




TOWN OF GRANBY

MEMORANDUM

DATE: April 16, 2025

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager 

REGARDING: CGS 8-24 Referral to the Planning and Zoning Commission – 603 Cider Lane – In Anticipation of Possible Sale via RFP

Please see the attached memo dated April 21, 2025 from Director of Community Development Abby Kenyon. Her memo details the background of 603 Cider Lane. In anticipation of a possible sale by RFP, we ask the Board of Selectmen to review the following and refer the matter to Planning and Zoning.

Background

Section 8-24 of the Connecticut General Statutes requires that prior to the sale of any town property, the Board of Selectmen refer the proposal to the Planning and Zoning Commission for a report.

The Commission is to evaluate the proposal for its consistency with the Plan of Conservation and Development (Plan) and report their findings to the Board of Selectmen.

The Board of Selectman is asked to refer 603 Cider Lane to the Planning and Zoning Commission for consideration.

I will be on hand to answer any questions you may have on this item. Thank you.

The following motion is needed from the Board of Selectmen:

I move that the Board of Selectmen refer parcel 603 Cider Lane to the Planning and Zoning Commission for consideration under CGS 8-24 and report back to the Board of Selectmen with their findings.



TOWN OF GRANBY

MEMORANDUM

DATE: April 21, 2025

TO: The Granby Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

REGARDING: CGS 8-24 Referral to the Planning and Zoning Commission, 603 Cider Lane

Background

In 2005, the Planning and Zoning Commission approved a Special Permit application for a Flexible Residential Development for Cider Mill Heights. The approval included ten lots on Cider Lane, which would be a town road, and five lots on Cider Barrel Way, which would be a private road. At the time of approval, a need was expressed to have additional town property in the area that could be used by the Department of Public Works to store materials so that snowplows would not have to return to the Public Works garage to refill. Therefore, the application was approved subject to a lot being deeded to the Town that could be used for this purpose. The lot deeded to the Town was 603 Cider Lane. It is 1.85 acres and has frontage on both the existing Cider Mill Heights and Cider Lane, which will be constructed in the near future.

Excerpts from relevant documents provide additional context and background regarding this lot. Refer to the following:

- 1.) Special Permit: Per #17 of the Special Permit approval, "Lot number 603 is provided to the Town for municipal purposes without restriction...."
- 2.) Second Revised Declaration of Restrictions & Protective Covenants and Homeowners Association: The lots, including Lot 603, were subject to the Second Revised Declaration of Restrictions & Protective Covenants and Homeowners Association. Per this document, "Lot 603 shall be exempt from this provision as long as it shall remain the property of the Town of Granby and be utilized for municipal purposes. All sand, salt or sand/salt mixtures stored on Lot 603 shall be stored in a suitable building or structure. Said building shall meet the requirements of DEP regulations for buildings for the storage of sand/salt mixtures. Any tools, equipment or motor vehicles on Lot 603 while it owned by said Town, except for an automobile or one pickup sized truck, shall be stored in a suitable building. Said buildings or structures shall meet all of the requirements of these Restrictions and Protective Covenants. If and when said Lot 603 is sold by the Town of Granby, such Lot shall be bound by the same restrictions that apply to the other lots."
- 3.) Applicant's narrative: As noted in the application file, "A parcel of land is being gifted to the Town near the intersection of the two Town roads for municipal purposes. This

parcel will be approved for the installation of a 4-bedroom septic system and well and, if not needed for municipal purposes, could be utilized by the Town as a building lot.”

Over the years, occasional inquiries about the status of this lot and if the Town would be open to selling it, have been received. And as recently as a few weeks ago, the Town was approached by another interested party. Given that this lot has remained unused since it was deeded to the Town and it is not anticipated the Town will need this lot in the future for municipal purposes, the Town may want to consider selling it. If so, a referral to the Planning and Zoning Commission is required under Connecticut General Statutes Section 8-24. The Commission is to evaluate the proposal for consistency with the Plan of Conservation and Development and is to report their findings to the Board of Selectmen.

Next Steps

The Board of Selectmen is asked to refer this matter to the Planning and Zoning Commission for consideration under CGS 8-24.

Property Aerial

