



TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR BOARD OF SELECTMEN MEETING
JUNE 2, 2025
MINUTES

CERTIFIED TRUE COPY FROM
RECORDS OF THE TOWN OF
GRANBY

ATTEST: *Jen Espinal*
TOWN CLERK
DATE: *June 11, 2025*

PRESENT: Mark C. Neumann, Vice-Chairman; Margaret Q. Chapple, Frederick A. Moffa, Kelly O. Rome, Zainab Zafar, Student Liaison.

ABSENT: Mark H. Fiorentino, First Selectman

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

CALL TO ORDER

Selectman, M. Neumann, 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

The Pledge of Allegiance was led by Selectman, M. Neumann.

2. MINUTES

Approval of the Board of Selectmen Regular Meeting Minutes - May 19, 2025

ON A MOTION BY F. Moffa, seconded by K. Rome, the Board voted (4-0-0) to approve the minutes from the Board of Selectmen Regular Meeting on May 19, 2025.

3. APPOINTMENTS

None

4. COMMUNICATIONS

None

5. OLD BUSINESS

Town Manager, M. Walsh briefed the board on the following Old Business items.

5.I Ordinance 156.1–156.6 Elderly & Disabled Exemption

A memorandum was presented to the board, proposing a change to the above section of the Town Ordinance, which would change the filing requirement for the Elderly & Disable Exemption from annually to every other year to align with the state program.

No motion was taken, and item will go for a Public Hearing on June 16, 2025, at 6:45 p.m.

5.II. Kearns Senior Housing Development

An update was given on the Kearns Senior Housing project, and the board was informed of the next steps the Commission on Aging will take during their meeting in June.

5.III. 10-Year Town and BOE Capital Plan Approval

The Capital Improvement Plan was shared for review, which the board must approve, per Town Charter before the Capital Improvement Plan goes to CPPAC.

5.IV. Holcomb Farm/United Methodist Church Reuse

It was noted that at the last Board of Selectmen meeting, the Holcomb Farm presented their Annual Report, and an update was given on the plans for the United Methodist Church property. A draft of the Lease and Use Agreement is underway, ensuring that the farm remains financially independent.

6. NEW BUSINESS

Town Manager, M. Walsh briefed the board on the following New Business items.

6.I. BOE FY25 Operations Surplus Transfer to Capital Fund

The Board of Education has a projected operating surplus for Fiscal Year 2025, as a cause of staffing vacancies, lower outplacement tuition, and reduced transportation costs. A request was presented asking the board to approve the reallocation of the funds from the General Fund to the Capital Equipment Improvement Fund for three priority projects. The transfer requires approval from the Board of Selectmen and is intended to address capital priorities without needing additional voter approval.

ON A MOTION BY F. Moffa, seconded by M. Chapple, the Board voted (4-0-0) to approve to authorize a transfer of funds in the amount not to exceed \$650,000 from the Board of Education General Fund to the Capital Equipment Improvement Fund.

6.II. Neighborhood Assistance Act Project Approvals

The Board of Selectmen held a Public Hearing on the Connecticut Neighborhood Assistance Act (NAA) today prior to the BOS regular meeting, in which public comments and proposals were presented and reviewed.

ON A MOTION BY M. Chapple, seconded by K. Rome, the Board voted (4-0-0) to approve the two proposals for the Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program and directed staff to proceed with the application process on or before July 1, 2025.

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.

6.IV CGS 8-24 Referral to P and Z - 83 Salmon Brook Street

83 Salmon Brook Street (Freshies), with unsuccessful lease negotiations with a restaurateur, the Town now seeks to sell the deteriorating property.

It was noted that an CGS 8-24 referral does not preclude future lease opportunities.

ON A MOTION BY K. Rome, seconded by F. Moffa, the Board voted (4-0-0) to approve the referral of 83 Salmon Brook Street to the Planning and Zoning Commission for consideration under CGS 8-24, and to report back to the Board of Selectmen.

7. TOWN MANAGER REPORT

Town Manager, M. Walsh, provided a consolidated overall report, highlighting strong progress across departments in grant acquisition, public safety, infrastructure, recreation planning, and cybersecurity. The full report is available as part of the Board of Selectmen Packet.

8. FIRST SELECTMAN REPORT

No report was submitted by First Selectman, M. Fiorentino who was not present.

9. SELECTMAN REPORTS

M. Chapple commended all who worked for the success of the Memorial Day Parade.

M. Neumann attended the Touch a Truck and shared his pleasant experience.

Student Liaisons, Z. Zafar, shared her experience at the Memorial Day Parade, and noted that there was a record number of students from the band who participated in the Memorial Day Parade. Additionally, Zafar shared an update on school activities, including recent academic and arts award night. Final exams are scheduled to begin Thursday and will continue through Tuesday, June 10, which marks the last day of school for high school students. Middle and elementary school students will finish on June 11, which also serves as the makeup exam day. In sports, the Boys' Tennis team secured a win against Shepaug Valley, and the Girls' Softball team advanced to the second round of states with an 8-0 victory over Plainfield. Zafar also announced that Granby Memorial High School's graduation ceremony will be held on June 10 at 5:00 p.m.

10. PUBLIC SESSION

Robert Flanigan, (24 Woodcliff Drive), raised a question regarding Cider Mill and Salmon Brook Street and the applicable state statute concerning the sale of town-owned property.

11. EXECUTIVE SESSION

None

12. ADJOURNMENT

ON A MOTION by K. Rome, seconded by M. Chapple, the Board voted (4-0-0) to adjourn the Board of Selectmen Regular Meeting at 7:39 p.m.

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

Respectfully Recorded & Attested,



Jen Espinal

Town Clerk

Received for Record June 6, 2025, at 9:50 A.M.

By JEN ESPINAL, Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, June 16, 2025, in the Town Hall Meeting Room.