



TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR BOARD OF SELECTMEN MEETING
JUNE 16, 2025
MINUTES

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

ABSENT: Zainab Zafar, Student Liaison

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

REMOTE: Kimi Cheng, Director of Finance, Betsy Mazzota, Management Assistant, and Members of the Public.

CALL TO ORDER

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

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by First Selectman M. Fiorentino.

2. MINUTES

2. I. Approval of the Board of Selectmen Regular Meeting Minutes – June 2, 2025

ON A MOTION duly made by M. Neumann, seconded by M. Chapple, the Board voted unanimously (4-0-0) to approve the minutes from the Board of Selectmen Regular Meeting on June 2, 2025.

2. II. Approval of the Board of Selectmen Public Hearing Minutes – June 2, 2025

ON A MOTION duly made by F. Moffa, seconded by K. Rome, the Board voted unanimously (4-0-0) to approve the minutes from the Board of Selectmen Public Hearing on June 2, 2025.

3. APPOINTMENTS

None

3. I. Resignation of Heather Lombardo, Agricultural Commission, July 1, 2025.

A resignation email was received by the Town Clerk's office from Heather L. Lombardo (D) resigning as a Regular Member of the Granby Agricultural Commission, effective July 1, 2025. The vacancy has a term expiring on January 11, 2027, and may be filled in accordance with the

Town Charter, Granby Agricultural Commission Ordinance, and Connecticut General Statutes. A request for a formal resignation letter with original (wet) signature has been made.

ON A MOTION duly made by M. Chapple, seconded by M. Neumann, the Board voted unanimously (5-0-0) to accept the resignation of Heather L. Lombardo from the Granby Agricultural Commission, effective July 1, 2025.

3. II. An Opening in the Agricultural Commission through January 11, 2027

4. COMMUNICATIONS

4.I. Notary Public Services Administrative Policy

Town Clerk, J. Espinal, proposed the implementation of a formal Administrative Notarization Policy for the Town of Granby to ensure consistent, legally compliant, and efficient notary services. The policy outlines that notary services will be available during regular Town Hall hours, with appointments strongly encouraged. Walk-in services will be provided based on notary staff availability. A fee of \$5.00 per notarization will be charged, as permitted by Connecticut General Statutes.

The Board recommended a couple of edits to clarify the policy for the public. The Board also suggested that this information be posted across all public communication platforms.

5. PUBLIC COMMENT (KEARNS SCHOOL HOUSING DEVELOPMENT)

5. I. Kearns Senior Housing Development Direction

Town Manager, M. Walsh, indicated that at the May 19th Board of Selectmen meeting, a PowerPoint presentation was given on the repurposing of Kearns School. This presentation had previously been shown to the Commission on Aging. The project has been under discussion, and the community is aware of the ongoing work. The presentation outlined the progress and the process of selecting the developer, Seven Summits New Samaritan. The Commission on Aging further discussed the proposal and made a recommendation at their June 19th meeting. The chair of the commission is expected to present that recommendation.

Commission on Aging member, J. Donihee-Perron, reported that the Commission on Aging unanimously option 3, 80 Units Senior Housing and 40 Units Workforce Housing for the Kearns School redevelopment. The commission emphasized that option 3, aligns with the AARP livability index and supports access to key services and community engagement.

Virginia Wood, 130 Lost Acres Road, voiced concerns about the proposed rent levels in the Kearns School redevelopment plan. Wood encouraged the board to consider adjusting the rent upward based on the community's needs and market conditions.

Commission on Aging Member, E. Thompson, expressed support for option 3, 80 Units Senior Housing and 40 Units Workforce Housing. She emphasized the urgent need for senior housing in Granby, noting a long waiting list at Stony Hill Village and the broader national housing crisis.

Peggy Loro, (Reed Hill Road) expressed support for the senior housing component in the redevelopment plan and urged a review of income level proportions. Suggested leasing the property rather than selling it, to retain long-term control and financial benefit from the site.

Kim Becker, 149 Loomis Street, a member of both the Commission on Aging and the Stony Hill Village board, voiced support for the proposal, emphasizing the urgent need for affordable senior housing in Granby. Also highlighted the importance of including workforce housing. Becker encouraged the board to support the Commission on Aging's recommendation.

Jim Warnke, 11 Elizabeth Street, a longtime Granby resident and senior citizen, expressed support for expanding senior housing in town. He noted the long waitlist at Stony Hill and emphasized that many seniors, like himself, want to remain in Granby, and the town should prioritize housing for seniors.

Simpson, Reed Hill Road, expressed support for option 3, 80 Units Senior Housing and 40 Units Workforce Housing, emphasizing that the Commission on Aging has spent years working toward a viable affordable housing solution.

5. II. 10-Year Town of Granby Capital Plan Approval (Outline by section and pages)

The Board of Selectmen reviewed each page of the 10-Year Town of Granby Capital Plan. The following remarks were noted and discussed.

Pages 1-3: Public Works Capital Items

Doherty Bridge is planned for replacement, funded by 50% from the State of Connecticut (via federal grants) and 50% from local town funds approved by voters. Silver Street Bridge: \$300,000 is being requested for maintenance to extend its life. Most vehicles and equipment listed are replacements, not new additions. The town uses a mix of taxable and tax-exempt leases. Equipment Replacement Schedules dates are based on estimated useful life but are adjusted annually as needed. The Capital Planning Philosophy is a living document, updated yearly based on new assessments. Items may shift forward if conditions deteriorate unexpectedly. Equipment will be replaced either on schedule or earlier if issues arise.

Page 4: Town Hall Capital Items (Misc. Furniture, Fixtures, and Equipment)

GAA Ambulance line item in the amount of \$122,500 is future funding for a second ambulance arriving at a later date. ARPA-funded upgrades on servers, older servers are reaching end-of-life, and new funding lines are added for gradual replacements.

Pages 5-6: Public Works Building and Infrastructure & Police Department

Parks & Recreation Study is in progress and the Town Center Study is also underway. Once complete, recommendations and associated capital needs will be added to the plan. Upgrades to pumping stations are based on a study received about a year ago, the existing infrastructure is aging, prompting necessary repairs or replacements. A decision looms whether to purchase additional sewer capacity, which depends on future needs and timing. The sewer fund is healthy, and the town can bond for additional capacity if needed. Public Works requested improvements for the transfer station staff who have minimal office space and need better shelter from the

elements. As part of the American Rescue Plan Act (ARPA), Public Works was tasked with getting HVAC replacement estimates for several town buildings (Senior Center, Town Hall, Library, Police Department). The total estimate is \$15 million, with \$2.7 million for the Police Department HVAC (planned beyond FY 2036). The \$10,000 per year in FY 2027–2029 assigned towards maintenance to keep the system running and delay major capital costs. Full replacement will be considered only when repairs are no longer cost-effective.

Page 7: Library Department

A \$4M placeholder is included in FY 2027 for a Granby Main Library expansion, with the additional amount requested by the Library Board, for renovation and other library capital needs that are listed separately based on urgency and prior studies. The Cossitt Library is based directly on a study that was conducted, while some later entries are estimates.

Page 8: Town Hall

The following were discussed as Capital Improvement plan for Town Hall. Land Record Book Shelving and Centralized Filing System. The new shelving ensures the integrity and preservation of records, this need is driven by statutory requirements. Line item for 83 Simsbury Brook Street, is a placeholder for potential future costs related to the property known as Freshies. An RFP (Request for Proposals) for the sale of the property is forthcoming. The line-item listed Gazebo is for the existing gazebo at the center of town will age and eventually require replacement; it is a proactive planning number, not tied to any current condition or plan.

Page 9: Community Services

Salmon Brook Park's existing bathrooms are in poor condition and need upgrades. The request line item would be to cover renovation of existing facilities and the construction of a new bathroom, contingent on the Parks & Recreation study findings. Additional discussion occurred on the maintenance items of Holcomb Farm and the Town's responsibilities as the landlord. The funding is based on the best estimates for preserving the property.

Page 10: Rolling Stock and Equipment

Overall, the discussion centered on maintaining a safe, modern, and well-equipped police fleet while gradually exploring sustainable options like EVs and eBikes. The rolling stock includes regular replacement of cruisers, typically 2 per year, to balance maintenance needs and vehicle lifecycle. Vehicles used are currently Ford Explorers, chosen for durability, officer space, and equipment compatibility. While EV/hybrids are being considered, the town has not moved in that direction. Line item 555 are funds for police data terminals.

5. II. 10-Year Town of Granby Board of Education Capital Plan Approval (Page 5)

Director of Facilities, Christian DeGray, reviewed the Board of Education's capital projects. The Board of Ed's capital plan is still being merged with the town's master capital plan. Several items are subject to reassessment as the new facilities director and team evaluate real conditions versus legacy projections. Safety and modernization, particularly around building access and HVAC, are highlighted themes.

Fire Door Replacements are not due to code changes, but part of broader safety and security enhancements, aimed at integrating with alarm and access systems. After recent inspections, both roofs at Kelly Lane & Wells Road, are in acceptable condition. There are no urgent

plumbing issues reported; most restrooms have been upgraded with waterless toilets, further review needed to determine accurate scope and count of bathroom that may need replacement. The line item RTU refers to rooftop HVAC units.

Page 6: Continue

This portion of the meeting reviewed additional pages of the Board of Education's capital improvement plan, with a focus on bleacher replacements and a clarification on facility review processes. The discussion clarified the scope of bleacher replacements at both the middle school and high school gyms, highlighting aging infrastructure, safety concerns, and modernization. Facilities planning is ongoing, with condition assessments being compiled.

Discussion continued whether to fully renovate or make incremental repairs to Granby Middle School. The building is safe but outdated, with aging mechanical systems. A recent 165-page Facilities Condition Assessment (FCA) including an 11–17-page summary, will guide future planning. DeGray committed to updating plans with current data to reflect accurate information.

Page 7: Continue

The board discussed the pavilion line item which began as a pandemic-era temporary shelter, and future plans involve formalizing it as a permanent structure.

Page 8: Continue

The track and turf field must be replaced due to aging infrastructure and subsurface instability. A detailed soil assessment is underway to determine the scope and cost, with plans to replace both surfaces together once findings are available.

First Selectman, M. Fiorentino, articulated that the proposed plan should be revisited to update planning and reprioritization.

PUBLIC COMMENTS (10-Year Town of Granby & BOE Capital Plan)

Peggy Laro expressed relief and appreciation that the bathroom facilities at Salmon Brook Park are a topic of discussion. Peggy emphasized the importance of having winter-friendly bathroom facilities that remain accessible year-round.

Director of Library Services, Amber Wyzik, anticipates that the current staff will be sufficient post expansion, and shared the difficulties faced when coming up with a budget, yet there was a strong community support for the library, and their hope was that the funding would allow them to continue offering the desired services.

Judy Guarco, 80 Harmony Hill, emphasized that while she respects differing opinions, the budget is insufficient for the library's needs. Judy stressed that the library serves people of all ages, from infants to seniors, and the current facility is no longer adequate. Usage of the library is extremely high, including services for the homebound.

Kim Becker, 149 Loomis Street, expressed support for the library project and noted that the Granby Education Foundation board was in favor. She commended the library staff for their excellent work and highlighted the community's strong value for education. She concluded with hope that the library project can move forward successfully.

6. OLD BUSINESS

6. I. Ordinance Change - Elderly Tax Benefit Filing Period - to Biennially

A memorandum was presented to the board, proposing a change in Town Ordinance 156.3 (A), changing the annual filing period to biennial, or every other year, as administered by the Town Assessor.

ON A MOTION duly made by M. Neumann, seconded by F. Moffa, the Board voted unanimously (5-0-0) to change the Town Ordinance 156.3 (A), changing the annual filing period to biennial, or every other year.

6. II. The Development of Kearns School Housing Development Direction Approval

The board discuss their decision to direct Town Manager, Mike Walsh and the Town Administration Development Team to continue negotiations with 7 Summits/New Samaritan in order to complete the development at Kearns School which results in 80 units of Senior Housing and 40 units of Workforce Housing in two buildings.

ON A MOTION duly made by K. Rome, seconded by M. Chapple, the Board voted unanimously (5-0-0) to direct Town Manager, Mike Walsh and the Town Administration Development Team to continue negotiations with 7 Summits/New Samaritan in order to complete the development at Kearns School Housing Development.

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

The board reviewed key decision points for the 10-year capital plan. The board agreed to table a final vote on the entire capital plan until the Board of Education and Park & Rec updates are incorporated.

A consensus was reached on including the siding costs at Holcomb Farm, in the next version of the plan.

ON A MOTION duly made by F. Moffa, seconded by M. Neumann, the Board voted unanimously (5-0-0) on the following items:

Board members agreed on the budget for the Library Expansion as a starting point, and it would be sent to CPPAC.

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

The board reaffirmed the general consensus to proceed with developing language that incorporates the plan to preserve the church building as part of the proposed reuse. The goal is to place the finalized language changes on the July meeting agenda.

7. NEW BUSINESS

7. I. Plan of Conservation and Development - Appointment from Board of Selectmen

The Planning and Zoning Commission is initiating the process to update the Plan of Conservation and Development (POCD) and is finalizing the committee membership for the study. The Board of Selectmen needed to appoint a representative to the committee.

ON A MOTION duly made by M. Neumann, seconded by F. Moffa, the Board voted unanimously (4-0-0) to appoint Margaret Q. Chapple as the board's representative to join the Plan of Conservation and Development Committee.

7. II. 83 Salmon Brook Street and 603 Cider Lane - Sale Parameters Approval

The Planning and Zoning Commission confirmed that the sale of both parcels aligns with the town's Plan of Conservation and Development.

603 Cider Lane, 1.85 acres; recommended floor price of \$30,000 per acre based on comparable sales.

83 Salmon Brook Street (Freshies) appraised at \$300,000, with repairs estimated at \$125,000. Recommended floor price of \$225,000. Deed restrictions are used to preserve zoning and prevent unwanted development.

If approved, RFPs will be issued to sample the market. Based on responses, recommendations will be returned to the board. If the market response is insufficient, an auction may be considered as a backup option.

ON A MOTION duly made by M. Chapple, seconded by K. Rome, the Board voted unanimously (5-0-0) to approve the sale by Request for Proposal of 603 Cider Lane with a floor bid of \$30,000 per acre, and 83 Salmon Brook Street with a floor bid of \$225,000, and further to return to the Board of Selectmen after the RFP process is completed and the results are known, to consider approval and to plan for any additional actions that may be necessary.

6.III. CGS 8-24 Report from P and Z - 603 Cider Lane

603 Cider Lane, originally held for potential use in winter operations, is no longer needed. Planning and Zoning confirmed that its sale is consistent with the Town's Plan of Conservation and Development.

8. TOWN MANAGER'S REPORT

8.I. Projects and Financials

Town Manager M. Walsh briefed the Board on the 229 Mountain Road transfer, Kearns Housing, 87 Simsbury Road reuse, CT Siting Council appeal, updated 10-year capital plan, Parks Master Plan draft, sewer use review, and a recent meeting with Granby Ambulance.

Director of Finance, K. Cheng, via Zoom, outlined that the second page of the Town Manager's report is the preliminary estimates for Fiscal Year 2025, which have been presented to the Board of Finance.

9. FIRST SELECTMAN REPORT

First Selectman, M. Fiorentino, thanked the board and the public for accommodating his travel schedule and acknowledged Vice-Chair Neumann for stepping in as chair when needed. The

Town Clerk team was commended for the new bulletin board at Town Hall that displays upcoming agendas and important notices, calling it a helpful and meaningful improvement for public access.

10. SELECTMEN REPORTS

M. Chapple attended the Master Park Plan meeting on June 3 and noted that several valuable suggestions were shared during the discussion.

11. PUBLIC SESSION

Jim Warnke, 11 Elizabeth Street, congratulated the Class of 2025 and praised the well-executed graduation ceremony. Public Works was praised for its maintenance efforts.

EXECUTIVE SESSION

None

12. ADJOURNMENT

ON A MOTION duly made by M. Neumann, seconded by F. Moffa, the Board voted unanimously (5-0-0) to adjourn the Board of Selectmen Regular Meeting at 9:05 p.m.

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

Respectfully Recorded & Attested,



Jen Espinal

Town Clerk

Received for Record: June 18, 2025, at 3:24 P.M.

By Jini Ruscitti, CCTC, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, July 7, 2025, in the Town Hall Meeting Room.