



TOWN OF
GRANBY, CT
The Pride of the Valley

**TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR BOARD OF SELECTMEN MEETING
MAY 19, 2025
MINUTES**

PRESENT: Mark H. Fiorentino, First Selectman; Mark C. Neumann, Vice-Chairman; Margaret Q. Chapple, Frederick A. Moffa, Kelly O. Rome, and Ben Lavigne, Student Liaison.

ABSENT: Zainab Zafar, Student Liaison

ALSO PRESENT: Michael P. Walsh, Town Manager, Kimi Cheng, Director of Finance, Betsy Mazzotta, Management Assistant, Members of the Public, and Jen Espinal, Town Clerk.

CALL TO ORDER:

First Selectman, M. Fiorentino, called the Board of Selectmen Regular Meeting to order for the Town of Granby, Connecticut, in the Town Hall Meeting room, at 7:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES

Approval of Special Town Meeting Minutes - April 7, 2025

ON A MOTION BY M. Neumann, seconded by M. Chapple, the Board voted (5-0-0) to approve the minutes for the Special Town Meeting from April 7, 2025.

Approval of Granby Water Pollution Control Authority Public Hearing Minutes – May 5, 2025

ON A MOTION BY K. Rome, seconded by F. Moffa, the Board voted (5-0-0) to approve the minutes from the Granby Water Pollution Control Authority Public Hearing on May 5, 2025.

Approval of Board of Selectmen Regular Meeting Minutes - May 5, 2025

ON A MOTION BY F. Moffa, seconded by M. Neumann, the Board voted (5-0-0) to approve the minutes from the Board of Selectmen Regular Meeting on May 5, 2025.

3. APPOINTMENTS

None

4. COMMUNICATIONS

M. Walsh, Town Manager, briefed the Board on the Neighborhood Assistant Act, under CGS which allows certain corporations such as Insurance Companies and Healthcare corporations to make contributions to municipality and Tax-Exempt Organizations. Mike welcomed any corporation interested in participating to contact the Town.

The Government Finance Officers Association awarded the Town of Granby the 2024 Annual Comprehensive Financial Report Certificate of Excellence in Financial Reporting for the 19th consecutive year. M. Walsh attributed the achievement to Kimi Cheng, Finance Director, and the Finance Department staff.

4.III. PRESENTATION

Jenny Emery, President of Friends of Holcomb Farm, presented the Holcom Farm Annual Report as per Lease Agreement with the Town of Granby. Specifically, the financial statement, compliance, and other information. J. Emery articulated key points of the Mission, and shared that the Holcomb Educational Tree Trail has over 100 trees planted and identified.

The Fresh Access Program continues to support various partners. Fundraising events were successful, and pledges together with donations, reserves were replenished.

Joseph O’Grady, 115 Simsbury Road, shared their task enhancing the SCIL with a large amount of compost, the grant that was received due to the floods in 2023, and the neighborhood assistance act which supported the upgrades of green houses. Farming equipment was purchased, and new irrigation was also added.

Farm Store revenue increased, primarily due to the partnership with Julien’s Farm Store. The CSA had a total of 570 members, and a winter CSA with 130 members.

J. Emery shared that Granby-Simsbury Chamber of Commerce awarded Mr. Joseph O’Grady, the managing farmer, Businessman of the Year.

The Holcomb Farm pays rent for the land and use of the CSA barn, and the farmhouse, and Fresh Access food is provided to the Senior Center and Social Services.

Dates for upcoming events were provided, see their schedule of events.

Melody Smith, 280 West Granby Road, West Granby, Manager of the Holcomb Farm Store explained that the partnership with other agricultural producers is working great, and the operation draws in revenue and excitement.

5. OLD BUSINESS

None

6. BUSINESS

6.I. Holcomb Farm/United Methodist Church Reuse - Business Plan Presentation

Jenny Emery, 71 Loomis Street, North Granby, presented proposal of long-term use and maintenance of 87 Simsbury Road, former United Methodist Church, in West Granby. A task team was put together to find usage of the premise. The building can be repurposed for cold storage, increased winter sales, expansion of sales of farmers’ products, and to meet the needs of the Friends of Holcomb Farm.

The Town of Granby will continue to own the building, and the responsibilities and maintenance will need to be worked out.

Joe O’Grady shared the status of the 2021 5-year Strategic plan and hopes that this new property will help complete the goals. J. Emery presented renderings that were prepared. The team will be exploring NAA upgrading the electric hear and pursue other grants and fundraising.

Dana Warren, 10 Day Street South, West Granby, the architect for the project, shared information on the radiant heat that is being proposed and the budget to get the building in working order for usage of the farm. A Building Committee is being formed, to take steps towards retaining an engineer and Bids.

The Board provided remarks, and the offer will be evaluated to ensure success and the protection of taxpayers’ dollars. M. Fiorentino, requested information on the next steps for the town’s review of the plan and encouraged Holcomb Farm to work with the Town of Granby Agricultural Commission to prioritize Granby’s Agricultural producers.

J. Emery responded that she hoped the Town would have a representative on the building committee, mentioned the local producers already working in partnership, and suggested that the Art Community and Craft Community in Granby might partner as well for a retail outlet.

M. Fiorentino proposed that the Board agree to allow the Town Manager, Mike Walsh, and M. Fiorentino to begin working on the details and the language for the Lease and Use Agreement. No objections were presented by the Board.

6.II. Kearns Senior Housing Development Progress Presentation

M. Fiorentino provided an update on the Development of Kearns Housing Development. Various options of housing mix and affordability were presented. The purpose of the development is to address some of the main issues with the old Kearns School. The Wetlands and other development constraints present some challenges which can impact on the cost and scope of work.

M. Fiorentino stressed that the illustrations are estimates only, and that depending on the direction that the project moves forward, the financial aspect will change.

M. Walsh, Town Manager, added that this is a two-phase development; between being able to build it, and the operational. Seven Summits and New Samaritan have their own focus on their operations.

The Board made remarks on the Wetlands, Deed Restricted housing, and the AMI (Area Medium Income) and concerns with oversaturation.

Next steps are for guidance from the Commission on Aging and the community to present a decision to Board of Selectmen.

6.III. 10-Year and Beyond Town and BOE Capital Plan Approval

M. Walsh, Town Manager, presented the Town of Granby and BOE 10-Year Capital Plan. Board will review proposal and will convene on the June 16, 2025, Board of Selectmen meeting. The Other Funding column of the Capital Plan is other funding available such as federal funds or grants, outside of the General Fund.

6.IV. Fire Marshall Camera Grant Receipt with Corresponding Budget Amendment

Town of Granby, Brian Long, Fire Marshall, secured a \$500.00 Grant, and the funds were received. Authorization for accepting and spending the grant is needed.

ON A MOTION BY M. Neumann, seconded by M. Chapple, the Board voted (5-0-0) to authorize the acceptance and expenditure of the grant.

6.V. Local Community Grant to Benefit Community Services

On behalf of Granby Community Fund and the efforts of Patty Sansone, a grant in the amount of \$7,500 is available. The grant amount of \$5,000 is to be used for transportation for seniors and the disabled, and \$2,500 for Social Services.

ON A MOTION BY K. Rome, seconded by F. Moffa, the Board voted (5-0-0) to approve the application for a grant to be used for Community Services.

6.VI. Ordinance Change - Elderly Tax Benefit Filing Period - to Biannually

Propose Ordinance Change to amend the filing of the Elderly Tax Credit in Chapter 156 of the Town of Granby Ordinance from annual to biannual, to align with state filing.

ON A MOTION BY M. Chapple, seconded by M. Neumann, the Board voted (5-0-0) to hold a Public Hearing on June 16, 2025, at 6:45 p.m. to gather input from citizens prior to the Board voting to amend the Town of Granby Ordinance, Chapter 156, Elderly Tax Credit to be filed on a biannual filing cycle.

6.VII. Tax Suspense List

Collector of Revenue, Lauren Stuck, prepared the annual Suspense List for June 30, 2025. The Suspense List are receivables that aren't collectible due to various reasons such as deceased individuals, closure of business, etc. The ability for the Town to collect receivables remains active, however this administrative process allows an accurate reflection of the financials, and when bonding, it shows that the funds in the Town of Granby are properly stated.

ON A MOTION BY F. Moffa, seconded by K. Rome, the Board voted (5-0-0) to transfer \$27,592.53 into a Suspense List as detailed on memo dated May 12, 2025.

6.VIII. Permission to Serve Alcohol at a Town Facility

A Graduation Sendoff taking place on July 26, 2025, at Salmon Brook Park gathering room. Jamie Savva, Events Coordinator reviewed the application and discussed Town's policy and the use of alcoholic consumptions.

ON A MOTION BY M. Neumann, seconded by M. Chapple, the Board voted (5-0-0) to approve the request for alcohol consumption during the event.

7. TOWN MANAGER REPORT

M. Walsh, Town Manager, briefed the Board on the many events happening in the Town. The Radio Communication Project is progressing. The Kearns School PowerPoint prepared and presented to Commission on Aging and BOS; the 10-Year Capital Plan will be reviewed by CPPAC, 87 Simsbury Road is in works, Parks Master Plan will be presented to BOS soon and the plan will include items not on the Capital Plan. The Library Expansion to be discussed at another meeting.

K. Cheng, Director of Finance, added that the April Financials and Preliminary year-end expenditures estimates are attached, with full financials being presented at the next Board of Finance meeting on May 27, 2025. Auditors will be arriving in the week of May 26, and again in August for review.

8. FIRST SELECTMAN REPORT

Lt. Governor Susan Bysiewicz hosted a ceremony to honor and recognize living World War II Veterans in Connecticut. The ceremony honored Granby's own Moe Brassard. Thanks, extended to town staff (Mike, Sandy, Jennifer) for attending.

An update of Barn Door Hills was provided to the Conservation Commission.

The Plan of Conservation and Development Committee will be formed to include the town board and commission members and residents. A notification will be placed in the Granby Drummer.

The Library Board presentation on the CPPAC was postponed to June 9.

M. Walsh, Town Manager added that the Barn Door Hills Farmer is working with Kate, Inland Wetlands Agent, on several items that are being addressed.

9. SELECTMEN REPORTS

M. Neumann, Vice-Chair, gave an update on Granby America 250 Commission. The first meeting will be held on Wednesday, May 21, 2025, at 6:00 p.m. at the Youth Center Conference Room. A Zoom link will also be available for remote attendance.

Ben Lavigne, Student Liaison, gave an overview of things happening at Granby Memorial High School. A Choral Concert will take place on Thursday, May 22, Prom concluded last Friday May 16, and the Senior Outing will take place at Boulder Ridge on May 22nd. The Granby Band and NHS members will perform at the Memorial Day Parade. Granby High School Graduation is set

for June 10. Ben gave sports updates, noting that Granby beat Canton in Lacrosse and Boys Tennis won against Rockville.

10. PUBLIC SESSION

None

11. EXECUTIVE SESSION

None

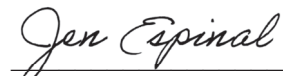
12. ADJOURNMENT

ON A MOTION BY M. Neumann, seconded by F. Moffa, the Board voted (5-0-0) to adjourn the Board of Selectmen meeting at 9:22 p.m.

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, June 2, 2025, in the Town Hall Meeting Room.

A full version of the meeting can be found at Granby Community Television <https://gctv16.org>.

Respectfully Submitted and Attested,



Jen Espinal
Town Clerk

Received for Record May 21, 2025, at 3:24 P.M.
By JEN ESPINAL, Town Clerk.