




# TOWN OF GRANBY

## MEMORANDUM

DATE: June 11, 2025

**TO:** The Granby Board of Selectmen

**FROM:** Mike Walsh, Town Manager 

**REGARDING:** Request for Proposal - 603 Cider Lane and 83 Salmon Brook Street

---

Please see the attached memo dated June 11, 2025 from Abby Kenyon, Director of Community Development with respect to 83 Salmon Brook Street.

This property was referred to the Planning and Zoning Commission (P and Z) who was asked to opine if the sale of the parcel would be consistent with the Town's Plan of Conservation and Development (POCD). They have found that such a sale would be consistent.

At this juncture, with P and Z finding the sale of both 83 Salmon Brook Street and 603 Cider Lane as being consistent with the POCD, we are returning to the board seeking approval to offer each parcel for sale via a request for proposal process.

In order to expedite the sale of each, direction from the board by setting a minimum bid for each site seems like a prudent direction to follow. Accordingly, please see the attached e-mail from Abby Kenyon on the sale of 603 Cider Lane with respect to recent comparable sales within town. Based on the data, we recommend a floor bid of \$30,000 per acre for this parcel.

With respect to 83 Salmon Brook Street, we have a recent appraisal that cites a value of \$300,000 less necessary required work to the roof, foundation drainage, and mechanicals which we estimate to be \$125,000. Based on the condition of the building, we recommend a floor of \$225,000 as a sale price "as is".

Should the RFP produce bona fide offers, we would return to the board for approval and per Charter Section 11-3 (a)(3), a Town meeting must be held for "any sale of real estate in fee simple of the Town used or reserved for Town purposes;"

A motion is provided below in the event the board approves of the sales by RFP of these two parcels.

### PROPOSED MOTION:

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.

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

---

**BOS memo re: 83 Salmon Brook Street**

---

From Abigail Kenyon <akenyon@granby-ct.gov>

Date Wed 6/11/2025 9:01 AM

To Mike Walsh <mwalsh@granby-ct.gov>

 1 attachment (5 MB)

BOS Memo 83 Salmon Brook St\_PZ Report.docx;

Hi Mike-

PZ acted last night and found the sale of 83 SBS to be consistent with the POCD. Attached is the memo for the BOS.

In terms of 603 Cider Lane, below are the other vacant lots in the neighborhood that sold within the past few years:

- 37 Cider Mill Heights, sold 4/24/2025 for \$215,000, 7.34 acres
- 44 Cider Lane, sold 11/7/2024 for \$175,000, 2.34 acres
- 33 Cider Mill Heights, sold for 4/29/2022 \$130,000, 8.53 acres

\*29,292 per Acre  
\$74,786 per Acre  
\$15,240 per Acre

Other vacant lots in town:

- 14 Peck Orchard Road, sold 1/22/2025 for \$185,000, 6.19 acres
- 9 Clemons, sold 3/27/2024 for \$150,000, 7.14 acres
- 24 Peck Orchard, sold 9/30/2024 for \$175,000, 5.49 acres

\$29,887 per Acre  
\$21,008 per Acre  
\$31,876 per Acre

For reference, 603 Cider Lane is 1.85 acres and the property card lists the appraised value at \$54,400.

\*29,405 per Acre.

Sue might have a better idea of what the starting point should be.

Let me know if you need anything else.

Abby

Abigail St. Peter Kenyon, AICP  
Director of Community Development  
Granby Town Hall  
15 North Granby Road  
Granby, CT 06035  
(860) 844-5319



# TOWN OF GRANBY

## MEMORANDUM

DATE: June 11, 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 83 Salmon Brook Street

---

### **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 its meeting in June, the Board of Selectmen referred the sale of 83 Salmon Brook Street 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 June 10, 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 83 Salmon Brook Street.



# Property Aerial

