

**TOWN OF GRANBY  
BOARD OF SELECTMEN  
SPECIAL MEETING**

**Minutes**

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**January 13, 2025**

Members Present: First Selectman Mark H. Fiorentino  
Selectman Mark C. Neumann  
Selectman Frederick A. Moffa  
Selectman Margaret Q. Chapple  
Selectman Kelly O. Rome

Others Members: Mike Walsh, Town Manager  
Scott A. Nolan, Town Clerk  
Sandy Yost, Director of Human Services  
Abigail Kenyon, Community Development Director  
Jean A. Donihee-Perron, Chair, Commission on Aging  
Kimberly Becker, Commission on Aging  
Maureen Eberly, Commission on Aging – Via Zoom  
Judith Jones, Commission on Aging  
Debra Holcomb, Commission on Aging  
Michael Lengvarsky, Commission on Aging  
Lynette M. Simpson, Commission on Aging  
Kathleen M. Garlasco, Commission on Aging  
Ellen Thompson, Commission on Aging

**I. CALL TO ORDER**

At 6:00 p.m. First Selectman, Mark H. Fiorentino called the meeting of the Board of Selectmen to order in the Town Hall Meeting Room 15 North Granby Road, Granby, CT 06034.

**II. FIRST SELECTMEN RECOGNIZES COMMISSION ON AGING**

First Selectman Mark H. Fiorentino recognized Jean A. Donihee-Perron, Chair, Commission on Aging for opening remarks. Jean A. Donihee-Perron, Chair, Commission on Aging noted that the Commission was established in 2004 to aid our senior citizens and that the Plan of Conservation and Development which was revised in 2016 noted that more senior housing was needed and that the average wait time for a senior to get housing was roughly two years. Jean A. Donihee-Perron, Chair, Commission on Aging further explained that seniors are expressing senior housing is both expensive and hard to find. Jean A. Donihee-Perron, Chair, Commission on Aging further indicated that the Commission was supportive of the redevelopment of Kearns School as the property offers impressive grounds with a close proximity to the center of Town to support daily needs. Further discussion took place.

**III. PLEDGE OF ALLEGIANCE**

Shirley Murtha led members of the Board of Selectmen in the Pledge of Allegiance.

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**IV. INTRODUCTION BY TOWN MANAGER**

Mike Walsh, Town Manager addressed members of the Board of Selectmen regarding the process of redeveloping Kearns School and noted that in the summer of 2024 the Board of Selectmen authorized the request for proposal for additional housing at the site and that four responses had been received. Mike Walsh, Town Manager further explained that the process and introduced the developers 7 Summits Realty & New Samaritan and Bobroske & Chadwick. Mike Walsh, Town Manager further explained the process and the flow of the meeting noting that it was the goal to have a contract in order by the end of June 2025 but was subject to change.

**V. BUSINESS: PRESENTATIONS AND DISCUSSION REGARDING THE REDEVELOPMENT OF THE KEARNS SCHOOL FOR SENIOR AFFORDABLE HOUSING<sup>1</sup>**

**A. PRESENTATION BY 7 SUMMITS REALTY AND NEW SAMARITAN FOLLOWED BY BOARD MEMBERS QUESTIONS**

Representatives from Summits Realty & New Samaritan addressed members of the community regarding their proposal for affordable senior & mixed income living at 5 Canton Road giving an overview of their team and explaining that their mixed partnership services would include land acquisition & feasibility studies, planning & zoning approvals, project management, financial and investment management, property management, sustainability & green building, nonprofit leadership in affordable housing development, development financing, grants management, elderly service delivery, property management, regulatory expertise and project sponsorship. Representatives from Summits Realty & New Samaritan further explained some of their past experiences which included Feldspar Ridge Housing Subdivision, 16 Cedar Street (multi-Unit Housing Development), Park and Main Residential Development, Freeman Companies, 7 Summits Construction and 7 Summits Realty Office in Hartford. Representatives from Summits Realty & New Samaritan further explained why affordable housing matters noting that 3.2% of Housing in Granby is affordable (138 units) compared to 9.3% in Hartford County and that 7% of Granby's Housing Stock is multi-family and that the median age is 45.8. Representatives from Summits Realty & New Samaritan explained their process and what the project might look like after completion and that the total project development cost was roughly \$375,000 per unit cost totaling 22.5 million for Senior Building and \$450,000 per unit cost totaling \$27 million for mixed housing buildings. Representatives from Summits Realty & New Samaritan also explained over some of the private/nonprofit partnership funding resources. Further discussion took place.

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<sup>1</sup> Town Clerk Note: A copy of the 7 Summits Realty & New Samaritan and the Bobroske & Chadwick proposal for Kearns School are on file in the Town Managers office.

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**B. PRESENTATION BY TIMOTHY BOBROSKE AND MICHAEL  
CHADWICK FOLLOWED BY BOARD MEMBERS QUESTIONS**

Representatives from Tim Bobroske Construction Services LLC and Fiscal Wisdom Holdings, Inc addressed members of the Board of Selectmen regarding their plan for the redevelopment of Kearns School into the Kearns School Apartments. Representatives from Tim Bobroske Construction Services LLC and Fiscal Wisdom Holdings, Inc went into detail regarding some of their other successful properties which included Quail Hollow, Canterbury Village, Stone Ridge, Thomaston Valley Village, and further explained their current projects which included New Hartford Village. Representatives from Tim Bobroske Construction Services LLC and Fiscal Wisdom Holdings, Inc explained their vision for the redevelopment of Kearns School indicated that their plans for the wetlands would include a walking pond, aquatic life, plant & animal life, boardwalk around the pond and would allow fishing for campus residents. Representatives from Tim Bobroske Construction Services LLC and Fiscal Wisdom Holdings, Inc also explained that they envisioned maintain the Kearns School existing footprint, preserving its history & murals, adding a school bell, and a theme of the property in school in every way. Representatives from Tim Bobroske Construction Services LLC and Fiscal Wisdom Holdings, Inc expressed that the complete transformation to a modern 66+ unit active adult living community would offer luxurious amenities at an affordable price and that the units will contribute towards increasing the towns 3.28% affordable units and that they are offering a 40% affordability. Further discussion took place.

**VI. PUBLIC SESSION**

Mrs. Hawk (2 *Windcrest Drive*) addressed members of the Board of Selectmen noting her concerns of privacy as her property abuts Kearns School and inquired about the feasibility of fencing or high shrubs which would also help with noise.

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**VII. ADJOURNMENT**

There being no more business to come before the meeting, Selectman Mark C. Neumann made a motion to adjourn the Board of Selectmen meeting at 9:14 p.m., which was seconded by Selectman Frederick A. Moffa and passed by a unanimous voice vote. **(5/0/0) MOTION CARRIES.**

Respectfully submitted & attested,

  
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**Scott A. Nolan**  
Town Clerk

Received for Record January 15, 2025, at 10:53 AM  
By SCOTT A. NOLAN, Town Clerk