly located in the southeastern section of town. Granby does not have its own public sewer system, but sewer is available to the Five Corners area though a connection to South Hadley's system. There are also two community systems that serve Smith Avenue, Leo Drive, and Oak Drive area.

The town is currently in the process of deciding whether to install additional sewer in the Route 202 and New Ludlow Road areas. These proposed sewer extension projects will promote the development of the Mixed Use Development and Business Park Overlay Districts as well as

enable landowners in this area to connect to a community system and avoid some of the Title V and environmental issues in town.

Public Outreach and Analysis

GRANBY MASTER PLAN
LAND USE CHAPTER UPDATE

PUBLIC OUTREACH PROGRAM

The Granby Planning Board undertook a comprehensive public outreach campaign to solicit public input in the development of this Plan. This included a Community Survey and a Public forum held on October 19, 2016.

COMMUNITY SURVEY

- A Community Survey was developed and posted on Survey Monkey.
- A Notice with the survey link was:
  - posted on the town's Web Site
  - included in the Tax Bill mailed to every property owner in Granby
  - placed in the Town Hall mailboxes of all town Boards, Commissions and Departments
  - emailed to all town Boards, Commissions and Departments
  - continually broadcast on the Granby Public Access TV Community Calendar
- Posters including the survey Link were displayed at the:
  - Town Hall
  - Granby Library
  - Granby Community/Senior Center
  - Granby Public Safety Complex
  - 24 local businesses
- Hard copies of the survey were available at the:
  - Town Hall
  - Granby Library
  - Granby Community/Senior Center
  - Granby Public Safety Complex
- Press Releases with the survey link were sent to the:
  - Springfield Republican
  - Town Reminder
  - Belchertown Sentinel
  - MassLive

Community Survey Results (338 Respondents)

Who Responded
98.7% were homeowners
71.6% of those that work, work out of town
83.7% were aged 40 or older
97.8% Year-Round Residents
46.2% lived here 20 years or less
28.8% don't attend Town Meeting
46.6% earn over $100,000/yr
25.2% were retired
30.4% had children in Granby public schools

General
75.9% support retaining rural small town character
86.1% Peace & quiet – low key community

Open Space/Agricultural Lands
69.1% support zoning to protect agricultural lands
67.7% support Preserve natural resources & open space
63.7% Do not support adopting CPA

Residential Development
75.6% prefer development of detached single-family homes
54.2% oppose zoning for higher residential densities
47.8% prefer to be a "bedroom" community like Belchertown
40.9% prefer new residential development to occur along existing roads
40.2% prefer new residential development as Senior/55+ housing communities

Housing
86.4% satisfied with their present housing
28.5% could not afford to buy/rent current home at its current market value
50% feel there aren't sufficient housing opportunities in Granby for their kids
61.4% feel there is a lack of housing options for seniors
43% oppose planned affordable housing (36.6% support)

Commercial Development
82.2% prefer more small locally owned stores
72.3% prefer more restaurants
75.8% support design standards for commercial development to maintain character
69.5% support moderate commercial growth along length of Rte 202
51.3% support water/sewer expansion to mixed use/commercial/industrial zones
46.5% want to more commercial, civic and residential uses around the town center
21.1% prefer more industrial businesses
19.3% prefer large national chain stores

Community Survey Analysis

- Residents want to preserve rural character of town (76% strongly agree and agree)
- Natural resources were the top four out of of five important land uses for quality of life; the fifth was small retail stores (Question 5)
- There was strong sentiment supporting more businesses or job opportunities in town (75% agreed/strongly agreed with Question 2 about making Granby a place where residents can make a living)
- 80% agree/strongly agree that more small local businesses would be good for the town
- Stores and businesses grouped in commercial areas (i.e. Five Corners) are the top type of development respondents would like to see (71.5%), followed by housing more closely clustered together with stretches of open road frontage in between (38%)
- 86.4% are satisfied with their current housing; most of the dissatisfied identified the inability to walk to community services/amenities/stores (33.3%) as the main reason.
- Most people (75.6%) want to see more detached single family homes promoted
- While 61.4% of respondents felt that there were insufficient housing options for seniors, only 30% supported more subsidized affordable units (43% opposed it) while most (67.8%) supported more retirement communities. Most (54.2%) support re-zoning for higher density housing condos, duplexes, multi-family apartments, 55+ communities)
- While most (67.7%) want to preserve more open space, only 36.3% would support a CPA surcharge to help pay for it.
- Those that do want to see new commercial development want to see it along the length of Route 202 and the westerly portion of New Ludlow Road. However, only 35.8% and 26.5% (respectively) of respondents supported paying additional taxes to help pay to extend the necessary public utilities to accommodate it.

PUBLIC FORUM

- A Notice of the Public Forum was:
  - posted on the town's Web Site
  - placed in the town hall mailboxes of all town Boards, Commissions and Departments
  - emailed to all town Boards, Commissions and Departments
  - continually broadcast on the Granby Public Access TV Community Calendar
  - emailed to anyone who included their email address with their Community Survey (70)
- Posters were displayed at the:
  - Town Hall
  - Granby Library
  - Granby Community/Senior Center
  - Granby Public Safety Complex
  - 24 local businesses
- Press Releases were sent to the following newspapers:
  - Springfield Republican
  - Town Reminder
  - Belchertown Sentinel

- MassLive

Public Forum Responses

At the end of the Forum all groups reconvened and identified Granby's top issues. They then ranked them in terms of importance (each participant could vote for up to 5).

Rank	Community Issue	# Votes
#1	Necessity for public water and sewer	17
#2	Expanded commercial tax base (small businesses & restaurants)	15
#3	New industrial growth on New Ludlow Road	11
#4	55+ housing (near McDuffie School)	10
#5	Adaptive reuse of West Street School	9
#6	Preservation of working farms	7
#7	Clustering retail uses at 5-Corners	5
	Dufresne Park - expanded activities (i.e. concerts, dog shows, camping)	5
#8	Promote more multi-family development	3
	Sidewalks, bike lanes and traffic calming	3
	Promote more solar & wind power	3
#9	Commercial development (near and serving McDuffie School)	2
	Develop biking/hiking trails	2
	Promote Smart Growth initiatives	2

Public Forum Analysis

Interestingly the top three community issues all involved the growth of Granby's economic development. Nearly all of the region's smaller communities have found that it is difficult to provide all of the required public services when you are dependent on a mostly residential tax base. Expanding the

town's commercial tax base and increasing job opportunities requires the zoning of properties to accommodate such uses and the provision of public utilities to service them. While the citizen's have expressed their desire to accept more commercial development in town, they don't embrace contributing towards paying for the public sewer and water that is necessary.

Along the same lines, while the citizens rank the preservation of farms and saving of open space as a high priority, they don't necessarily support contributing financially towards it with increased taxes.

Another major concern raised was the limited housing options available for Granby's seniors when they were ready to move out of their family homes. While such housing is necessary for all of the income levels of Granby's seniors, market rate housing was the preferred by the general community.

OPPORTUNITIES AND CHALLENGES

There was a general trend from participants in this master plan process that Granby is committed to smart growth. Smart growth is a land use pattern that channels development where the community wants it to happen – generally on land that is not preferable to farming and has existing infrastructure to support new development. With 96 percent of the community zoned for only large-lot residential uses, the town's existing zoning bylaw promotes residential subdivisions and Approval Not Required (ANR) developments.

Mixed use development in appropriate locations in one way to promote smart growth and sustainability. Smart growth principals promote the mixing of commercial and residential uses to help create more interesting, functional, and environmentally sensitive built environments. Mixed-use developments integrate housing, shops, offices, schools, parks, and civic facilities into compact areas to make biking, walking, and using transit easier. They can help limit sprawl and lessen air pollution.

Given Granby's lack of public water and sewer, mixed use development and higher density residential development can be difficult to achieve within the state's existing environmental laws, particularly Title V. As Granby considers bringing sewer into specific areas of the community, the town recognizes the possibility of new development pressures in these locations. The town should channel new development towards areas where water and sewer exist and where it might be most feasible to get it.

Granby relies heavily on its residential tax base to support the public services that it needs. The expansion of sewer service and access to public water should correlate with recently established mixed use and business zones.

According to the community survey, 75 percent of survey respondents want to retain the town's rural small town character. The town center currently provides a large, well maintained Town Common that is currently owned by the Congregational Church. Historic homes are located

adjacent on the northern side of the Town Common, and the southern side hosts Center Pharmacy. If the proposed educational complex materializes, there is an interest to encourage a mixed use overlay district that encompasses the West Street School, just a few blocks away from the town common, to create a true gathering place, with a mix of civic, commercial, and residential uses.

Protection of farmland is extremely important to many residents of Granby, who would like to see new development directed away from these resource areas. In the community survey, 70 percent of survey respondents believe the town should preserve farmland. Land enrolled in the Chapter 61, 61A, and 61B tax programs is property that warrants protection consideration by the town. The town could promote enrollment in the state Agriculture Preservation Restriction program.

RECCOMENDATIONS

GOALS AND STRATEGIES

Goal 1. Improve the administrative process in the development and implementation of the town's land use policies and regulations

Strategy A. Develop and institute a comprehensive, inclusive process for considering proposed zoning changes

DISCUSSION

Zoning changes can have intended and unintended consequences, thus it is important to have them thoroughly vetted prior to town meeting action. This review should include all town boards and commissions that would have an interest in it. The Planning Board should be charged with developing and coordinating this process. The Planning Board's scope of review under zoning change proposals should be broad and consider physical design, social and economic impacts, open space impacts, historic preservation, and other subjects. Under the proposed voluntary review process, the Planning Board will oversee the process, drawing upon representatives of other Town boards with relevant expertise such as the Selectmen, Finance Committee, Conservation Commission and others. The Planning Board would serve as the single and initial point of contact for any proponent of a zoning change. The town should develop and adopt a Zone Change Review Process (sample attached in Appendix) which should include:

- Providing outreach and education to residents regarding zoning amendments and adoption of smart growth policies
- Developing and publishing the criteria that Granby's town boards will use to guide their review and evaluation of future proposed zoning changes
- Charging the Planning Board with responsibility for coordinating the review process with other town boards, providing timely feedback and guidance to proponents, and providing avenues for the public to participate in the review process
- Encouraging proponents to meet with Planning Board prior to formal submission

Strategy B. Develop a process for better interaction and exchange of information and ideas between town officials and between Board and the public. Hold periodic joint meetings to discuss issues.

DISCUSSION

In carrying out their designated responsibilities most effectively it is important that town boards/commissions/committees/departments work in a cooperative and coordinated manner and are consistent in how they administer the town's regulations. Under the coordination of the Board of Selectmen, town officials should hold regular (quarterly or bi-annually) public meetings where they can discuss projects, successes, problems and exchange information and ideas. It is important that everyone should be at least generally aware of what each is doing to prevent conflicts, misinformation and boards/departments inadvertently working at cross purposes with each other.

Strategy C. Develop a process for better interaction and exchange of information and ideas between town officials and the public. Hold periodic joint meetings to discuss issues.

DISCUSSION

In carrying out their designated responsibilities and moving town initiatives forward effectively it is important that town officials work in cooperation with, and communicate their intent clearly to their constituents. Town residents should feel that they are part of the process and that there is clear, open and two-way communication and the sharing of information between town officials and those they represent. Under the coordination of the Board of Selectmen, town officials should hold regular public informational meetings which can be used as both a means of introducing new ideas to the public, and as "listening sessions" where citizen's can feel free to express their concerns, opinions and ideas. A lack of effective communication can result in an unintended perceived "us v. them" relationship.

Strategy D. Establish a formal Zoning Permit Process

DISCUSSION

A Zoning Permit is a process where a person interested in doing something submits it on a form to the Building Inspector/Zoning Enforcement Officer who responds with a written determination as to how the proposal relates to Zoning and what permits are required.

Strategy E. Develop a coordinated review process of projects and applications

DISCUSSION

Where a proposed project requires multiple approvals from multiple town boards, the town should consider holding joint meetings/hearings to coordinate the permitting process and ensure consistency in the final determinations.

Goal 2: Expand the town's commercial tax base (small businesses & restaurants)

Strategy A. Cluster retail uses at 5-Corners

DISCUSSION
5-Corners is developing as the commercial center of Granby and traditional retail/commercial/restaurant establishments should be encouraged to develop here. The clustering of commercial businesses and professional offices increases the traffic flow from which all benefit and encourages the ability to "park once" and visit and number of destinations. The area should encourage mixed uses and the development of a functional, safe pedestrian circulation system.

Strategy B. Promote Commercial development (near and serving) McDuffie School

DISCUSSION
Another node of commercial development should be encouraged proximate to the McDuffie School intersection serving the residents of the school and capturing the traffic flows on Route 202.

Strategy C. Develop a Permitting Guidebook

DISCUSSION
This would identify what permits were required, who issued them, what the timetables are and provide a roadmap that would guide prospective developers through the town's permitting process successfully.

Strategy D. Compile a list of properties for priority development

DISCUSSION
Inventory all vacant and underutilized properties 2 acres or more and assess how the property can be developed/redeveloped to maximize its potential land use, particularly for commercial, industrial, and mixed-uses. Underutilized lands are those lands that are utilized less than fully or below the potential use. The characteristics of underutilized project lands are:

- Development of only a small amount of total land;
- Development behind schedule;
- Failure to meet annual management objectives
- Low or declining public use; and
- Unused recreation facilities.

Goal 3: Correlate infrastructure improvements with the zoning for mixed use, commercial and industrial uses.

Strategy A. Coordinate land use and infrastructure planning

DISCUSSION

Granby's capital improvements plan should be considered in all relevant land use planning efforts. Infrastructure installation may intentionally or inadvertently encourage development. For example, bringing public water or sewer to a new area not only provides a new public service, but may also act as a catalyst for growth. In this way planning for infrastructure can have dramatic land use consequences. In this way, planning for new infrastructure is land use planning.

The Planning Board needs to be included in any discussions about future infrastructure and public facilities, including annual preparation of Granby's Capital Improvements Plan. Decisions about the location of new infrastructure should not be made without consulting a land use map for future development and referring to the Town's Master Plan.

Strategy B. Adopt advanced Stormwater Management standards

DISCUSSION

Because of the detrimental impact that improperly designed and managed stormwater disposal can have on the water quality of Granby's water resources, both recreational a potable water supplies, the town should encourage/require Low Impact Development designs/standards for the stormwater management of projects, including roadway improvements. In addition the town should consider adopting stormwater management/illicit connection bylaws to meet NPDES Standards.

Strategy C. Selectively invest in infrastructure improvements to direct new residential units to areas the community has identified for new growth.

Strategy D. Extend sewer and water infrastructure along Route 202 and New Ludlow Road to promote development of recently adopted Mixed Use Development and Business Park Overlay Districts.

DISCUSSION

These new zoning districts were adopted specifically for the purpose of broadening Granby's commercial and industrial tax base and increasing job opportunities. The maximum utilization of these districts will not be realized until they are serviced by public utilities.

Strategy E. Consider connections between existing and planned developments to open space and community facilities as part of the planning process.

DISCUSSION

During the Public Forum citizens' expressed dissatisfaction and frustration with the unsafe conditions for walking and bicycle riding along Granby's roads. Ironically some of the characteristics that contribute towards Granby's rural character (i.e. narrow roads with trees/forest in close proximity to the travel lane) discourage pedestrian and bicycle usage.

The Recreation Commission, Board of Selectmen, Highway Department, Planning Board and Conservation Commission should work cooperatively in developing a town-wide mobility map to show potential connections between existing and planned development to open space and community facilities. This plan should include a Bicycle/Pedestrian Plan which encourages pedestrian connections that link existing open space and planned open space as well as community facilities, residential development and commercial businesses. The plan should also take into consideration alternatives for connections where utilizing existing, narrow town roads is not suitable or possible.

In approving development/redevelopment projects permitting authorities should take into consideration and promote pedestrian and bicycle circulation both within and to/from the site.

Future roadway development and improvement projects should integrate pedestrian and bicycle circulation into the design. "Complete Streets" should be considered.

Goal 4. Adopt regulations and policies to protect key natural resources areas, including key agricultural lands.

Strategy A. Encourage local farmers to pursue the possibility of selling their development rights under Agricultural Preservation Restriction (APR).

Strategy B. Compile a list of priority parcels for permanent protection, and work town boards or local / state conservation groups to acquire and protect lands within these priority areas.

DISCUSSION

Large areas of Granby are sparsely developed and there are large areas of undeveloped forest and farmlands. This is the key element to giving the town the

rural character that everyone wants to preserve. However, because there are such vast areas of undeveloped land many people take it, and its protection, for granted. Much of this land is not protected and is privately owned and will be subject to future development pressures. The Conservation Commission should compile a list of priority parcels for permanent protection in Granby, and work with other town boards and local state conservation groups to acquire and protect lands within these priority areas.

Strategy C. Continue to update the town's Open Space and Recreation Plan (OSRP) in order to qualify for state and federal grants.

DISCUSSION
The state's Local Acquisitions for Natural Diversity (LAND) grant, Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program, and the federal Land and Water Conservation Fund (LWCF) grants provide funding to communities for acquisition of open space, but the town must have an updated OSRP in order to qualify.

Goal 5. Review and Update the town's land use regulations to keep them up-to-date

Strategy A. Review and update the Granby Subdivision Regulations

DISCUSSION
Because of ever improving engineering and best practices Granby needs to review and update the town's subdivision regulations to reflect the state of the art practices. The town's Subdivision Regulations should be kept consistent with modern practices and terminology as well as including low impact development principles and new state stormwater standards.

Goal 6. Preserve the town's rural character

Strategies:

1) Address strip development as the primary means of development
2) Promote Open Space Developments. Consider Natural Resource/Conservation Developments
3) Encourage curb-cut/driveway design to screen development and maintaining screening along roads
4) Increase building setbacks from roads
5) Promote common driveways and Flag Lots as alternatives to conventional subdivision development
6) Adopt CPA for land protection

DISCUSSION

Granby's rural character is best expressed by its stretches of undeveloped forest and narrow, winding forest lined roads. The typical style of residential single family home strip development along its existing roadways will slowly, lot-by-lot, whittle away at the town's rural character. Because this type of frontage development is going to likely be the norm in the foreseeable future the town should consider ways in which it can occur but still have its visual impacts reduced. Even though it might be developed, make it look not so developed. This can be done by the careful siting of buildings on the properties to reduce their visibility from the road and maintain forest by the roads. This can be achieved by:

- Requiring an increased front yard setback placing structures further away, and not so visually apparent, from the road.
- Maintain naturalized plantings in the front yard setback to provide screening of the developed portion of the lot.
- Encourage curb-cut/driveway's to be designed and constructed in a manner which screens development from the roadway by maintaining screening along roads. This can be done by having the driveways at an angle or meandering across the front yard area.
- Encourage the use of common driveways to reduce the number of curb-cuts. This will also help in traffic flows by reducing the number of turning points.
- Utilizing common driveways with flag lots provides a development alternative to standard subdivisions in developing backlands at lower densities with less infrastructure costs.

The town should consider adopting a Conservation Development Zoning Bylaw. This is a variation of a cluster development but provides for compact residential developments that use flexible dimensional standards in order to preserve and enhance rural town character, protect open space, natural resources, and scenic areas, as well as promote the use of sustainable and energy efficient development standards.

The town should consider adopting the Community Preservation Act (CPA) as a means of raising funds for the acquisition and protection of open space. CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property. Additional CPA funding is also provided yearly through the statewide Community Preservation Trust Fund administered by the Department of Revenue (DOR).

Goal 7. Encourage new developments to "Build Green"

DISCUSSION

The following principles can help serve as a guide for improving the durability, quality and energy efficiency of projects of all uses and scales. These are a starting point for incorporation of green building into the town's land use regulations, as green building technology is constantly expanding and identifying new products, and methods.

- Strive to design and construct buildings to last 100 years.
- Develop programs to educate owners and occupants of buildings about weatherization, energy conservation, maintenance techniques, operation and maintenance of high-efficiency systems, and other topics, with the goal of improving and maximizing building performance.
- Building design should take into consideration Granby's climate and natural systems, such as snow loads, stormwater management, etc.
- Residential projects should be encouraged to follow green building and energy efficiency guidelines established by the Town and State.
- Incorporate day lighting strategies to decrease reliance on electricity.
- Use low-toxicity paints, sealers, carpet, and other materials.

IMPLEMENTATION SCHEDULE

Goal 1. Improve the Administrative Process in the Development and Implementation of the Town's Land Use Policies And Regulations				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
Strategy A. Develop and institute a comprehensive, inclusive process for considering proposed zoning changes	Planning Board	Board of Selectmen, Finance Committee, Conservation Commission, Building Inspector, ZBA, Highway	High	2017
Strategy B. Develop a process for better interaction and exchange of information and ideas between town officials and between Board and the public.	Board of Selectmen	All town officials, Boards and Committees	High	2017
Strategy C. Develop a process for better interaction and exchange of ideas and information between town officials and the public. Hold periodic joint meetings to discuss issues.	Board of Selectmen	All town officials, Boards, Committees, the public	Medium	2018
Strategy D. Establish a formal Zoning Permit Process	Planning Board	Board of Selectmen, ZBA, Building Inspector	High	2016
Strategy E. Develop a coordinated review process of projects and applications	Planning Board	Conservation Commission, Building Inspector, Board of Health, ZBA	High	2016
Goal 2: Expand the Town's Commercial Tax Base (Small Businesses & Restaurants)				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
Strategy A. Cluster retail uses at 5-Corners	Planning Board		High	2017
Strategy B. Promote Commercial development (near and serving) McDuffie School	Planning Board	ZBA, Building Inspector	Medium	2018
Strategy C. Develop a Permitting Guidebook	Planning Board	Town Administrator	Medium	2018
Strategy D. Compile a list of properties for priority development	Planning Board	Board of Selectmen, Highway, Building Inspector	Med	2017

Goal 3: Correlate Infrastructure Improvements With the Zoning for Mixed Use, Commercial and Industrial Uses.				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
Strategy A. Coordinate land use and infrastructure planning	Planning Board	Board of Selectmen Highway. Board of Health, Building Inspector	High	2017
Strategy B. Adopt advanced Stormwater Management standards	Highway	Planning Board, ZBA, Board of Selectmen	Medium	2018
Strategy C. Selectively invest in infrastructure improvements to direct new residential units to areas the community has identified for new growth.	Board of Selectmen	Highway, Planning Board	High	2017
Strategy D. Extend sewer and water infrastructure along Route 202 and New Ludlow Road to promote development of recently adopted Mixed Use Development and Business Park Overlay Districts.	Board of Selectmen	Highway, Planning Board	High	2017
Strategy E. Consider connections between existing and planned developments to open space and community facilities as part of the planning process.	Planning Board	Highway, Board of Selectmen, Recreation Department	Medium	2018

Goal 4. Adopt Regulations and Policies to Protect Key Natural Resource Areas, Including Key Agricultural Lands.				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
Strategy A. Encourage local farmers to pursue the possibility of selling their development rights under Agricultural Preservation Restriction (APR).	Conservation Commission	Assessors	Medium	2018
Strategy B. Compile a list of priority parcels for permanent protection, and work town boards or local / state conservation groups to acquire and protect lands within these priority areas.	Conservation Commission	Assessors, Planning Board, Recreation Department	Medium	2018
Strategy C. Continue to update the town's Open Space and Recreation Plan (OSRP) in order to qualify for state and federal grants.	Conservation Commission, Recreation Department	Board of selectmen	High	2017

Goal 5. Review and Update the Town's Land Use Regulations to Keep Them Up-To-Date				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
Strategy A. Review and update the Granby Subdivision Regulations	Planning Board	Highway, Conservation Commission, Board of Health	High	2017
Goal 6. Preserve the Town's Rural Character				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
1. Address strip development as the primary means of development	Planning Board		High	2017
2. Consider Natural Resource/Conservation Developments	Planning Board	Conservation Commission	Medium	2018
3. Encourage curb-cut/driveway design to screen development and maintaining screening along roads	Planning Board	Highway	High	2017
4. Increase building setbacks	Planning Board		Medium	2018
5. Promote common driveways and Flag Lots	Planning Board	Highway Surveyor	High	2017
6. Adopt CPA for land protection	Conservation Commission	Board of Selectmen, Finance Committee	Med	2018
Goal 7. Encourage New Developments to "Build Green"				
RECOMMENDATION	**PRIMARY**	**OTHERS**	**PRIORITY**	**YEAR**
1. Encourage new developments to "Build Green"	Planning Board, ZBA	Board of Selectmen, Building Inspector	Low	2018

APPENDICES

- Community Survey Results
- Maps
  - Land Use Map
  - Development Density Map
  - Environmental Constraints
  - Developable – Undevelopable Lands
  - Protected & Recreational Lands
  - Zoning Map
  - Land Use Guide Plan

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COMMUNITY SURVEY RESPONSES

Values Statement #1: I want Granby to continue as a small, rural town with scenic vistas, woodlands, working farms, roadside trees, and historic buildings. (Please feel free to add additional comments.)	
Answer Options	Response Percent
Strongly Agree	43.5%
Agree	32.4%
Neutral	11.9%
Disagree	8.6%
Strongly Disagree	3.6%

Values Statement #2: I want Granby to be a vibrant and sustainable community, where residents and their children can make a living. (Please feel free to add additional comments.)	
Answer Options	Response Percent
Strongly Agree	37.2%
Agree	37.8%
Neutral	15.9%
Disagree	4.8%
Strongly Disagree	4.2%

Values Statement #3: Natural resources need to be preserved, including ponds, streams, and wildlife. I want to avoid the loss of these resources to housing and commercial/industrial development. (Please feel free to add additional comments.)	
Answer Options	Response Percent
Strongly Agree	44.3%
Agree	27.1%
Neutral	14.6%
Disagree	9.5%
Strongly Disagree	4.5%

Values Statement #4: Peace and quiet matter to me. (Please feel free to add additional comments.)	
Answer Options	Response Percent
Strongly Agree	53.9%
Agree	32.2%
Neutral	12.0%
Disagree	1.5%
Strongly Disagree	0.3%

Values Statement #5: Please put a check mark next to the TOP FIVE land uses that are important to your quality of life in Granby. (If you would like to include additional items, please add them under "other.")	
Answer Options	Response Percent
working farmland	63.3%
forest and wildlife habitat	61.5%
water quality and water resources (e.g., rivers and ponds)	60.3%
small retail stores (e.g., groceries, antiques, etc.)	56.7%
spaces for recreational use	49.6%
hospitality (e.g., restaurants, B&Bs)	43.6%
open space for scenic value	40.3%
light manufacturing and crafts (e.g., pottery, clothing)	29.0%
professional services	29.0%
historic sites (e.g., mill sites, historic buildings)	26.3%
residential development	26.3%
automotive shops (e.g., tire sales, car repair)	6.0%

Values Statement #6: The quality of community life is important to me. In a large part, my sense of being part of a community comes from social interactions, and getting together for community and cultural events for all ages.	
Answer Options	Response Percent
Strongly Agree	19.3%
Agree	39.9%
Neutral	33.9%
Disagree	5.7%
Strongly Disagree	1.2%

Values Statement #7: Although our schools are located both in and outside of town, education contributes to our vitality and future.	
Answer Options	Response Percent
Strongly Agree	52.8%
Agree	31.6%
Neutral	11.3%
Disagree	3.1%
Strongly Disagree	1.2%

Values Statement #8: It would be good to have more small local businesses and services, in buildings that fit into our landscape.	
Answer Options	Response Percent
Strongly Agree	45.2%
Agree	35.1%
Neutral	13.7%
Disagree	3.9%
Strongly Disagree	2.1%

Values Statement #9: I would like a little more community activity at our town center, such as recreation and small businesses, but we want to be careful to preserve historic structures.	
Answer Options	Response Percent
Strongly Agree	26.9%
Agree	32.6%
Neutral	26.6%
Disagree	9.6%
Strongly Disagree	4.2%

Values Statement #10: As building development continues in Granby, I would prefer: (Please check ALL of the following that you agree with. If you would like to include additional items, please add them in the "Other" space.)	
Answer Options	Response Percent
Stores and businesses grouped into commercial areas.	71.5%
Houses that are clustered more closely together, with larger areas of land and longer stretches of road frontage left open between the clusters.	38.0%
Stores and businesses in residential village clusters.	27.5%
Stores and businesses spread across town.	24.4%
Houses sprawled along roadways, with just the minimum required frontage and lot.	14.6%

1. Are you a resident of Granby?	
Answer Options	Response Percent
Year round	97.8%
Seasonal	0.9%
No	1.3%

2. If you are a resident of Granby, how many years have you been so?	
Answer Options	Response Percent
0-5	13.7%
6-10	12.4%
11-20	20.1%
21-30	20.4%
31-40	9.9%
41-50	10.5%
51+	11.8%
N/A	1.3%

3. Do you participate and vote at Town Meetings?	
Answer Options	Response Percent
Yes	71.2%
No	28.8%

4. Do you attend or have children in: (Choose all that apply.)	
Answer Options	Response Percent
Public Schools	30.4%
School Choice	2.6%
Private School	3.6%
Home Schooled	1.0%
College	12.9%
N/A	58.3%

5. Please indicate whether you are a:	
Answer Options	Response Percent
Homeowner	98.7%
Renter	1.3%

6. Do you live in:	
Answer Options	Response Percent
A house/apartment with three or more bedrooms?	82.4%
A two-bedroom house/apartment?	16.3%
A one-bedroom house/apartment?	1.3%
A studio/efficiency single-room unit?	0.0%
A mobile home?	0.0%

7. Are you satisfied with your present housing?	
Answer Options	Response Percent
Yes	86.4%
No (see next question)	13.6%

8. I am not satisfied with my present housing because: (Choose all that apply)	
Answer Options	Response Percent
I can't walk to community services/amenities or stores.	35.0%
It is too expensive to manage.	33.3%
It is too expensive to heat.	25.0%
It is too small.	20.0%
Stores and services are too difficult/far to drive to.	20.0%
It is too large.	11.7%
I feel isolated.	10.0%
My physical condition makes mobility difficult.	5.0%

9. I would like to see the town of Granby promote the following housing types: (Choose all that apply.)	
Answer Options	Response Percent
Detached single family homes	75.6%
Senior/55+ Housing	48.8%
Condominiums	23.4%
Town Houses	19.9%
Duplex homes	14.4%
Housing options for the physically and/or mentally disabled	13.7%
Accessory Apartments	10.0%
Conversion of single family to multifamily units	9.6%
Apartment Buildings	6.5%

10. Based on your household income level, do you believe there are sufficient housing options for you in Granby?	
Answer Options	Response Percent
Yes	75.7%
No	24.3%

11. Do you believe there are sufficient housing options for your children in Granby when they are ready to move out?	
Answer Options	Response Percent
Yes	50.0%
No	50.0%

12. Hypothetically, could you afford to buy or rent the home in which you currently live at its current market value?	
Answer Options	Response Percent
Yes	71.5%
No	28.5%

13. Do you believe there are enough housing options for Granby senior citizens of varying income & ability levels?	
Answer Options	Response Percent
Yes	38.6%
No (please see next question)	61.4%

14. If no, Granby needs more: (Choose all that apply.)	
Answer Options	Response Percent
Retirement communities	67.8%
Affordable assisted living facilities	55.6%
Small, low-maintenance market-rate units	46.1%
Subsidized affordable housing units	30.0%
High-end condiminiums	16.7%
Nursing homes	8.9%

15. Would you support planned affordable housing (see definition above)?	
Answer Options	Response Percent
Strongly support	10.2%
Support	26.4%
Indifferent	20.4%
Oppose	20.1%
Strongly Oppose	22.9%

16. Do you support rezoning areas in town that can accommodate higher density housing (examples of higher density houses are condominiums, duplexes, multifamily apartments, 55+ Communities)?	
Answer Options	Response Percent
Yes	54.2%
No	45.8%

17. Do you believe the town should preserve more open space?	
Answer Options	Response Percent
Yes	67.7%
No	32.3%

18. Would you support a 1-3% surcharge on your property tax (partially matched by state funds) that would be used to preserve open space & farmland, create and support affordable housing, and preserve historic buildings and landscapes?	
Answer Options	Response Percent
Yes	36.3%
No	63.7%

19. Where do you believe the current town center is located?	
Answer Options	Response Percent
Historic District/Common	75.8%
5 Corners	24.2%

20. With regard to the historic village center of Granby, do you:	
Answer Options	Response Percent
Like it just as it is	53.5%
Want to see it developed with more commercial, civic, and residential uses	46.5%

21. As Granby grows, where would you like to see new residential development directed?	
Answer Options	Response Percent
Along existing roads where there is little existing development	40.9%
Senior/55+ Housing Community	40.2%
As part of mixed-use commercial/residential development	29.7%
In areas of already concentrated development	25.7%
New subdivisions that require new roads	22.0%

22. What type of strategies should the town adopt to address future growth?			
Answer Options	Support	Indifferent	Oppose
Develop design standards for commercial districts to maintain the community character.	232	52	22
Adopt zoning to protect agricultural lands.	210	71	23
Update zoning bylaw to designate residential, commercial, and industrial districts for development.	192	63	42
Increase mobility options for non-motorized vehicles by building sidewalks, bike lanes, pedestrian crosswalks, bike paths.	180	74	55
Identify areas appropriate for mixed-use development.	171	93	41
Public Sewer/Water expansion in Mixed Use/Commercial/Industrial Zones (Rte 202 corridor. New Ludlow Rd.)	158	91	59
Public Sewer/Water expansion to previously identified areas of concern.	148	103	52
Adopt zoning for high density residential development.	94	72	137

23. Where should the town encourage new moderate commercial development? (Choose all that apply.)	
Answer Options	Response Percent
Along the whole length of Rte 202	69.5%
New Ludlow Rd.	50.7%
Near the Historic District	18.5%
Nowhere	13.8%

24. What kind of commercial growth would you prefer for Granby in the future?					
Answer Options	Strongly Prefer	Prefer	Neutral	Do Not Prefer	Don't Know
More small, locally owned stores	107	147	44	10	1
More restaurants	105	120	48	36	2
More offices (for business, medical, services)	60	131	73	45	1
More farms and agricultural businesses	78	90	101	33	7
More grocery stores	70	86	81	65	3
More home based businesses	48	81	133	30	12
Hotels and tourist-oriented services	25	52	84	137	5
More industrial businesses (trucking, manufacturing)	13	51	71	163	6
More large national chain stores	18	41	52	193	2

25. What should we use as a model for the way Granby should grow and look in the future? (Choose all that apply.)	
Answer Options	**Response Percent**
A mostly residential "bedroom" community with dispersed small-scale commercial development along main roads (e.g. Belchertown)	47.8%
A community with a mixed-use center with a variety of housing options and commercial developments (e.g. South Hadley)	33.3%
A rural residential community with a small commercial center (e.g. Monson)	32.7%
A community that promotes large-scale commercial development along main roads and preserves outlying open space (e.g. Hadley)	21.5%
A residential community without a commercial center or significant commercial development (e.g. Longmeadow)	15.7%

26. How Important are the following aspects of living in Granby to you? (Choose all that apply.)					
Answer Options	**Extremely Important**	**Very Important**	**Somewhat Important**	**Not Important**	**Don't Know**
The quality of homes and neighborhoods	113	143	54	3	0
Property tax rate, compared to other towns	130	130	45	3	5
Quality of public schools	146	97	48	15	4
Rural areas, agricultural heritage	87	117	86	18	2
Parks and Recreation programs, playing fields	54	124	107	27	1
Granby Free Public Library	92	110	72	39	1
Council on Aging (Senior Center)	68	109	97	35	5
Recreation: hiking, biking, ATV, snowmobile, boating	51	92	118	50	1
Open town Meeting form of government	92	93	75	36	14
The Common	44	100	113	51	1
Historic sites and buildings	45	81	118	69	0
Convenient to major employment centers	26	67	116	97	6
Variety and number of shopping opportunities	14	70	125	99	1
Cultural opportunities	23	69	114	95	10

27. Would you be willing to pay additional taxes for:			
Answer Options	**Support**	**Indifferent**	**Oppose**
Repairs of existing schools	180	57	74
New schools	171	48	90
Maintenance of town buildings	161	97	50
Maintenance of Dufresne's Grove	155	102	51
Open Space acquisition/protection	116	99	86
Active recreation are acquisition/improvements	115	116	73
Salaries of town employees	86	134	86
Installation of public sewers/water to Rte 202 Corridor	111	86	113
Installation of public sewers/water to New Ludlow Rd.	82	113	114
Trash pick-up	116	59	128

28. Regarding Granby's Zoning Bylaws:	
Answer Options	Response Percent
Are they effective in guiding the town's growth?	87.3%
Do you feel the zoning bylaws have problems?	81.4%
Revisions are necessary?	59.8%

29. Are you:	
Answer Options	Response Percent
Male	46.9%
Female	53.1%

30. What is your age?	
Answer Options	Response Percent
14-19	0.0%
20-29	2.6%
30-39	13.7%
40-49	24.0%
50-59	24.6%
60+	35.1%

31. Are you retired?	
Answer Options	Response Percent
Yes	25.2%
No	68.4%
Partially	6.4%

32. Do you work in town?	
Answer Options	Response Percent
Yes	13.4%
No	71.6%
N/A (fully retired)	15.0%

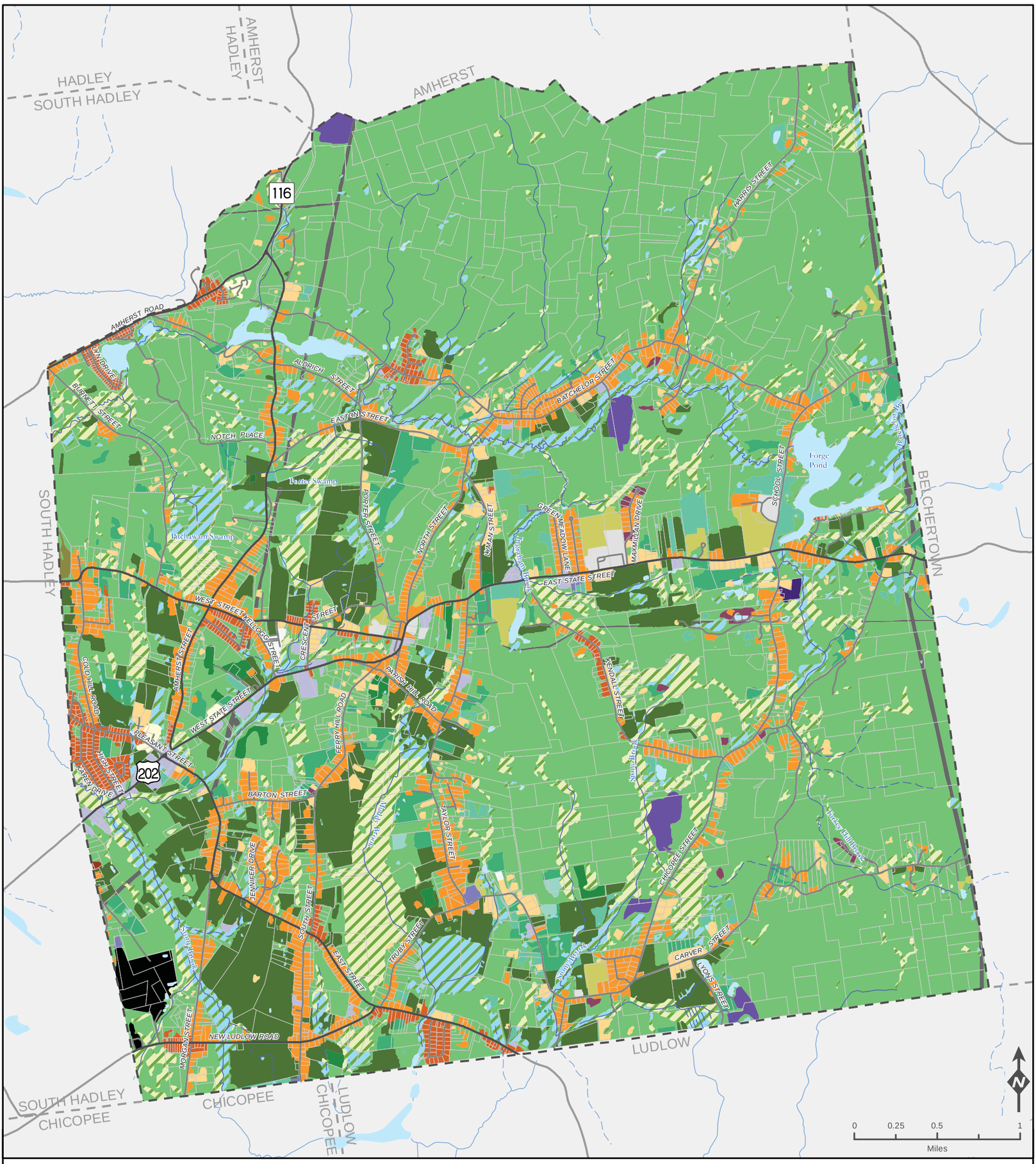
33. Do you work at more than one job?	
Answer Options	Response Percent
Yes	15.3%
No	84.7%

34. Do you earn money working from home?	
Answer Options	Response Percent
Yes	11.3%
No	88.7%

35. Are you disabled?	
Answer Options	Response Percent
Yes	6.8%
No	93.2%

36. Do you have a disabled adult living with you?	
Answer Options	Response Percent
Yes	6.1%
No	93.9%

37. What is your household income?	
Answer Options	Response Percent
$0-$49,000	15.4%
$50,000-$99,000	38.0%
$100,000-$149,000	33.0%
$150,000+	13.6%



LAND USE
2017 Master Plan

GRANBY, MA

DATA SOURCES:
MassGIS, Pioneer Valley Planning Commission.
This map is based on the best available data.
All information is subject to field verification.

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Mining
- Junkyard
- Transitional
- Cropland
- Orchard
- Nursery
- Pasture
- Open Land
- Brushland/Successional
- Forest
- Forested Wetland
- Non-Forested Wetland
- Participation Recreation
- Golf Course
- Cemetery
- Urban Public/Institutional
- Transportation
- Powerline/Utility
- Waste Disposal
- Water
- Open Water
- Stream
- Intermittent Stream
- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

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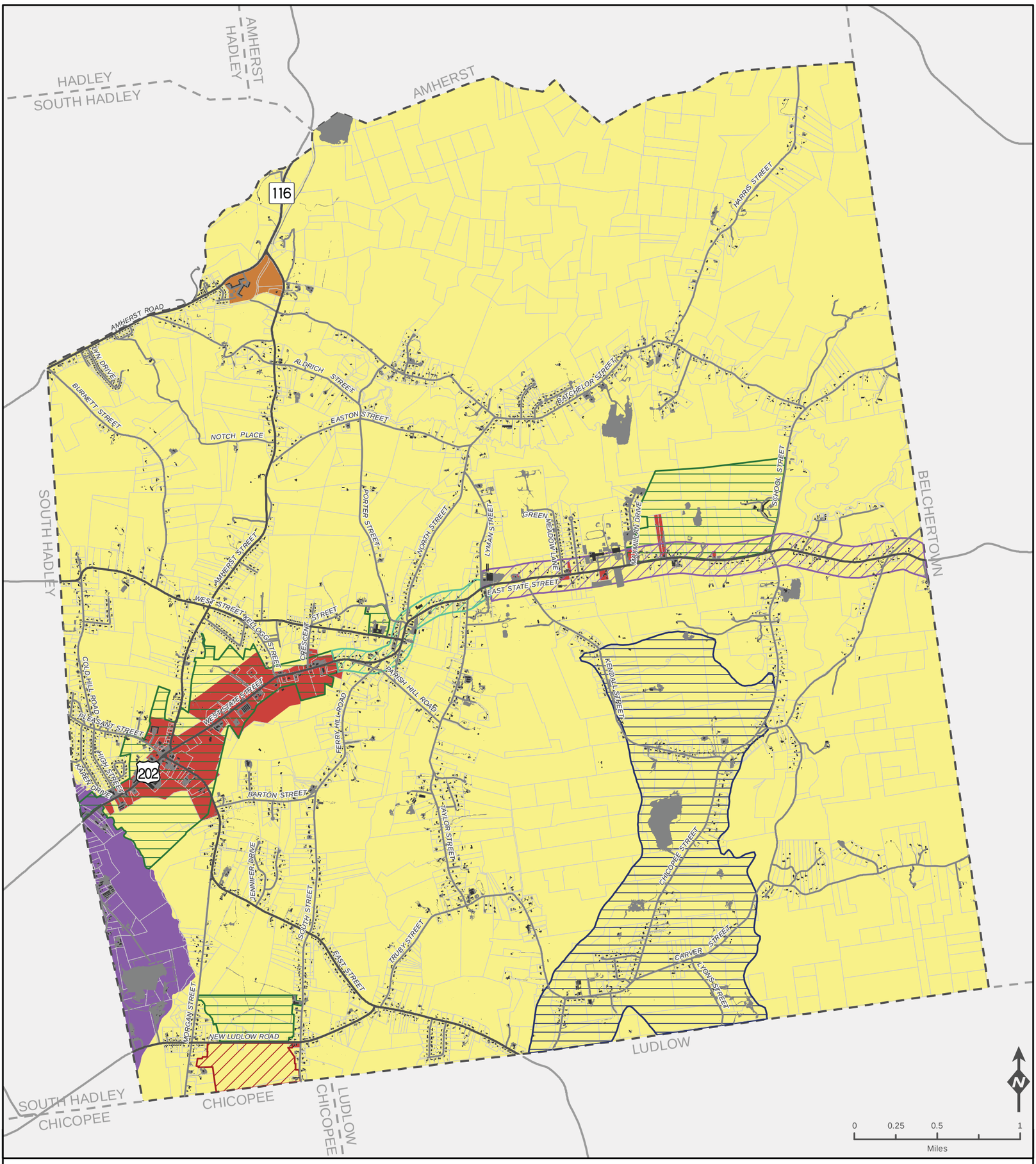

DEVELOPMENT DENSITY & ZONING DISTRICTS/OVERLAYS

2017 Master Plan

GRANBY, MA

Development Indicators
- Building Footprints
- Impervious Surfaces

Zoning Districts
- General Business
- Industrial
- Residential - Multi-family Units
- Residential - Single-family Units

Overlay Districts
- Village Center
- Professional/Office
- Mixed Use Development
- Business Park
- Water Supply Protection

- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

DATA SOURCES:
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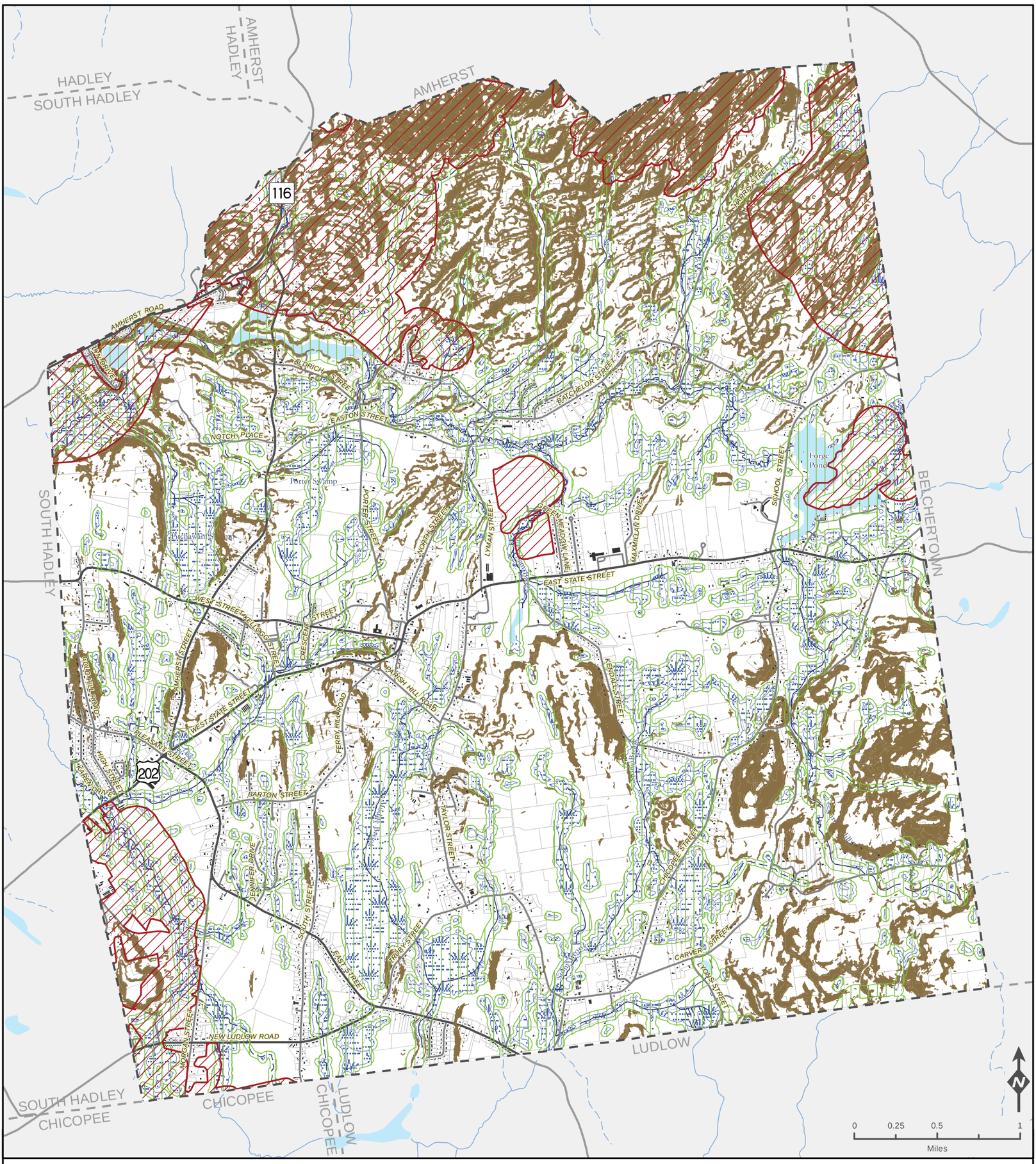

ENVIRONMENTAL CONSTRAINTS
2017 Master Plan

GRANBY, MA

- Areas of Steep Slope (15% or Greater)
- NHESP Priority Habitat of Rare Species & Estimated Habitat of Rare Wildlife (Overlay)
- Wetlands/Open Water Buffer 100/200ft
- Wetlands
- Open Water
- Stream
- Intermittent Stream
- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

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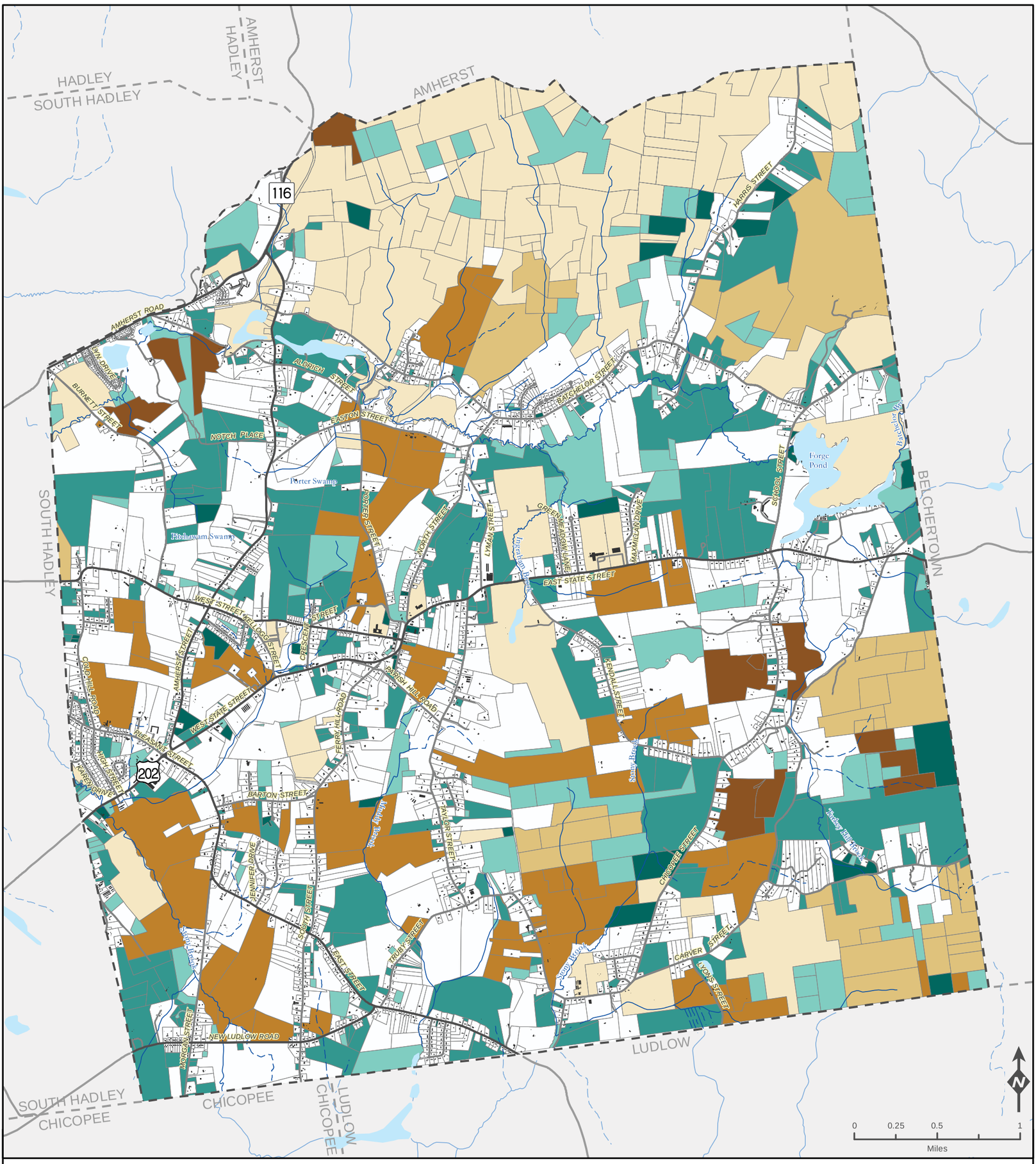

DEVELOPABLE - UNDEVELOPABLE
2017 Master Plan

GRANBY, MA

DATA SOURCES:
MassGIS, Pioneer Valley Planning Commission.
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*** Land use values extracted from Granby Tax Assesor's Database.**

Developable - Undevelopable

- Undeveloped - Undevelopable
- Undeveloped - Developable
- Vacant - Municipal or Private Club

Undeveloped - Protected

- Chpt.61
- Chpt.61A
- Chpt.61B
- Protected

- Open Water
- Stream
- Intermittent Stream
- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

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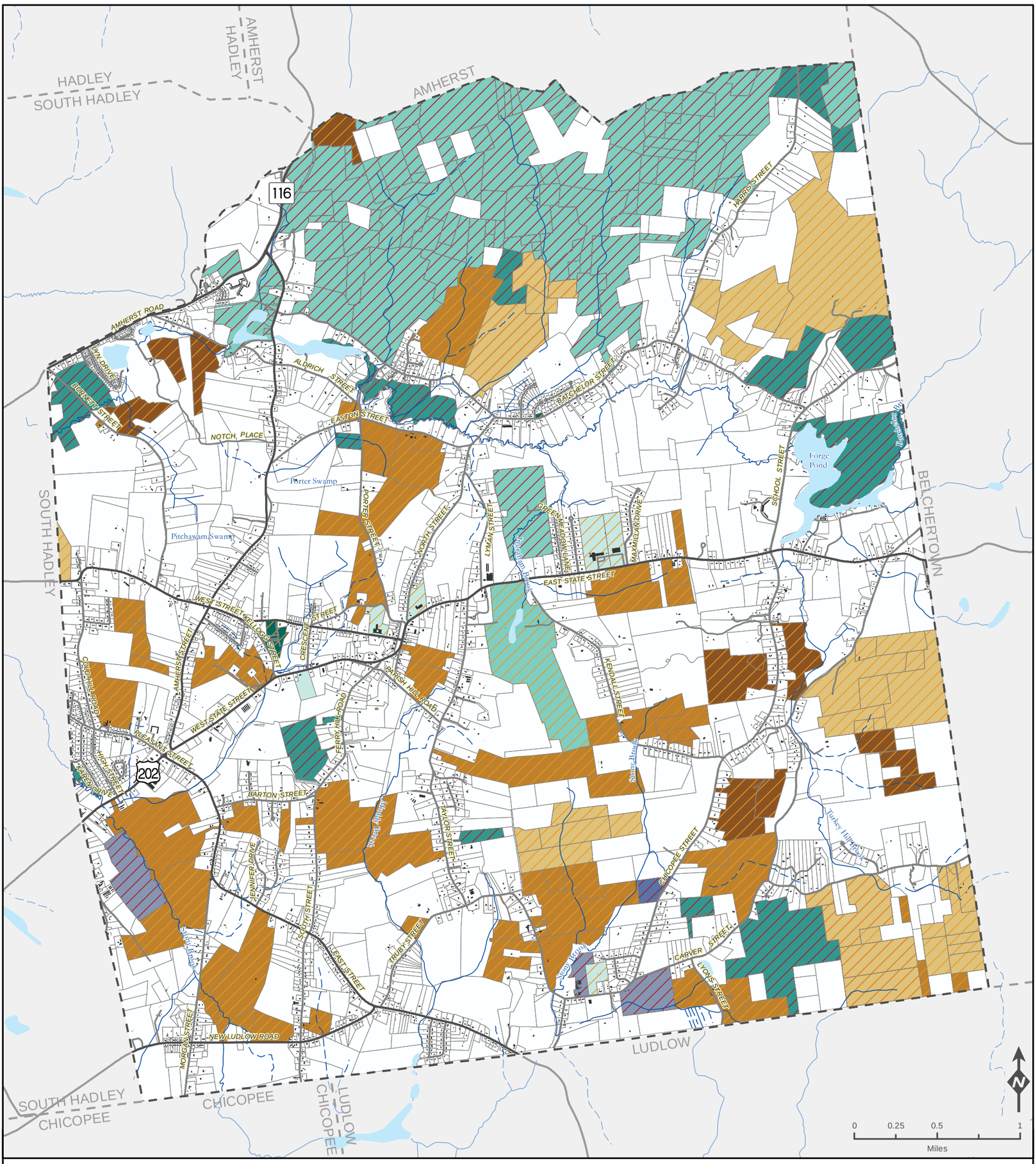

PROTECTED & RECREATIONAL LANDS
2017 Master Plan

GRANBY, MA

DATA SOURCES:
MassGIS, Pioneer Valley Planning Commission.
This map is based on the best available data.
All information is subject to field verification.

Primary Purpose
- Historical - Cultural
- Conservation
- Conservation - Recreation
- Recreation
- Agriculture (No Chpt. 61A)
- Water Supply Protection

Deed Restrictions
- Chpt.61
- Chpt.61A
- Chpt.61B

Level of Protection
- In Perpetuity
- Limitted

- Open Water
- Stream
- Intermittent Stream
- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

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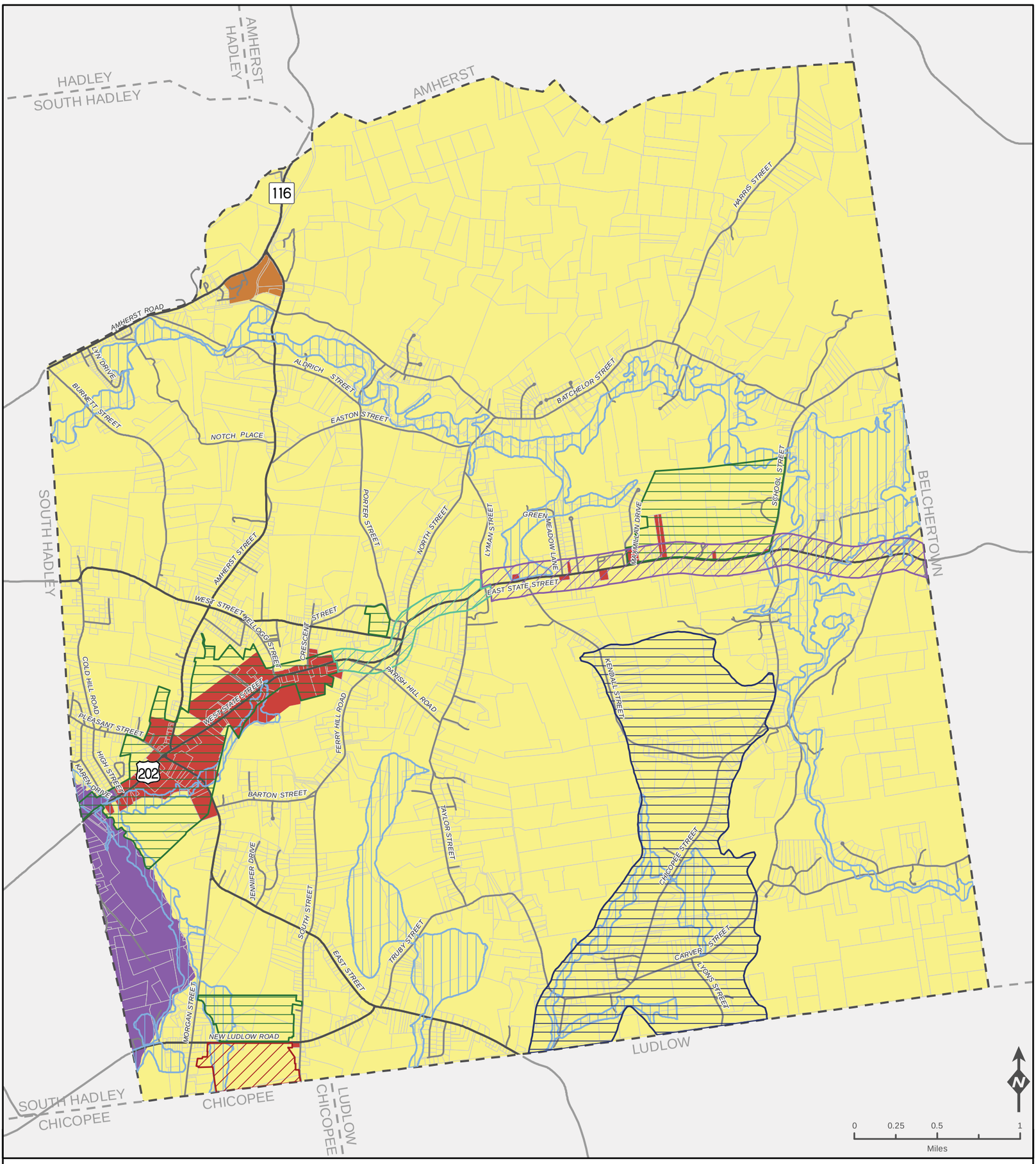

ZONING & OVERLAY DISTRICTS
2017 Master Plan

GRANBY, MA

Zoning Districts

- General Business
- Industrial
- Residential - Multi-family Units
- Residential - Single-family Units

Overlay Districts

- Village Center
- Professional/Office
- Mixed Use Development
- Business Park
- Water Supply Protection
- Flood Plain

- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

DATA SOURCES:
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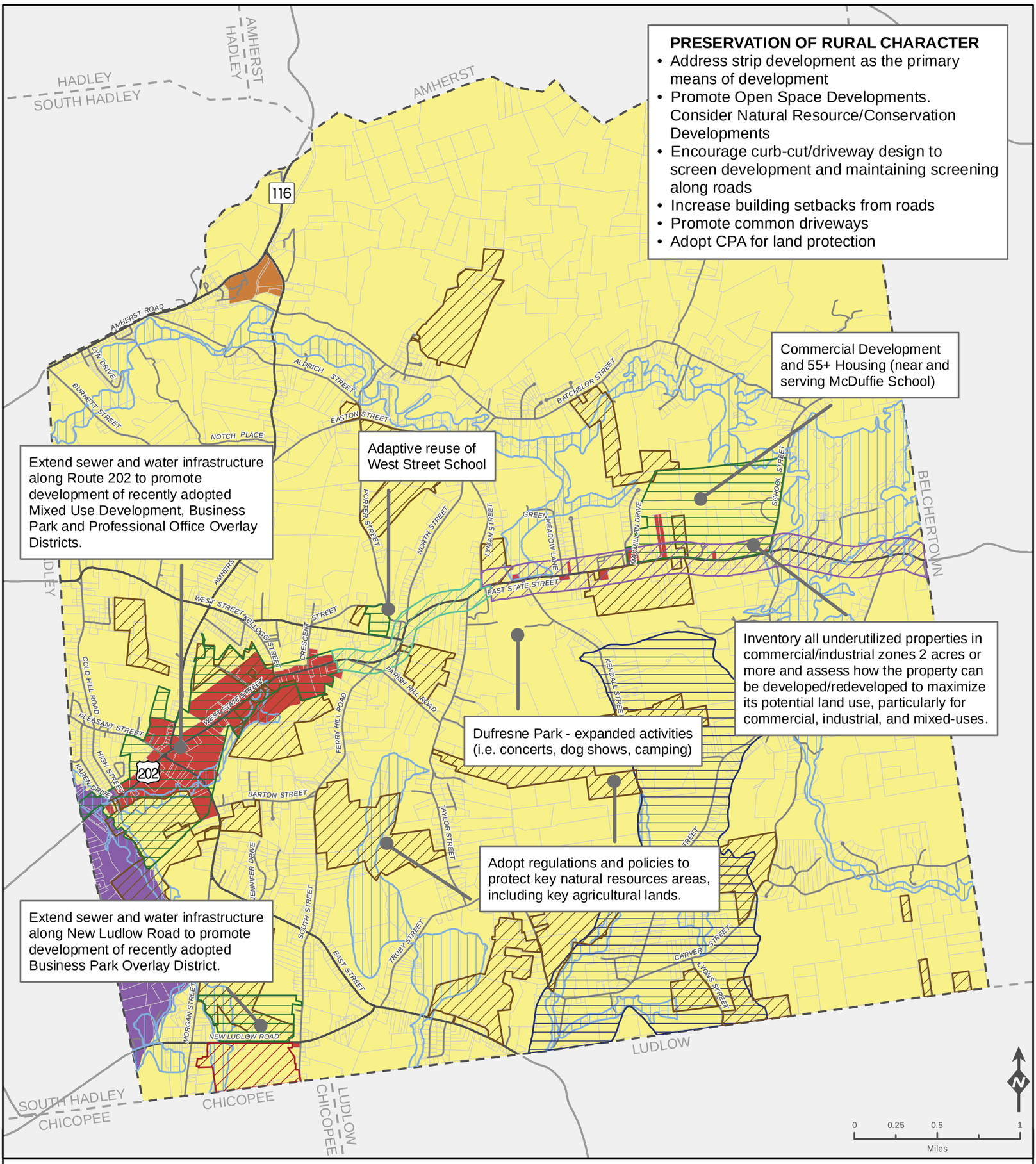

LAND USE GUIDE PLAN
2017 Master Plan
LAND USE CHAPTER UPDATE

GRANBY, MA

DATA SOURCES:
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All information is subject to field verification.

Zoning Districts
- General Business
- Industrial
- Residential - Multi-family Units
- Residential - Single-family Units

Overlay Districts
- Village Center
- Professional/Office
- Mixed Use Development
- Business Park
- Agricultural Preservation
- Water Supply Protection
- Flood Plain

- Town Boundaries
- Tax Parcel Boundaries
- Major Roads
- Local Roads

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