

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.

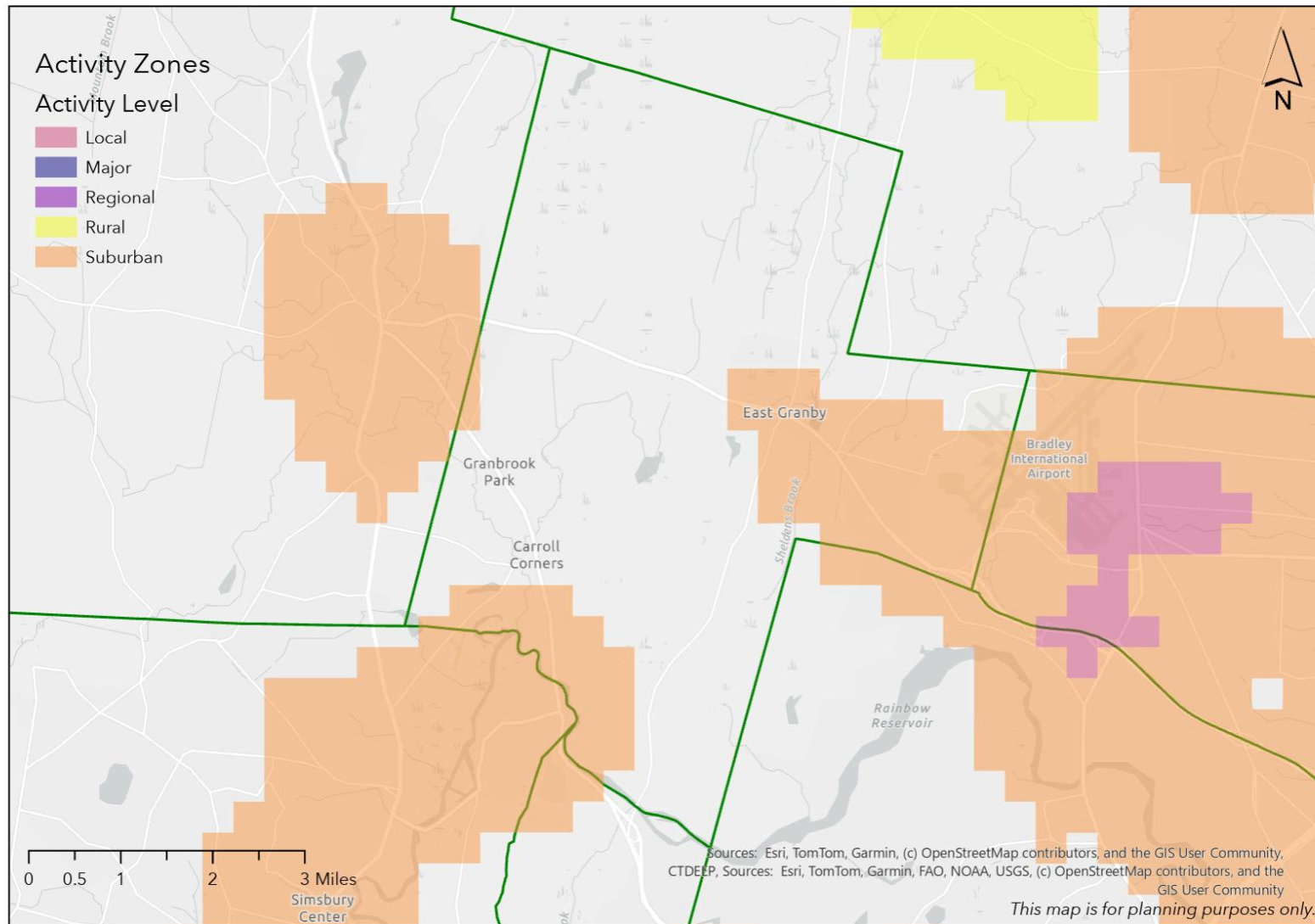
D. Consistency with the 2025 State Conservation and Development Policies Plan

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.

The 2025 Draft 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). 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 (*Source: 2025-2030 LGM*). 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 the 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.

2025-2030 Locational Guide Map



Source: 2025 C&D Policies Plan, LGM

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.

Vision Statement

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

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

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

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

E. The Planning Process

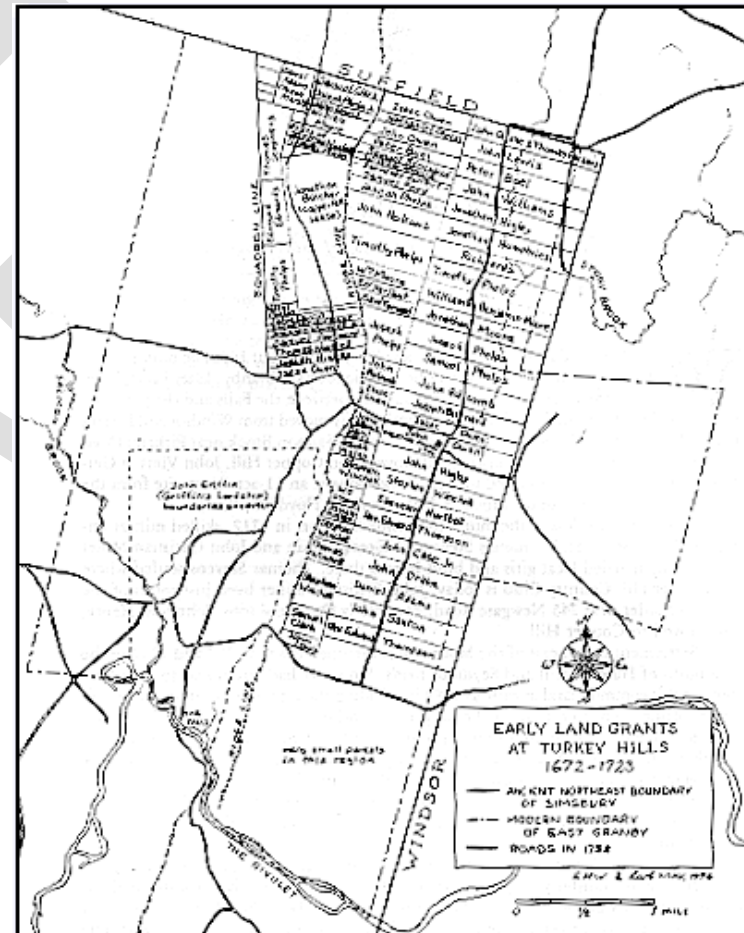
THIS SECTION TO BE UPDATED AND COMPLETED LATER

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 large format 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 public input session. 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.

2. BACKGROUND AND CURRENT DEMOGRAPHICS

A. History

The area known as East Granby today was originally inhabited by Native American people including the Algonquin/ Poquonock, Massaco, and Agawam tribes (*Source: East Granby Historical Society*). The area was settled by Europeans as one of four Congressional parishes in Simsbury in the 1660s (*Source: East Granby Historical Society*). 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, New Gate Prison. By 1858, the Town of East Granby was officially established. New Gate 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. 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 (*Sources: East Granby & Notorious New Gate*



Early Land Grants at Turkey Hills, 1672-1723

Source: East Granby Historical Society



Above: Old New Gate Prison (Source: CT DEEP)

Below: Home Page of the East Granby Historical Society
Website

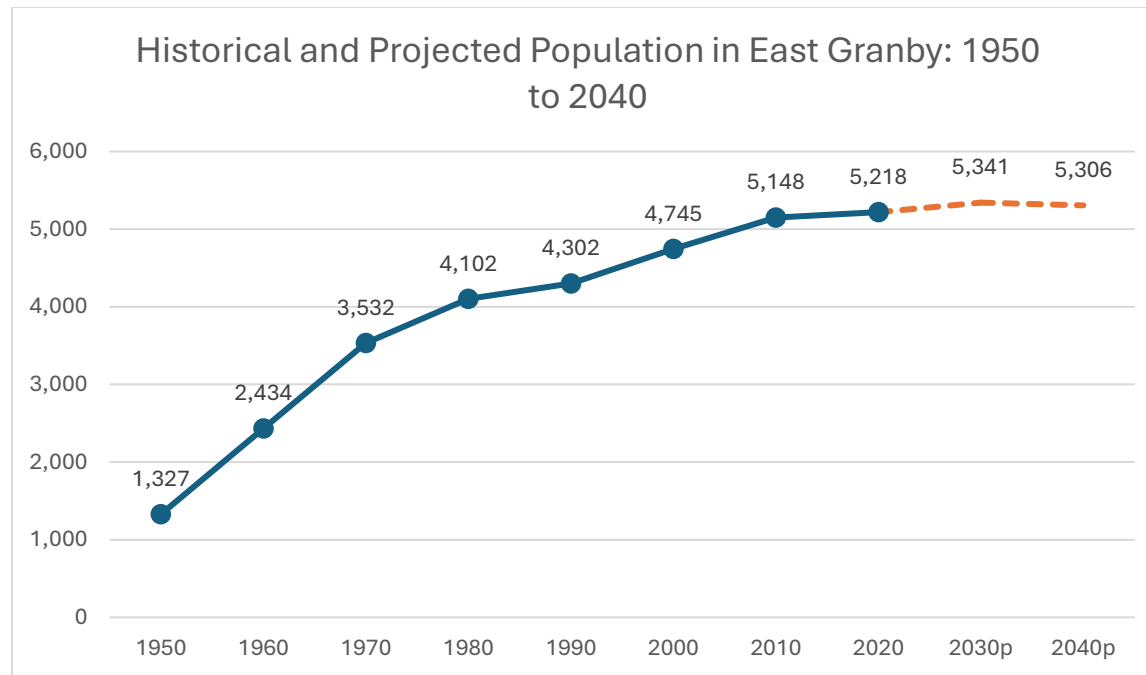


Prison- Connecticut History). In the early twentieth century, many local farmers specializing in dairy and tobacco products operated farms, and much of the town's rural character stems from this. Today, service, mining, manufacturing, and construction businesses are the most prevalent in town.

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 New Gate Prison.

B. Population Profile / Demographics

As of 2024, East Granby is home to 5,238 residents and 1,967 households (Source: *Advance CT 2026 Town Profile*). 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 (Source: *CT SoTS*). Between 2010 and 2020, the population increased by about 1% or approximately 60 people (Source: *East Granby 2023 Equity Profile*). Over the next 15 years, the population is expected to continue growing, with a projected population of 5,306 by the year 2040 (Source: *CT State Data Center*). At 18 square miles, the town's current population density is 298 people per square mile (Source: *2026 Town Profile*).



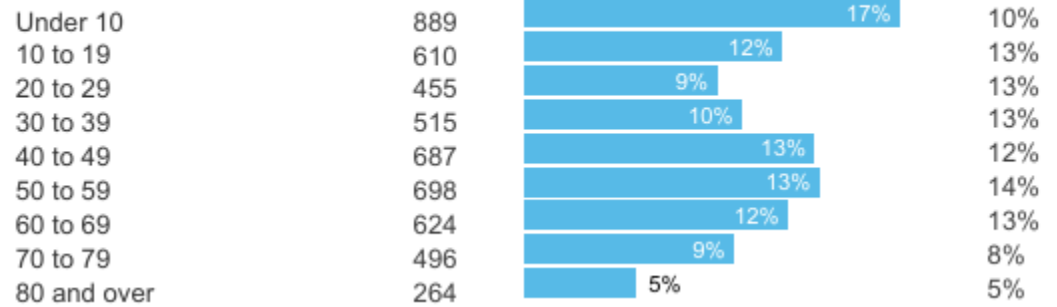
Sources: CT SoTS, CT DPH 1950-2020. Projected Populations (indicated by 'p') by CT Data Center.

From 2010 to 2020, the child population experienced a decline of about 8% while the adult population increased approximately 4% (Source: *East Granby 2023 Equity Profile*). 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 (Source: *Advance CT 2026 Town Profile*). The median age in East Granby is 42 (Source: *Advance CT 2026 Town Profile*).

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 (Source: *The East Granby Village Center Master Plan*). By planning for a diverse

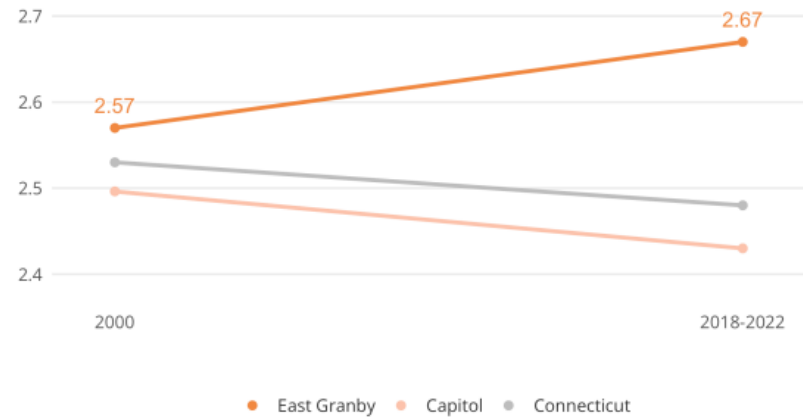
housing stock, including mixed-use and multifamily development in appropriate locations, East Granby can support changing household needs, attract new residents, and advance multiple goals of this Plan. With more than 400 housing units planned or proposed for the Village Center Corridor, these developments are projected to generate approximately 74 new school district enrollments and over 1,168,000 in tax revenues (Source: *The East Granby Village Center Master Plan*).

Age Distribution



(Source: Advance CT 2026 Town Profile)

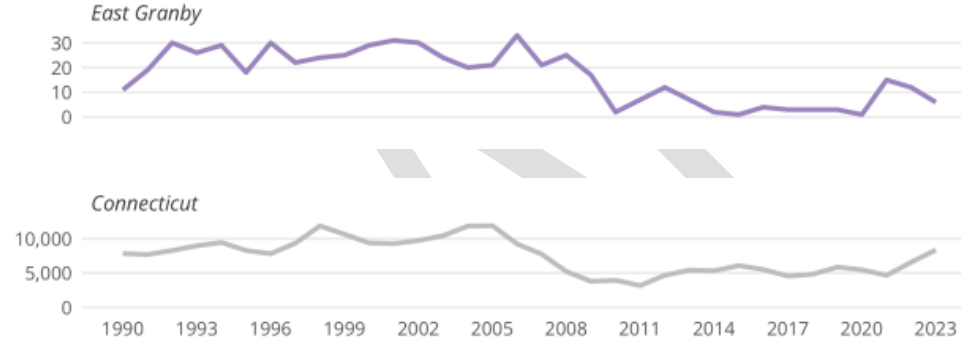
Household sizes in East Granby are increasing. Between 2000 and 2022, the average household size in town went from 2.57 to 2.67.



Source: 2024 Housing Data Profile

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, the Town experienced another spike in permits issued between the years of 2020 and 2023 (Source: CTDECD via 2024 Housing Data Profile).



Building Permits issues in East Granby and Statewide 1990 - 2023

Source: CTDECD via 2024 Housing Data Profile

As of 2024, East Granby has 2,085 housing units (both occupied and vacant) (Source: Advance CT 2026 Town Profile). Of those, 1,829 homes are single-family while 427 homes are multi-family (Source: 2024 Housing Data Profile). 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 (Source: 2024 Housing Data Profile). Six percent (6%) of East Granby's housing stock is vacant (Source: Advance CT 2026 Town Profile). On average, homes in East Granby are more expensive than the state. In 2024, the median home value in East Granby was \$388,000 while the

median home value statewide was \$366,900 (*Source: 2026 Town Profile*). The median rent in town is \$1,341, (10%) lower than the statewide median rent of \$1,488 (*Source: Advance CT 2026 Town Profile*).

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 (*Source: 2024 Housing Data Profile*).

The provision of affordable housing for those who are cost-burdened is fundamental to thriving communities. CGS 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 (CFHA) or United States Department of Agriculture (USDA) mortgages. The number of affordable housing units in East Granby in 2024 was 117, nearly 5% of the housing stock (*Source: CT DOH*).

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 has a Director of Planning and Economic Development, along with an Economic Development Commission who 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.

Top Industries		
Lightcast, 2024 (2 and 3 digit NAICS)		
	Jobs	Share of Industry
1 Manufacturing	1,293	
<i>Fabricated Metal Product Mfg</i>		21%
2 Admin and Support and Waste Mgt	543	
<i>Administrative and Support Services</i>		81%
3 Transportation and Warehousing	477	
<i>Warehousing and Storage</i>		45%
4 Government	415	
<i>Local Government</i>		58%
5 Wholesale Trade	389	
<i>Merchant Wholesalers, Durable Goods</i>		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 (Source: Advance CT 2026 Town Profile). Major employers in East Granby include RSCC Wire & Cable LLC, MB Aerospace, Barnes Aerospace, Nufren/Coherent, and Joining Technologies, Inc. (Source: Advance CT 2026 Town Profile). The Secretary of the State's office reported approximately 480 total active business registrations in Town, providing 4,391 jobs across all industries (Source: Advance CT 2026 Town Profile). 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 (Source: Advance CT 2025 Town Profile).

SOTS Business Registrations

Secretary of the State, March 2025

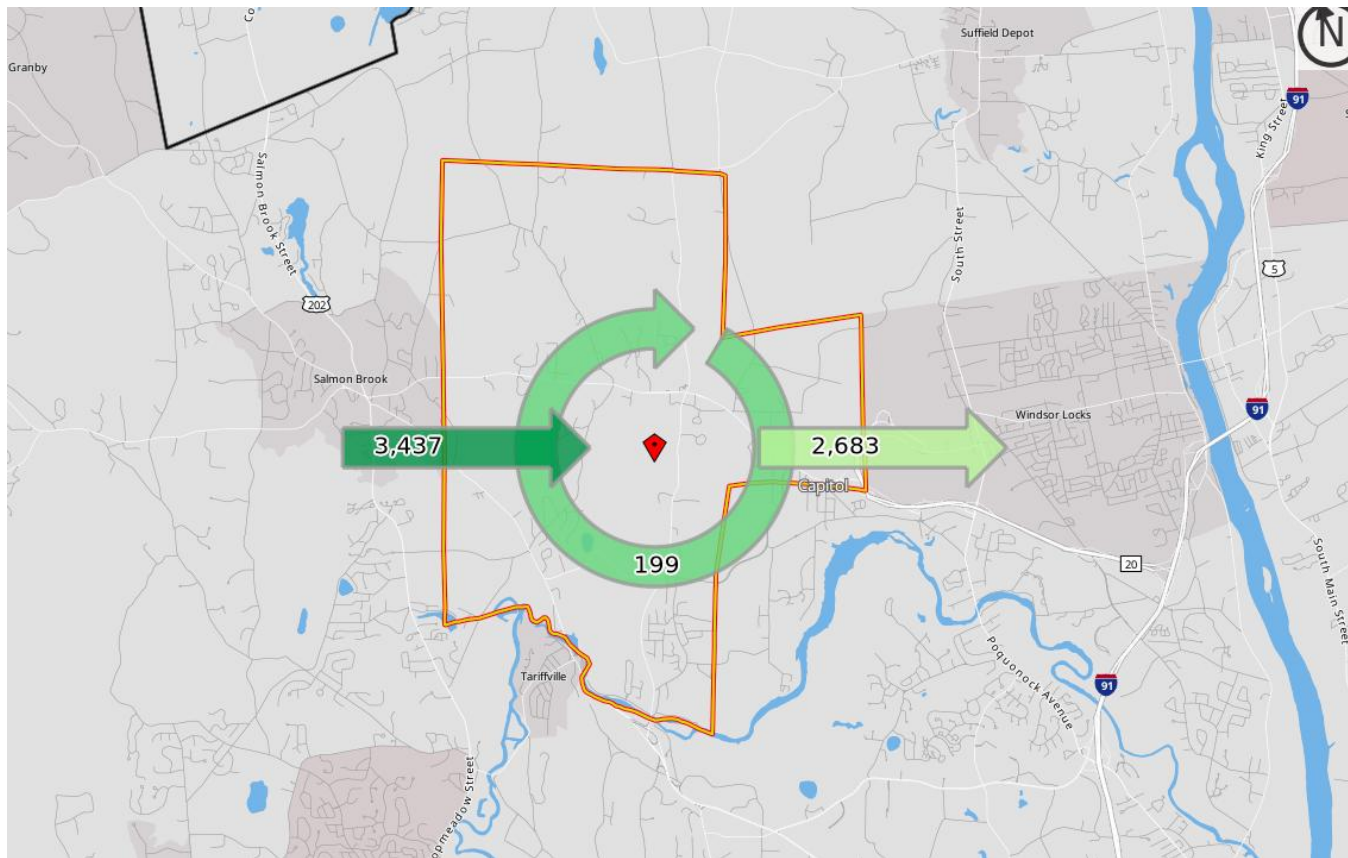
New Business Registrations by Year

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 travelling 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.