




TOWN OF GRANBY

MEMORANDUM

DATE: November 19, 2025

TO: The Granby Board of Finance

FROM: Mike Walsh, Town Manager 

REGARDING: Sale of 603 Cider Lane – Approval and Referral to Complete Process

Please see the attached memo dated November 4, 2025 from Abby Kenyon, Director of Community Development with respect to 603 Cider Lane.

Before the Town issued a Request for Proposal seeking buyers of this parcel, 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.

The Town, working with Attorney Rich Roberts, has compiled a Purchase and Sale agreement binding the buyer to the bid/sale should the Town's process be completed successfully. That agreement is attached.

At this juncture, with P and Z finding the sale of 603 Cider Lane as being consistent with the POCD, we are seeking approval to sell this property. A number of steps need to be followed to comply with the Town of Granby Charter and those steps are as follows:

1. The Board of Selectmen need to approve of the sale and direct a Town Meeting be held
2. Per Charter Section 11-3 (a) (3), the Board of Finance shall approve of the sale
3. Per Charter Section 11-3 (a) (3), approval at a Town Meeting must occur

A motion is provided below to allow the Board of Finance to approve the sale, and if approved Administration will coordinate a Town Meeting be held soon.

PROPOSED MOTION:

To approve the sale by Request for Proposal of 603 Cider Lane in the amount of \$101,000 from TFHB, LLC.

Should all steps articulated above be completed and the votes in the affirmative, Town Administration will coordinate the sale and closing shortly thereafter to complete this transaction.

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



TOWN OF GRANBY

MEMORANDUM

DATE: November 4, 2025

TO: The Granby Board of Selectmen

FROM: Abby Kenyon, Director of Community Development

REGARDING: Sale of 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.

Over the years, occasional 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 Board of Selectmen was asked to authorize the sale of the property. At its meeting on June 16, 2025, the Board of Selectmen voted to authorize the sale of 603 Cider Lane with a floor bid of \$30,000/acre (\$55,500). The bid document was issued on September 3, 2025, with a due date of October 3, 2025. A sign was posted on the property; the bid was posted on both the town website and DAS; and interested parties who had previously inquired about the property received notification directly of the posting. A total of two bids were received. One bidder proposed \$101,000 and the other bidder proposed \$62,500. Please see the bids on the following page.

Staff reviewed the bids and is recommending that the Board of Selectmen move forward with the bid for \$101,000 from TFHB, LLC.

Meadowbrook Development LLC

20 Thronebrook Road

West Granby, CT 06090

October 1, 2025

Attn: Town Manager,
15 North Granby Road
Granby, CT 06035

Mr. Walsh:

RE: 603 Cider Lane, Granby, CT

Please accept this offer to purchase the above property in the name of Meadowbrook Development LLC or other single purpose entity. I am the owner of Meadowbrook and have adequate funds to close within the time prescribed.

I operate from the above address.

My email is eric@selddevelopment.com;

Phone number is 860-250-3601.

Property (one): **603 Cider Lane**

Price offered: **Sixty Two thousand five hundred and 00/100 dollars \$62,500.00, Subject to:**

marketable title

Clean Environmental Report (phase 1) at buyers expense

Special Permit Approval applies to the Buyer

Proposed Use of the Property: **Residential house**

I look forward to your response.

Respectfully,



Eric Brown

TFHB, LLC

Granby Town Hall
Attn: Town Manager
15 North Granby Road
Granby, CT 06035

Submitter Name: TFHB, LLC

Mailing Address: 379 N Granby Rd, North Granby, CT 06060

Email Address: tomfredobuilders@yahoo.com

Phone Number: (860) 883-2383

Property (indicate one or both): 603 Cider Lane

Proposed Purchase Price (if making an offer on both properties, clearly note next to each price the property it refers to): \$101,000.00

Proposed Use of the Property:

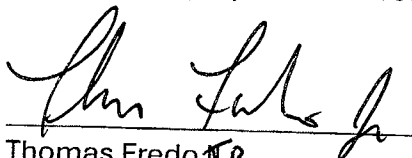
This is a corner lot and certain trees on this property need to be cut down to improve the slight line for traffic exiting from Cider Lane, a new road which is now being built by TFHB, LLC.

Access to this parcel from Cider Lane will be restricted until such time as Cider Lane is accepted by the town of Granby.

This parcel was originally deeded to the town of Granby by TFHB LLC for no cost in the 1990's.

The proposed use is to build a single-family home. Marketing would be done in conjunction with the proposed homes for the 10 new lots being developed on Cider Lane. Information on these homes can be found at www.granbyridge.com.

TFHB, LLC is prepared to close without any financing contingencies.



Thomas Fredo Jr.
Its Member

10/2/25

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made this _____ day of November, 2025 by and between the Town of Granby, a Connecticut municipal corporation located at Granby Town Hall, 15 North Granby Road, Granby, Connecticut 06035, hereinafter referred to as the "Seller", and TFHB, LLC, a Connecticut limited liability company located at 22 Water Street, Torrington, Connecticut 06790, hereinafter referred to as the "Purchaser",

W I T N E S S E T H

In consideration of the mutual agreements hereinafter made, the parties hereto agree as follows:

1. PROPERTY. Seller hereby agrees to sell and convey, and Purchaser hereby agrees to purchase that certain piece or parcel of land containing approximately 1,85 acres, together with any and all improvements thereon and appurtenances thereto, located at 603 Cider Lane, Granby, Connecticut and which is more particularly described on Schedule A attached hereto and made a part hereof (The "Property"). The Property is being conveyed "AS IS, WHERE IS" and with all faults. Seller makes no representations whatsoever with respect to the condition of the Property or any improvements thereon.

2. TITLE. The Property shall be conveyed to Purchaser free and clear of all encumbrances, liens or exceptions to title, other than those set forth in Paragraph 5, and subject to the provisions of this Paragraph. The title herein required to be furnished by the Seller shall be marketable, and the marketability thereof shall be determined in accordance with the Standards of Title of the Connecticut Bar Association now in force. Any and all defects in and encumbrances against the title, which come within the scope

of said Standards, shall not constitute a valid objection on the part of Purchaser, if such Standards do not so provide; provided the Seller furnishes any affidavits or other instruments which may be required by the applicable Standards. In the event, however, that the examination of title reveals any encumbrance or defect other than as herein provided for, Purchaser shall have the option to waive the same and complete the transaction, but in the absence of such waiver, Seller shall be allowed thirty (30) days after written notice thereof within which to eliminate the same. If such elimination is not completed within said period of thirty (30) days or if Seller within said period gives written notice of Seller's inability or unwillingness to eliminate the same at Seller's own expense, and, in either case, if such elimination has not been waived by Purchaser, Purchaser shall be entitled to a refund of any deposit referred to in Paragraph 3 hereof, and thereafter all rights, duties and obligations of the respective parties hereunder shall terminate, including the right of Purchaser thereafter to waive such elimination. A title search shall be procured by and paid for by Purchaser within fifteen (15) days from the execution of this agreement.

3. PURCHASE PRICE. The purchase price shall be One Hundred One Thousand Dollars (\$101,000) payable as follows: (i) \$5,050 deposit to the Seller's attorney as Escrow Agent within two business days of execution of this Agreement and (ii) the balance of \$95,950 at Closing.

4. CONDITIONS TO CLOSING; CONTINGENCIES.

Seller's obligations hereunder shall be conditioned upon the approval of this Agreement by the Board of Selectmen of the Town of Granby, the Board of Finance of

the Town of Granby and further approval by a special town meeting. Seller represents that all other required municipal approvals have been obtained.

5. CONVEYANCE OF TITLE. The deed of conveyance to the Property shall be by way of a Quitclaim Deed in the usual Connecticut form, which shall be duly executed, acknowledged and delivered, all at the Purchaser's expense, conveying the Property to the Purchaser free and clear of all encumbrances or defects in title except as set forth herein, and Seller shall pay, at the time of such delivery, any conveyance taxes which may be payable. Seller shall also execute and deliver at time of closing affidavits for title insurance in such forms as Purchaser's title insurance provider may reasonably request respecting the non-existence of claims for mechanics' liens or tenants in possession.

6. EXCEPTIONS TO TITLE. The Property will be conveyed by Seller and accepted by Purchaser subject to the following:

- (a) any and all provisions of any ordinance, municipal regulation, public or private law; and
- (b) other easements, restrictions and encumbrances as of record may appear, subject to the provisions of Section 5 above.

It is understood and agreed that all existing mortgages or liens, if any, affecting the Property shall be the responsibility of Seller and shall be paid at the time of closing.

7. ADJUSTMENTS. The real estate taxes (if any), utilities and fuel oil located on the Property and sewer use charge, if any, shall be adjusted as of the date of closing in accordance with local custom. Should any tax, assessment, or rate be

undetermined at the date of closing of title, the last determined tax, assessment or rate shall be used for the purposes of the adjustment.

8. CLOSING DOCUMENTS. At the closing, Seller shall deliver to Purchaser:

- (a) A Quitclaim Deed as referred to in Paragraph 5 herein;
- (b) FIRPTA Affidavit; and
- (c) Such other documentation as Purchaser's title insurance provider may reasonably require.

9. DEFAULT. In the event that either party shall fail to perform any of obligations and duties hereunder, the non-breaching shall have the right to seek whatever remedy it may have, either at law or equity, including without limitation, the right to specific performance.

10. CLOSING OF TITLE. The closing of title shall take place at the offices of Seller, Granby Town Hall, 15 North Granby Road, Granby, Connecticut, on or before that date which is thirty (30) days from the date on which the final required Seller municipal approval contingency specified above shall be satisfied or such other date as agreed to by the parties in accordance with the terms of this Agreement. At the Closing, all documents required to be executed and delivered under the terms hereof shall be delivered.

11. NOTICES. Any notices required or contemplated by this Agreement shall be sent to Seller's address as follows:

Town of Granby
Granby Town Hall
15 North Granby Road
Granby, CT 06035
Attn: Town Manager

With a copy to: Richard P. Roberts, Esq.
Halloran & Sage, LLP
225 Asylum Street
Hartford, CT 06103

and to Purchaser's address as follows:

TFHB, LLC
22 Water Street
Torrington, CT 06790
Attn: Thomas Fredo, Jr.

With a copy to:

or to such other address as Seller or Purchaser, as the case may be, shall otherwise direct by notice similarly given. Any such notice shall be deemed to have been received when mailed, postage prepaid, to the addressee, certified mail, return receipt requested.

Notices may also be hand delivered to the above respective addresses, such notices to be deemed received on the date of written acknowledgment of receipt by Seller or Purchaser, as the case may be.

12. NO BROKER. Purchaser represents and warrants that no agent or broker has called Purchaser's attention to the Property, showed it to Purchaser or any representative of Purchaser or in any manner dealt with Seller or Purchaser or any of their representatives, or has been instrumental in effecting this transaction. Seller represents that the Property are not listed with any real estate agent or agency. This Agreement is consummated by the parties in reliance upon the foregoing representations, and each party agrees to indemnify the other against and save one another harmless from any loss or expense, including without limitation, reasonable

attorneys' fees arising out of any claim by virtue of alleged dealings had by such claimant with Purchaser or Seller or any representative of either.

13. RISK OF LOSS. The risk of loss or damage to the Property by fire or other casualty, until the time of the delivery of the deed as hereinafter provided, is assumed by Seller, but without any obligation or liability except at Seller's option, for the repair or replacement of such loss or damage to the Property, provided that Seller makes such repair or replacement within ninety (90) days after the date of such loss or damage. In the event that Seller does not or is unable to repair or replace within such ninety (90) day period, any such loss or damage, Purchaser and Seller shall each have the option to declare this Agreement terminated and releasing to Purchaser all sums heretofore paid to Seller by Purchaser on account of the aforesaid price. Upon receipt of such payment, further claims and obligations between the parties hereto by reason of this Agreement shall be released and discharged.

14. SUCCESSION. This Agreement shall be binding upon and shall inure to the benefit of the respective heirs, successors, and assigns of the parties.

15. COMPLETE AGREEMENT. It is understood and agreed that this Agreement (including the Schedules hereto) constitutes the entire contract between the parties hereto, and that no oral statement or promises or any understanding not embodied in this writing shall be valid.

16. GOVERNING LAW. This Agreement is executed under and shall be construed in accordance with the laws of the State of Connecticut.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of
the day and year first above set forth.

WITNESSES:

TOWN OF GRANBY

By: _____
Michael P. Walsh
Town Manager
Duly Authorized

TFHB, LLC

By: _____
Name: Thomas Fredo, Jr.
Title: Member
Duly Authorized

Schedule A

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF CIDER MILL HEIGHTS IN THE TOWN OF GRANBY, HARTFORD COUNTY, CONNECTICUT AND SHOWN AS LOT 603 ON A MAP TITLED "SUBDIVISION PLAN 2 CIDER MILL HEIGHTS SECTION IV PREPARED FOR TOM FREDO BUILDERS, LLC MOUNTAIN ROAD, GRANBY, CONNECTICUT SCALE: 1 IN = 100 FT FEBRUARY 1, 2005 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED THROUGH "9/16/05 PER TOWN APPROVAL". SAID PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF CIDER MILL HEIGHTS, SAID POINT MARKS A SOUTHEASTERLY CORNER OF OPEN SPACE TO BE DEEDED TO CIDER MILL HEIGHTS HOME OWNERS ASSOCIATION AND THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT IS ALSO LOCATED 399.29 FEET SOUTHERLY, AS MEASURED IN SAID STREET LINE, OF THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF WILLIAM P. & DIANA LYNN LINDENGRASS KNOWN AS 64 CIDER MILL HEIGHTS; THENCE S 41°-49'-58" E ALONG SAID STREET LINE A DISTANCE OF 418.54 FEET TO A POINT; THENCE SOUTHERLY IN A CURVE TO THE RIGHT ALONG SAID STREET LINE A DISTANCE OF 85.26 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 13°-01'-36"; THENCE SOUTHWESTERLY IN A CURVE TO THE RIGHT ALONG SAID STREET LINE A DISTANCE OF 46.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°-36'-46"; THENCE WESTERLY IN A CURVE TO THE RIGHT ALONG SAID STREET LINE A DISTANCE OF 30.22 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 06°-17'-46"; THENCE WESTERLY IN A CURVE TO THE RIGHT ALONG OTHER LAND OF THE GRANTOR A DISTANCE OF 137.70 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 39°-26'-52"; THENCE WESTERLY IN A CURVE TO THE LEFT ALONG SAID GRANTOR A DISTANCE OF 214.93 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 15°-23'-35"; THENCE N 15°-22'-00" E ALONG SAID GRANTOR A DISTANCE OF 63.85 FEET TO A POINT; THENCE N 15°-35'-51" W ALONG SAID GRANTOR A DISTANCE OF 180.57 FEET TO A POINT; THENCE N 48°-10'-02" E ALONG SAID GRANTOR A DISTANCE OF 101.06 FEET TO THE PLACE AND POINT OF BEGINNING. SAID PARCEL CONTAINS 80,549 SQUARE FEET OR 1.849 ACRES.