TOWN OF GRANBY

MEMORANDUM **DATE:** May 29, 2025

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager

REGARDING: CGS 8-24 Report Back from P and Z – 603 Cider Lane
CGS 8-24 Referral to P and Z – 83 Salmon Brook Street

Background
Section 8-24 of the Connecticut General Statutes requires that prior to the acquisition or 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.

With respect to 603 Cider Lane, the Board of Selectman previously referred this property to P and Z and that report is back. Please see the memo dated June 2, 2025 from Director of Community Development Abby Kenyon where Abby reports back that P and Z found that the proposed sale would be consistent with the Plan of Conservation and Development.

With respect to the 83 Salmon Brook Street, please see the memo dated June 2, 2025 also from Director of Community Development Abby Kenyon seeking to refer that property to P and Z seeking an 8-24 report as well.

The intention on the Town is issue an RFP seeking the separate sale of both parcels.

Next Steps
The Board of Selectmen is asked to refer the acquisition of 83 Salmon Brook Street to the Planning and Zoning Commission for consideration under CGS 8-24 by approving the following motion.

The following motion is needed from the Board of Selectmen:
I move that the Board of Selectmen refer parcel 83 Salmon Brook Street 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:** June 2, 2025

TO: The Granby Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

REGARDING: CGS §8-24 Referral Report from the Planning and Zoning Commission, Sale of 603 Cider Lane

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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.

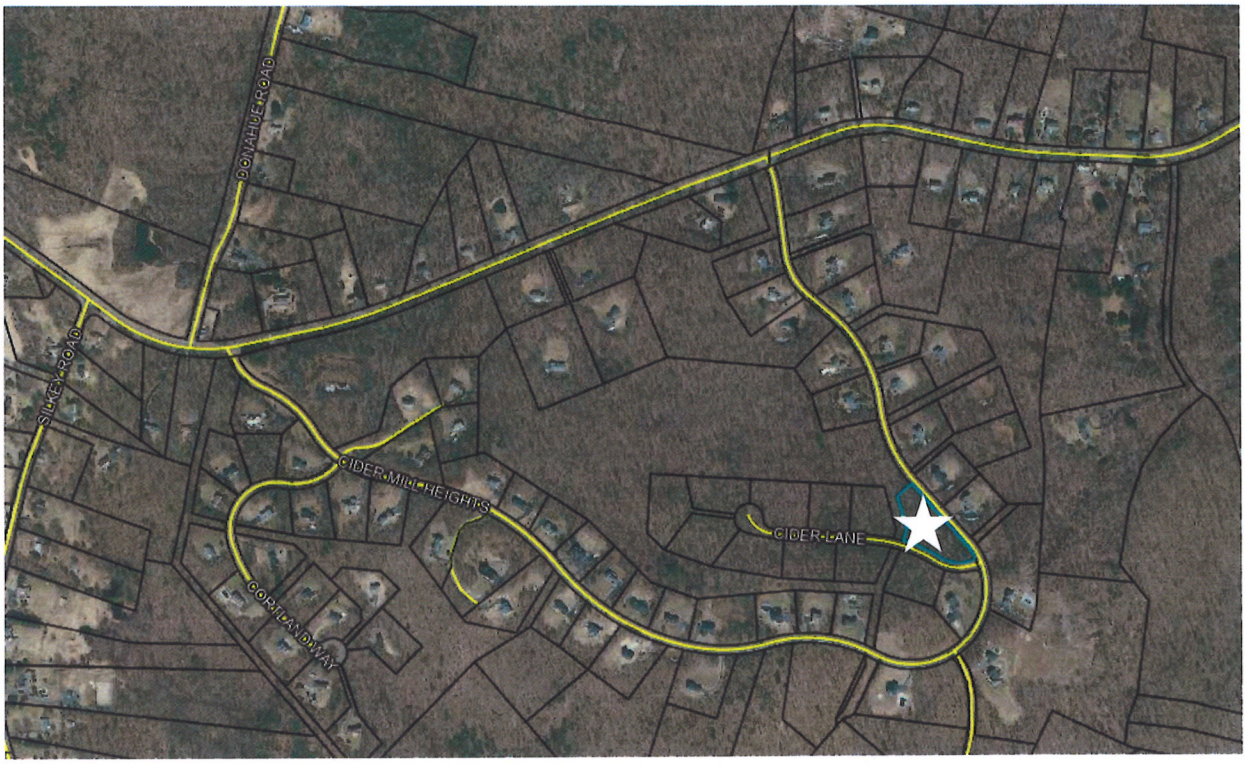
Over the years, inquiries about the status of this lot and if the Town would be open to selling it, have been received. Given that this lot has remained unused since it was deeded to the Town and it is not anticipated the Town will need this lot in the future for municipal purposes, the Town may want to consider selling it.

At its meeting in May, the Board of Selectmen referred the sale of 603 Cider Lane to the Planning and Zoning Commission for a report under Connecticut General Statutes Section §8-24. The Commission discussed this referral at its meeting on May 13, 2025. The Commission found that the sale would be consistent with the Plan of Conservation and Development.

Next Steps

The Board of Selectmen is asked to consider authorizing Town Staff to move forward with the sale of 603 Cider Lane.

Property Aerial



TOWN OF GRANBY

MEMORANDUM **DATE:** June 2, 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, Sale of 83 Salmon Brook Street

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Background

The Town purchased 83 Salmon Brook Street in 2011 for $90,000. The purchase of the property provided the Town control over future development of the area, including access to the rear property. At the time of purchase, the building needed extensive improvements. In 2012, the Town issued a Request for Proposals (RFP) and was able to negotiate an arrangement where Peppermill Country Deli & Bakery agreed to make all the improvements and maintain the property. The lease was signed in April 2012 and was to expire December 31, 2018, with an additional option to extend. In 2018, the Town authorized the sub-lease of the property to Freshies Café. The agreement with Freshies Café terminated December 31, 2023 and the property has been unoccupied since.

An RFP was issued last year seeking either a lease or sale. Two responses were received, and the Town engaged in further discussion with one of the respondents. After several months of discussing a lease arrangement, the respondent did not respond to a final offer by the Town.

At this time, the Board of Selectmen is asked to authorize Town Staff to move forward with the sale of the property. Prior to doing so, the matter must be referred to the Planning and Zoning Commission for consider under CGS §8-24.

Next Steps

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