



# TOWN OF GRANBY

## SPECIAL TOWN MEETING

DECEMBER 3, 2025  
MINUTES

2025 DEC -4 P 3:09

RECEIVED  
TOWN CLERK  
GRANBY, CT

As per warning duly recorded, a Special Town Meeting was held in the Granby Senior Center & Youth Services Building, Community Room, 15 North Granby Road, Granby Connecticut.

### PRESENT:

MICHAEL P. WALSH	4 HARNESS WAY 06035
ANNETTE M.	
DICLEMENTE	7 SULLIVAN DRIVE 06035
JOHN J. DECLEMENTE	8 SULLIVAN DRIVE 06035
DARIEN S. LEWIE	6 CANDLEWOOD LANE 06035
RAYMOND C. PFAFF JR.	5 EVANGELINE PLACE 06035
DANIEL J. WOLFE	8 PENDLETON ROAD 06035
LAURA A. WOLFE	9 PENDLETON ROAD 06035
KAREN B. ANTONUCCI	70 CREAMERY HILL ROAD 06035
FRANCIS ARMENTANO	204 MOUNTAIN ROAD 06060
THOMAS P. FREDO	379 NORTH GRANBY ROAD 06060
MAUREEN F. EBERLY	37 SILKEY ROAD 06060
MICHAEL B. GUARCO	80 HARMONY HILL ROAD 06035
SAGE N. FREDO	379 NORTH GRANBY ROAD 06060
ROBERT A. BEGEY	67 CANAL ROAD 06035
FRANCIS J. BRADY	14 THRONEBROOK ROAD 06090

**ALSO PRESENT:** Jen Espinal, Town Clerk, Recording Secretary.

The meeting was called to order by Francis Brady, Town Moderator at 7:00 p.m. for qualified elector to vote on the following resolution. The Town Clerk was called upon to read the call.

*The residents and electors of the Town of Granby are hereby warned and notified that a Town Meeting will be held at Granby Senior Center on December 3, 2025, at 7:00 P.M. to vote on the approval of the sale of Town-owned property located at 603 Cider Lane to TFHB, LLC for \$101,000, as approved by the Board of Selectmen and the Board of Finance, as recommended in accordance with Section 11-3(a)(3) of the Town Charter.*

The notice was properly published per CGS, in the Hartford Courant on November 26, 2025. It was noted that a copy of the Resolution was available during the Town Meeting, and that it was also filed with the Town Clerk's office.

**ON A MOTION DULY MADE BY** Michael P. Walsh, seconded by Daniel J. Wolfe, it was moved that the sale of Town-owned property located at 603 Cider Lane to TFHB, LLC for \$101,000, as approved by the Board of Selectmen and the Board of Finance, in accordance with Section 11-3(a)(3) of the Town Charter, be approved and adopted by this Granby Town Meeting.

A Communication followed the resolution. Town Manager, Michael P. Walsh, provided a history of the property, and the steps that have been taken before bringing this item to vote at this Town Meeting.

Moderator, Francis Brady then opened the meeting to questions and answers, or statements. No attendees came forward.

Moderator, Francis Brady called for a vote of hands.

The vote was unanimously in favor of the resolution to allow the Town-owned property located at 603 Cider Lane be sold to TFHB, LLC for \$101,000. There was no opposition.

### **RESOLUTION APPROVED**

There being no other business, Moderator, Francis Brady requested a motion to adjourned the meeting.

**ON A MOTION DULY MADE BY** Michael Guarco, seconded by Francis Armentano, it is voted to adjourn the Special Town Meeting at 7:08 p.m.

Respectfully submitted & attested,



Jen Espinal

Town Clerk

Received for Record December 4, 2025, at 3:09 PM  
By Laura Milne, Assistant Town Clerk