Town of Granby is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://us02web.zoom.us/j/89868852130?pwd=OKFUmb59xtm6zIxMircb1p5wPS3sOo.1

Meeting ID: 898 6885 2130

Passcode: 996771

TOWN OF GRANBY – Board of Selectmen

Regular Meeting Agenda

Monday, February 2, 2026 – 7 p.m.

Town Hall Meeting Room

1. Pledge Of Allegiance
2. Minutes
   - 2.I. Approval Of Board Of Selectmen Regular Meeting Minutes - January 20, 2026

     Documents:

     BOS MINUTES 1-20-2026.PDF
3. Appointments
   - 3.I. None
4. Communications
   - 4.1. None
5. New Business
   - 5.I. Mountain Road Easement Resolution Adoption

     Documents:

     MOUNTAIN ROAD EASEMENT - TOWN TOWER SITE.PDF
6. Town Manager Report
   - 6.I. Town Manager's Monthly Departmental Report - January

     Documents:

7. First Selectman Report
8. Selectmen Reports
9. Public Session
10. Executive Session
11. Adjournment

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, February 17, 2026 in the Town Hall Meeting Room.

TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR BOARD OF SELECTMEN MEETING
&
THREE BOARD MEETING
JANUARY 20, 2026
MINUTES

CERTIFIED TRUE ELECTRONIC COPY
From the Records of the
Town of Granby
as of 2:30 P.M.
January 27, 2026
Attested by:
Jen Espinal

PRESENT: Mark H. Fiorentino, First Selectman, Margaret Q. Chapple, Vice-Chairman; Mark C. Neumann Kimberly L. Becker, Frederick A. Moffa.

ABSENT: Zainab Zafar and Madeline Ayotte, Student Liaison.

ALSO PRESENT: Michael P. Walsh, Town Manager, Kimi Cheng, Director of Finance, Jen Espinal, Town Clerk, and members of the public.

REMOTE: Betsy Mazzotta, Management Assistant, Amber Wyzik, Director of Library, and members of the public.

CALL TO ORDER

Selectman, M. Fiorentino, called the Board of Selectmen Regular Meeting to order at 6:30 p.m. in the Town of Granby Senior Center Community Room, Granby, Connecticut.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Town Manager, Michael P. Walsh.

2. MINUTES

2. I. Approval of Board of Selectman Regular Meeting – January 5, 2026.

ON A MOTION DULY MADE BY M. Neumann, seconded by K. Becker, the Board voted unanimously (5-0-0) to approve the minutes from the Board of Selectmen Regular Meeting on January 5, 2026.

3. RESIGNATIONS & APPOINTMENTS

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the Board of Selectmen voted unanimously (5-0-0) to approve the following appointments and reappointments to the various Town of Granby Boards, Commissions, and Committees, as presented, in accordance with the Town Charter, including Unaffiliated, Republican, and Democratic, and further accept the current vacant positions as listed; except that Granby Center Study Committee reappointments are not being voted on since the committee will continue until dissolved by the Board of Selectmen per Resolution adopted June 20, 2023.

Commission on Aging (COA) – Two-Year Terms

First Name	Last Name	Political Party	Term Start	Term Expiration	Type
Judith	Jones	Unaffiliated	1/12/2026	1/10/2028	Reappointed
Donna	Snyder	Unaffiliated	1/12/2026	1/10/2028	Appointed to replace Michael L. Lengvarsky
Maureen	Eberly	Republican	1/12/2026	1/10/2028	Reappointed
VACANCY	(Holcomb)				

Conservation Commission – Four-Year Terms

Kent	McCord	Democrat	1/12/2026	1/14/2030	Reappointed
James	Szipszky	Democrat	1/12/2026	1/14/2030	Reappointed
Kara	Marshall	Republican	1/12/2026	1/14/2030	Reappointed

Development Commission – Two-Year Terms

Anna	Sogliuzzo	Democrat	1/12/2026	1/10/2028	Reappointed
Matthew	Brady	Democrat	1/12/2026	1/10/2028	Reappointed
Martin	Schwager	Republican	1/12/2026	1/10/2028	Reappointed

Inland Wetlands & Watercourses Commission (IWWC) – Four-Year Terms

Victoria	Dirienzo	Democrat	1/12/2026	1/14/2030	Reappointed
David	Tolli	Republican	1/12/2026	1/14/2030	Reappointed
Nicholas	Dethlefsen	Republican	1/12/2026	1/14/2030	Reappointed
VACANCY	(Locke)				

Juvenile Review Board – Appointment

Dramere	Graham	Democrat	1/12/2026	No term end date	Appointed

Library Board – Three-Year Terms

First Name	Last Name	Political Party	Term Start	Term Expiration	Type
Michelle	Leibovitz	Democrat	1/12/2026	1/8/2029	Appointed to replace Sandra Fisher
Ellen	Thomson	Democrat	1/12/2026	1/8/2029	Reappointed
Paul	Willis	Republican	1/12/2026	1/8/2029	Reappointed

Parks & Recreation Commission – Two-Year Terms

Valerie	Eastwood	Democrat	1/12/2026	1/10/2028	Reappointed
Greg	Dion	Republican	1/12/2026	1/10/2028	Reappointed
Sheryl	Litchfield	Republican	1/12/2026	1/10/2028	Reappointed
Anthony	McGovern	Unaffiliated	1/12/2026	1/10/2028	Reappointed
VACANCY	(Bilodeau)				

FURTHER MOVE that the Board of Selectmen renew the appointments of the Town Treasurer and Town Attorney in accordance with the applicable Charter provisions.

Appointed Officials – Two-Year Terms

Town Treasurer	John	Adams	Republican	1/12/2026	1/10/2028
Town Attorney	Richard	Roberts, Esq.	N/A	1/12/2026	1/10/2028

First Selectman, M. Fiorentino, swore in Dremere Graham to the Juvenile Review Board for the term indicated above.

Further, Fiorentino swore in Michelle Leibovitz to the Library Board for the term indicated above.

Both newly appointed gave a background history and their interest to serve the Town of Granby.

4. COMMUNICATIONS

4.I. FY25 Capital Projects Carryovers to FY26 Budget - January 12, 2026

Town Manager, M. Walsh presented the FY25 Capital Projects carryover to FY26 presented as communication only. The document outlines when budgets were approved, the transactions against them, any surplus, and combines FY25 and FY26 amounts. The document is intended to keep everyone aligned on available balances for each project, and all carryover amounts allowable under the town charter.

5. NEW BUSINESS

5.1. Consideration of Action for Various Funds with No Activity

The board considered action on funds with no activity, specifically the Capital Projects Fund (Fund 610) with approximately $197,000 and an older School Security Project Fund with approximately $57,000. Director of Finance, K. Cheng requested that the remaining balances be returned to the Capital Non-Recurring Expense Fund, with the Board of Selectmen acting first and the Board of Finance acting second.

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board of Selectmen voted unanimously (5-0-0) to approve the closeout of the School Security Project Fund and the transfers of $56,848.74 from the School Security Project Fund and $193,000 from the $11.4M Capital Projects Fund to the Capital Nonrecurring Expense Fund, and forward this request to the Board of Finance for approval.

6. TOWN MANAGER'S REPORT

6.I Town Manager's Project Report

Town Manager, M. Walsh, gave an update on several project updates, including continued support for CPPAC as it works toward providing recommendations to the Board of Selectmen. The Radio Communications Project for first responders, the demolition of the Mountain Road tower has been completed, and the dispatch operations were temporarily relocated to ensuring no calls are dropped during the transition. Time was also spent reviewing and quantifying other post-employment benefits (OPEB), including the valuation process and current and future year projections. Additionally, a "beaver deceiver" was observed in operation at the Silver Brook Lane site. Concluding with an update on the upcoming revaluation process by selection of a suitable vendor, with Sue Altier, Assessor moving that effort forward.

This is a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear a full report, please click the following link at Granby Community Television https://gctv16.org or access the Board of Selectmen packet.

6.II. Budget Report for the Period Ending December 31, 2025 - Finance Director Kimi Cheng

Finance Director, K. Cheng gave a budget report presenting the period ending December 31, 2025. Tax collections as of December 31 were approximately 66% compared to 69% last year, which was noted as consistent with prior years. The tax levy rate continued to decrease, now at about 3.72%, representing a 28% decrease from the prior month, with approximately $60,000 collected in December. The town received state municipal revenues for veteran tax relief and disability exemptions, with reimbursements about $565 over budget.

On the expenditure side, General Fund spending was approximately 56–59%, consistent with last year. Public Works overtime year-to-date was about $50,000 compared to $36,000 last year, with December overtime of $28,000 versus $20,000, primarily due to four snow events on December 6, 11, 14, and 19.

Police Department overtime year-to-date was approximately $128,000 compared to $95,000 last year, with December overtime of $17,000 versus $14,000, driven in part by a recent retirement that created two vacancies, which are expected to be filled, with overtime continuing until staffing is restored.

This is a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear a full report, please click the following link at Granby Community Television https://gctv16.org or access the Board of Selectmen packet.

7. FIRST SELECTMAN REPORT (Mark Fiorentino)

First Selectman, M. Fiorentino noted that he attended a Chamber of Commerce event aimed at reestablishing quarterly meetings with chamber members and representatives from local governments, including Simsbury, to share updates and discuss ongoing initiatives. The meeting was described as helpful for exchanging information and learning about neighboring efforts.

Thanks were extended to Kirk and Abby for attending and preparing the town's presentation.

Appreciation was also expressed to the Public Works Department for their continued efforts.

8. SELECTMEN REPORTS (Margaret Q. Chapple, Kimberly L. Becker, Frederick A. Moffa, Mark C. Neumann; and Madeline Ayotte, Zainab Zafar, Student Liaison)

No reports were given.

9. EXECUTIVE SESSION
None

At 6:54 pm, Chairman Fiorentino moved to take a recess. The motion was approved unanimously. The meeting recessed and reconvened at 7:03 p.m.

10. THREE BOARD MEETING

10.I. Opening Remarks, First Selectman, Mark Fiorentino

First Selectman thanked everyone for their hard work and the members of the public for their participation. The Three Board Meeting is intended to be a high-level discussion of the annual budget process on behalf of the BOS and BOE, to help set budget guidelines.

The FY27 Budget Workshops will begin on March 5, with additional dates on March 9, and March 12 at 5:00 PM.

10.II. Review of Town Plus One Budget - Town Manager, Michael Walsh

Town Manager, M. Walsh, gave a presentation to introduce the "Plus One" General Fund FY27 Budget for July 1, 2026, through June 30, 2027, for the Town; providing an early snapshot of the Town's financial condition, and the projected direction of the budget based on preliminary estimates.

This is a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear a full report, please click the following link at Granby Community Television https://gctv16.org or access the Board of Selectmen packet.

10.III. Review of Board of Education Plus One Budget - Monica Logan, BOE Chairwoman and Cheri Burke, Superintendent of Schools

The Board of Education, Chair, Monica Longo gave a presentation to introduce the Board of Education's proposed "Plus One" budget for July 1, 2026, through June 30, 2027. The budget provides an early outline of district priorities, planning assumptions, and anticipated challenges, including contractual salary and benefit obligations, while seeking efficiencies to support progress toward the vision of Granby Public Schools.

This is a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear a full report, please click the following link at Granby Community Television https://gctv16.org or access the Board of Selectmen packet.

10.IV. Comments - Michael Guarco, Board of Finance Chairman

Board of Finance, Chair, Michael Guarco gave a presentation which reflects a balanced plan with total expenditures and revenues increasing modestly over the prior year. Board of Selectmen spending grows at a controlled pace, driven primarily by operating costs and small capital investments, while Board of Education expenditures increase to support contractual salary and benefit obligations. On the revenue side, the budget relies primarily on the property tax levy, supported by steady grand list growth and intergovernmental and local revenue sources. Overall, the budget maintains structural balance while continuing to fund core municipal and education services in a fiscally responsible manner.

The minutes presented within this document are a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear full reports, please click the following link at Granby Community Television https://gctv16.org.

10.V. Discussion of Items of Interest Concerning the 2026-2027 Budget

Beth Carroll, 10 Quail Lane, found the small cap helpful, and would like to know the actual net amount of the budget that makes up the mill rate. Resident would like to see organizational charts for both Town and Board of Education.

Bill Glueck, 18 Barkhamsted Road, president of the Granby Taxpayers Alliance, spoke as a taxpayer, and addressed the board raising questions on post-medical healthcare benefits, the sewer fund and bonding, and on the library project. Bill suggests that the proposal of the library space be revisited.

Rebecca Mikus of 14 Stonewall Drive addressed the Board of Education, raising questions about funding for the creative arts and requesting a detailed breakdown of the Students' Activities budget line. She also recommended that the Board review the current condition of the performance stage, which she believes may require repairs.

John Spatcher of 22 Round Hill Road addressed the Board regarding the netting totals. Drawing on his professional background, he provided an overview of how he reviews and interprets the financial presentations shared. He also suggested that the Board of Education review the performance stage for potential repairs.

Curt Johnson, Granby resident, made remarks to the Board of Education on the reduction to the transportation budget line item, for vocational and agricultural.

First Selectman M. Fiorentino addressed the public comments, emphasizing that budget amounts should be presented in a way that is clear and understandable to the public. He noted that post-medical healthcare benefits for retirees have largely been closed on the municipal side; however, police officers' benefits remain in effect. The Board of Education contracts operate differently: new employees are not eligible for these benefits, while only grandfathered individuals retain them.

Fiorentino also suggested that questions regarding the sewer fund be raised at the upcoming CPPAC meeting.

The Board of Education provided clarification on the transportation budget line item.

11. ADJOURNMENT

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa the Board voted unanimously (5-0-0) to adjourn the Board of Selectmen Regular Meeting at 10:02 p.m.

The minutes presented within this document are a summary of the discussion that took place at the Board of Selectmen meeting. To view the meeting in its entirety and hear full reports, please click the following link at Granby Community Television https://gctv16.org.

Respectfully Recorded & Attested,

Jen Espinal

Jen Espinal

Town Clerk

Received for Record: January 23, 2026, at 12:26 P.M.
By Laura Milne, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, February 2, 2026, in the Town Hall Meeting Room.

TOWN OF GRANBY

MEMORANDUM **DATE:** January 28, 2026

TO: The Granby Board of Finance

FROM: Mike Walsh, Town Manager

REGARDING: **Mountain Road Easement – Town Tower Site**

With respect to a needed Mountain Road easement (see map attached), please see the attached Eversource letter to Rich Roberts dated January 20, 2026.

Eversource has asked that the Board of Selectmen approve the attached resolution granting Eversource that easement.

Once the resolution is approved by the Board of Selectmen, Attorney Roberts will complete the process and make the necessary filings with the Town Clerk and Eversource.

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

EVERSOURCE ENERGY

107 Selden Street
Berlin, CT 06037

1/20/2026

Richard P. Roberts, Esq.
Law Offices of Halloran & Sage, LLP
One Goodwin Square
225 Asylum Street
Hartford, CT 06103

Re: File No. E25246
Town of Granby, CT
Mountain Road, Granby, CT 06060 (access road for cell tower)

Dear Attorney Roberts:

The Connecticut Light and Power Company, doing business as Eversource Energy, has received a request for electric service from your client, referenced above, that will require an easement across private property, as indicated on the enclosed map.

As legal counsel for the requester, please prepare the attached easement documents and Preliminary Certificate of Title. Provide for my review and approval, pdf copies of the following:

- Preliminary Certificate of Title (need only list those encumbrances that relate to the easement area)
- Executed Easement
- Town Resolution

Once I have reviewed and approved them (including the Preliminary Certificate or title policy commitment), I will notify you to proceed with recording. At the same time, you should also have received the recordable mylar map directly from the surveyor. I would advise hanging on to the mylar until you are ready to record the other easement documents just in case there might be any further revisions.

The information for the OP-236 form will be provided to you upon completion of a substantive review of all executed documentation.

After recording, please mail me certified copies of all recorded documents (including the map) and, if applicable, the original Corporate Resolution. You will have the option to provide **either** your Final Certificate of Title which should include an explanation of each encumbrance that the easement is subject to **or** a title insurance policy. If you choose to provide a title insurance policy, it must be issued to The Connecticut Light and Power Company, dba Eversource Energy for its easement interest in the amount of **$100,000.00** and the non-interference language provided in this package must be added to the Schedule B. Any such Final Certificate of Title or title policy must be in form and substance acceptable to CL&P. The Final Certificate of Title and title insurance policy will require the services of a Connecticut licensed attorney.

Your client will be responsible for any expenses incurred by you for providing this service.

To avoid unnecessary expenses, electric distribution facilities will not be installed and energized until all the aforementioned requirements are met. If there are any legal problems that prevent you from providing the items requested, please call me immediately to discuss possible solutions.

Sincerely,

Matthew W. McGee

Matthew W. McGee
Contract Administrator III
Office: 860-665-6987
Matthew.mcgee@eversource.com

Attachments
Easement Documents & Easement Map

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

CERTIFICATE OF RESOLUTION

I hereby certify that at a meeting of the Town Council of the **TOWN OF GRANBY** duly called on _____, 20___, at which a quorum was present and acting throughout, the following resolutions were unanimously adopted, to wit:

RESOLVED: That this muncipality grant and convey to **The Connecticut Light and Power Company dba Eversource Energy**, a corporation chartered by the General Assembly of the State of Connecticut and having its principal office in the Town of Berlin, in the State of Connecticut, its successors and assigns, permanent rights for the installation, maintenance and repair of electric (and gas) lines over, under and across land situated in the **Town of Granby** and State of Connecticut, as set forth in the proposed easement presented to this meeting, which is hereby ordered filed with the records of this meeting; and

RESOLVED: That _____, as the _____ of this municipality, is authorized to execute and deliver in the name of the municipality an easement presented to this meeting and to do any and all other acts to effectuate the foregoing.

I FURTHER CERTIFY that the form of easement attached hereto is an exact copy of the aforesaid proposed easement presented at said meeting.

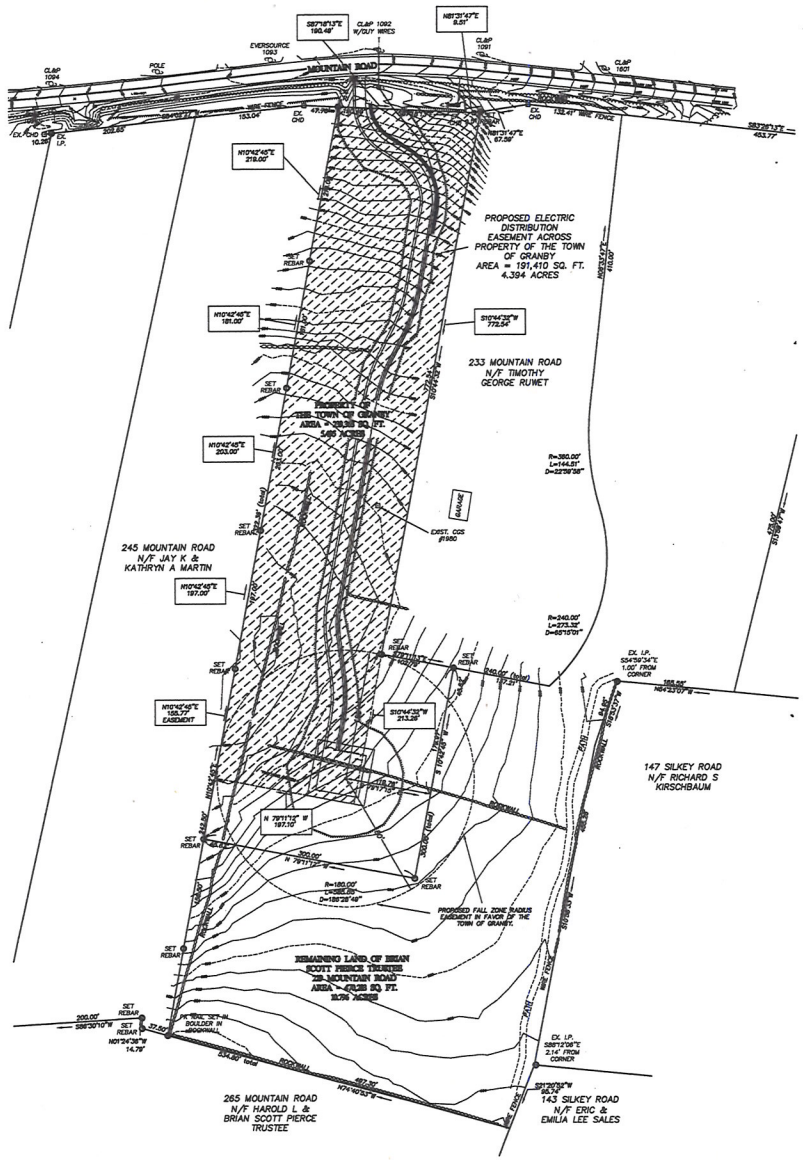
I DO FURTHER CERTIFY that the foregoing resolutions are still in full force and effect as of this date.

IN WITNESS WHEREOF, I have caused the official seal of the **Town of Granby** to be hereunto affixed, duly attested by me this _____ day of _____, 20___.

_____
Secretary

(Official Seal)

PLEASE RETURN ***UNRECORDED*** ORIGINAL TO ME FOR MY FILE





KEY MAP

PROPOSED ELECTRIC DISTRIBUTION EASEMENT ACROSS PROPERTY OF THE TOWN OF GRANBY AREA = 191,410 SQ. FT. 4.394 ACRES

MAP REFERENCES:

1. "PROPERTY OF HAROLD L. & MARY M. PIERCE MOUNTAIN ROAD GRANBY, CONNECTICUT SCALE 1"=80' APRIL 1979 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT."
2. "BOUNDARY MAP PROPERTY OF BRENDA T. AND CHARLES LARSEN III MOUNTAIN ROAD GRANBY, CONNECTICUT SCALE 1"=80' DATE JUNE 1984 FILE NO. M 2124 CLOSE, JENSEN & MILLER WETHERSFIELD, CONNECTICUT." REVISED THROUGH 4/23/85
3. "FINAL SUBDIVISION PLAN – SECTION NO. 2 REAR LOT PROPERTY OF RICHARD S. COFFIN AND RUTH M. MILKEY PREPARED FOR RICHARD F. GEHLE #147 SILKEY ROAD GRANBY, CONNECTICUT R–U ZONE HENRY CHARLES COTTON GRANBY, CONN." REVISED THROUGH 10–30–84
4. "SECTION NO. 2 PLAN SHOWING SUBDIVISION OF PROPERTY OWNED BY THE ESTATE OF WALTER F. SILKEY EASTERLY AND WESTERLY SIDES OF SILKEY ROAD, GRANBY, CONN. SCALE 1"=100' DATE 2–15–67 HENRY CHARLES COTTON," REVISED THROUGH 2–3–70
5. "REVISED PLAN PROPERTY OF CHARLES EARLE BARNES & LOUIE FARRANT BARNES MOUNTAIN ROAD GRANBY, CONNECTICUT SCALE 1"=80' DECEMBER 1968 OFFICE OF HAROLD R. SANDERSON, C.E. & L.S. BLOOMFIELD, CONNECTICUT RU – ZONE."
6. "PLAN PROPERTY OF ROBERT E. PENNINGTON AND ARTHUR E. JOHNSON MOUNTAIN ROAD, GRANBY, CONNECTICUT SCALE 1"=100' DATE 11–30–88 HENRY C. COTTON, L.S."
7. "BOUNDARY PLAN PREPARED FOR BRIAN SCOTT PIERCE TRUSTEE 229 MOUNTAIN ROAD GRANBY, CONNECTICUT SCALE 1" = 80' DATE 9/18/24 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC". REVISED THROUGH 12/10/24.
8. "PLAN TOWN OF GRANBY ACCESS DRIVE TO COMMUNICATIONS TOWER 239 MOUNTAIN ROAD GRANBY, CONNECTICUT SCALE 1" = 30' DATE: SEPTEMBER 5, 2025 JOB# 2023.604 TOWN OF GRANBY ENGINEERING DEPARTMENT. SHEETS 1–6 OF 6.

SURVEY NOTES:

THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS REVISED AND "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 26, 2016.

THE TYPE OF SURVEY PERFORMED IS AN EASEMENT MAP.

BOUNDARY DETERMINATION CATEGORY–RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A–2, AND VERTICAL ACCURACY CLASS T–2.

COORDINATES BASED UPON THE CT STATE PLANE COORDINATE SYSTEM, TAKEN FROM GPS OBSERVATIONS ON 6/8/24. HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NGVD 88.

PROPOSED IMPROVEMENTS TAKEN FROM MAP REFERENCE #8.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

STATE OF CONNECTICUT DAVID E. DENNO No. 70084 LICENSED LAND SURVEYOR

REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

EASEMENT MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY dba EVERSOURCE ENERGY ACROSS PROPERTY OF

TOWN OF GRANBY
233 MOUNTAIN ROAD
GRANBY, CONNECTICUT

FILE No. E25248

SCALE	DATE	SHEET NO.
1"=80'	12/11/25	1 OF 1

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

ELECTRIC DISTRIBUTION EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the **TOWN OF GRANBY**, hereinafter called Grantor, hereby grants to **The Connecticut Light and Power Company dba Eversource Energy**, a specially chartered Connecticut corporation with offices in Berlin, Connecticut, its successors and assigns, hereinafter called Grantee, with WARRANTY COVENANTS (except for the matters described in Schedule A if such schedule is attached), the non-exclusive perpetual right to construct, maintain, replace, relocate, remove and rebuild on, across, over and under the land hereinafter described (Easement Area), an electric distribution system consisting of poles, guys, braces, wires, cables, conduits, transformers, transformer pads, pedestals, meters, silos, handholes, structures for street lights and traffic signals, fixtures and other appurtenances useful for providing electric, communication, signal and streetlighting service (including wires, cables and conduits running from the poles, transformers and pedestals to any structures erected on the Grantor's lands); the right to provide electric, communication, signal and streetlighting service by means of the same; and the non-exclusive right of access across other lands of the Grantor for all purposes in connection with the exercise of the within granted easement including inspecting, maintaining or removing the same and the right, after consultation with the Grantor when practicable, to trim and keep trim, cut and remove such trees or shrubbery as in the judgment of the Grantee are necessary to maintain its services.

Said Easement Area is located on the Grantor's lands on the **southerly** side of **Mountain Road** in the Town of **Granby**, Connecticut, as more particularly described on a map entitled **"Easement Map Showing Easement Area to be Granted to The Connecticut Light and Power Company dba Eversource Energy Across Property of Town of Granby, 233 Mountain Road, Granby, Connecticut, File No. E25246, Scale: 1" = 80', Date: 12/11/25, by Denno Land Surveying & Consulting, LLC"** which map has been filed as map number _____ in the office of the Town Clerk of said Town of **Granby**, Connecticut.

The Grantor agrees, except with the written permission of the Grantee, and except for those improvements shown on the above-referenced plan; provided, however, that said improvements do not interfere with Grantee's access to or operation and maintenance of Grantee's facilities ("Permitted Improvements"), that: (i) no building, structure, or other improvement or obstruction shall be located upon, there shall be no excavation, filling, flooding or grading of, and there shall be no parking of vehicles or planting of trees or shrubbery upon the Easement Area or outside the Easement Area within five (5) feet from any facilities or appurtenance installed to provide services to any structures erected on the Grantor's premises; and (ii) nothing shall be attached, temporarily or permanently, to any property of the Grantee installed by virtue of this easement. The Grantee may, without liability to the Grantor and at the expense of the Grantor, remove and dispose of any of the aforesaid made or installed in violation of the above and restore said land to its prior condition. In the event of damage to or destruction of any of said facilities of the Grantee by the Grantor or agents or employees thereof, all costs of repair or replacement shall be borne by the Grantor. Grantor, its heirs, successors, assigns and agents, shall contact Call Before You Dig prior to commencing installation or maintenance of said Permitted Improvements.

The Grantee further agrees, by the acceptance of this deed, that as long as and to the extent that the electric distribution system together with all appurtenances, located on said land pursuant to this easement are used to provide electric, communication, signal or streetlighting service, the Grantee will repair, replace and maintain such facilities at its own expense (except as otherwise provided herein) and in connection with any repair, replacement or maintenance of said system the Grantee shall promptly restore the premises to substantially the same condition as existed prior to such repair, replacement or maintenance, provided, however, that such restoration shall not include the following: (a) any structures, other improvements or plantings made by the Grantor contrary to the provisions of this easement and (b) any damage to any Permitted Improvements resulting from the Grantee's exercise of its rights hereunder to access the Easement Area and/or to construct, maintain, replace, relocate, remove and rebuild Grantee's facilities.

If any portion of the above-described land upon or under which said facilities or appurtenances thereto shall be located, is now or hereafter becomes a public street or highway or a part thereof, permission, as set forth in Section 16-234 of the General Statutes of Connecticut relating to adjoining landowners, is hereby given to the Grantee and to its successors and assigns, to use that portion of the land for the purposes and in the manner above described.

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

Any right herein described or granted, or any interest therein or part thereof, may be assigned to any communication or signal company by the Grantee, and the Grantor hereby agrees to and ratifies any such assignment and agrees that the interest so assigned may be used for the purposes described therein for communication or signal purposes.

The words "Grantor" and "Grantee" shall include lessees, heirs, executors, administrators, successors and assigns where the context so requires or permits.

TO HAVE AND TO HOLD the premises unto it, the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this ____ day of _____, 20___.

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Witness

TOWN OF GRANBY

_____(L.S.)
By:
Its:

ACKNOWLEDGMENT

STATE OF CONNECTICUT

S.S. _____

COUNTY OF _____

On this ____ day of _____, 20___, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of the **Town of Granby**, a municipality, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes contained, by signing the name of the municipality by himself/herself as the free act and deed of said municipality.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal.

_____
Notary Public - Seal Required
My Commission Expires_____

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

PRELIMINARY CERTIFICATE OF TITLE

_____, Connecticut

_____, 20___

TO: THE CONNECTICUT LIGHT AND POWER COMPANY dba Eversource Energy

This is to certify that as of the date set forth and as disclosed by the land records of the Town of **Granby**, Connecticut, title to the premises situated on the **southerly** side of **Mountain Road**, in the Town of **Granby**, which are more particularly shown on a certain map entitled **"Easement Map Showing Easement Area to be Granted to The Connecticut Light and Power Company dba Eversource Energy Across Property of Town of Granby, 233 Mountain Road, Granby, Connecticut, File No. E25246, Scale: 1" = 80', Date: 12/11/25, by Denno Land Surveying & Consulting, LLC"** a copy of which is attached hereto and made a part hereof, is vested in:

_____

_____

free and clear of all encumbrances except:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.

2. Installments of real property taxes to municipal authorities which are not yet due and payable.

3. _____

_____

_____

_____

Counsel to Grantor has reviewed the above-mentioned exceptions to the title identified herein as item numbers _____, and, based upon such review hereby represents and warrants that each such easement/agreement/encumbrance/lien does not adversely impact, impair, conflict with or limit any of the rights and easements to be granted to The Connecticut Light and Power Company dba Eversource Energy in the electric distribution easement to which this Certificate of Title pertains.

_____

Attorney-at-law
State of Connecticut

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

FINAL CERTIFICATE OF TITLE

_____, Connecticut

_____, 20___

TO: THE CONNECTICUT LIGHT AND POWER COMPANY dba Eversource Energy

This is to certify that as of the date set forth and as disclosed by the land records of the Town of **Granby**, Connecticut, title to the easement rights situated on the **southerly** side of **Mountain Road**, in the Town of **Granby**, as described in an Easement dated _____, 20__, recorded on _____, 20__ under document number _____ in Book _____, Page _____, of the **Granby** Land Records, a certified copy of which is attached hereto and more particularly described on the map entitled **"Easement Map Showing Easement Area to be Granted to The Connecticut Light and Power Company dba Eversource Energy Across Property of Town of Granby, 233 Mountain Road, Granby, Connecticut, File No. E25246, Scale: 1" = 80', Date: 12/11/25, by Denno Land Surveying & Consulting, LLC"** which map has been filed in the office of the Town Clerk of said Town of **Granby**, Connecticut, as map number _____, is vested in The Connecticut Light and Power Company dba Eversource Energy, free and clear of all encumbrances except:

(1) Any and all provisions of any ordinance, municipal regulation or public or private law.

(2) Installments of real property taxes to municipal authorities which are not yet due and payable.

(3) _____
_____
_____
_____

Counsel to Grantor has reviewed the above-mentioned exceptions to the title identified herein as item numbers _____, and, based upon such review hereby represents and warrants that each such easement/agreement/encumbrance/lien does not adversely impact, impair, conflict with or limit any of the rights and easements to be granted to The Connecticut Light and Power Company dba Eversource Energy in the electric distribution easement to which this Certificate of Title pertains.

_____
Attorney-at-law
State of Connecticut

File No. E25246
After recording, return to:
Right of Way Department
Eversource Energy
107 Selden Street
Berlin, CT 06037

Required Non-Interference Endorsements for Schedule B of the Title Insurance Policy

Notwithstanding any provision of this Title Policy to the contrary, the insurance provided by this Title Policy shall provide The Connecticut Light and Power Company dba Eversource Energy ("CL&P") with title insurance coverage in the event that there is: (i) a claim from any third party alleging that the rights and easements granted to CL&P in the electric distribution easement or partial assignment of easement to which this Title Policy pertains (collectively, the "CL&P Easement") adversely impact, impair, conflict with or limit any of the rights/easements/agreements/ encumbrances listed in item numbers _____ of this Schedule B to the Title Policy; or (ii) a claim from CL&P that any of the rights/easements/agreements/ encumbrances in item numbers _____ of this Schedule B to the Title Policy adversely impact, impair, conflict with or limit any of the rights and easements granted to CL&P in the CL&P Easement.

If the Title Company lists the CL&P Easement being insured by the Policy as an exception to coverage on Schedule B, the exception must include the following language:

This Title Policy does not provide insurance coverage for the performance and/or non-performance by the Grantor and Grantee of the future contractual obligations imposed on the Grantor and Grantee in that certain Electric Distribution Easement from _____ to The Connecticut Light and Power Company dba Eversource Energy dated _____ (the "CL&P Easement") listed as Item ____ on Schedule B of this Title Policy; *provided, however*, that no provision of this Title Policy, including no provision in this Schedule B, excludes from the insurance coverage provided by this Title Policy the easements and rights granted to CL&P pursuant to the CL&P Easement.

TOWN OF GRANBY

MEMORANDUM **DATE:** January 29, 2026

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Granby Town Manager

REGARDING: **Town Manager's Report as of January 31, 2026**

Please accept the following summary of departmental activities underway throughout the town through the month of January, 2026 as detailed to me by the various department heads.

Town Manager's Office

- Continued work to create documents/analysis for CPPAC review and ultimate action
- Continued work on the FY27 Budget/Capital and related narratives/PowerPoints
- Attended a Food Scarcity Summit in Avon presented by the FVHD
- Attended a Waste Not Want Not Wednesday meal service with the Chief/Officers
- Met with East Granby First Selectman Jason Hayes
- Met with Laurel Farrer and was introduced to the Granby Education Foundation (GEF)
- Attended the monthly CRCOG Policy Board Meeting
- Attended the bi-monthly Holcomb Farms touch base
- Met with Ray Lagan from the Granby-Simsbury Chamber of Commerce
- Attended the annual Employee Health Benefits Advisory Committee meeting

Finance, Tax Office, Assessors Office

- Generated, mailed, and submitted 1099s and W2s.
- Attended the first New England States Government Finance Officers Association (NESGFOA) as one of the three representatives from the State of Connecticut. NESGFOA is a regional GFOA serving six New England states (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont).
- Worked on the FY27 proposed budget for other funds and the capital fund.
- Released real estate and sewer liens.
- Requested readings from both water companies for total use in 2025.
- Collection of second installment real estate and personal property taxes and newly billed motor vehicle supplemental taxes.
- Continuing the process of preparing the Grand List for completion by January 31, 2026.
- Reviewed, finalized, and signed the Contract for the 2027 Townwide Revaluation that is mandated by State Statute.
- Enacted and implemented all changes to the Connecticut State Statutes this year affecting the Town and the Assessment Process.
- Responsible for the valuation of over $1,400,000,000 in assessment.

Community Development

- The POCD Committee continues to work on the POCD update. While the survey has closed, residents can always submit comments to the Committee at pocd@granby-ct.gov or to the Community Development Department.
- Staff reviewed Public Act 25-1 (Bill 8002) An Act Concerning Housing Growth and is preparing a summary that will be discussed at a joint Board of Selectmen and Planning and Zoning Commission meeting later in February.
- Staff is working on a LOTCIP grant application for sidewalks and streetscape improvements in the Granby Center area and potentially along Salmon Brook Street south of the park.
- The Planning and Zoning Commission (PZ) approved a Special Permit for town-owned property at 83 Salmon Brook Street to allow a restaurant on the first floor and one apartment on the second floor. Now that it has been approved, the Town can move forward with next steps on the sale.

Information Technology

- Migration from Frontier to IPitomy for alarm panel lines located at Town Hall, Senior Center, Library, Cossitt Library, Town Garage, Holcomb Farm, Route 189 Pump House, and Salmon Brook Park
- Police dispatch project 90% complete. Waiting on vendors to complete work to assist with move from temporary EOC setup to the new setup
- Working with CEN to renew internet service contract and looking into our ability to connect the ambulance association for internet service under the town connection for free via the utilization of existing town owned fiber
- Ongoing work with Finance Department to tweak digital document/scanning process
- Working to take advantage of cybersecurity tools offered through our insurance company as part of our coverage

Police Department

Human Resources, Training and Community Outreach, Projects

- Officer Wilkins is in Field Training and progressing well
- Police Union with assistance from the PD assisted with Holiday Toy Drive
- Sergeants Kreimes and Joseph attended a class, Supervising Patrol Critical Incidents
- Officer Kupchik attended a Glock Armorer class
- Detective Macaulay attended a 2-day death investigation class
- Dispatch renovation almost complete. New console installed and finishing punch list

Crime/Noteworthy Items

- House fire at 125 Lost Acres Road, assisted CSP, Fire/Explosive Unit with investigation.
- Swatting attempt which was identified as hoax within an hour of report.
- Report of lost hiker in McLean's Game Refuge, extensive search with drones and K9, revealed no one lost.
- Major snowstorm, no major incidents.

Public Works

- DPW has worked twenty days this season treating and plowing snow.
- New England Aquatics has finished clearing debris from the SBP, sand and beach restoration to be completed in the spring.
- SBP, steel building foundation has been prepared/concrete slab has been poured.
- Generator installation for the SBP Rec building is being scheduled.
- GPL generator project is being repriced to fit within the cap budget.
- Mezzanine plans have been drawn/getting priced to build stairway & install a door.

- Eversource has been asked to get pricing for power to the Rovers area.
- Midstate building an access road to the Mountain Rd. site, old tower taken down.
- Dispatch countertop/cutover underway, installation expected by end of January.
- Doherty Rd bridge replacement. Preliminary work is underway.
- Simsbury Rd. Preliminary work is underway.

Human Service: Youth Services, Parks and Recreation, Senior Services, Social Services

Senior Center:

- Granby Senior Center is the Falls Prevention Leader in the region. Two programs, *A Matter of Balance* program, led by the Farmington Valley Health District, at no cost and *Tai Ji Quan: Moving for Better Balance*, offered at no cost thanks to generous grant funding provided by Connecticut Community Care and the CT Age Well Collaborative began in January.
- New lunch program was launched, replacing a program that limited service to twelve participants. In the first three weeks, ten new seniors participated.

Parks & Recreation:

- Announcement for Summer Camp 2026 went out resulting in 64 registrations so far.
- *New* after school opportunities have been introduced for the semester: Origami, Page Turners, Chess Club, Debate Club
- Adult badminton league added

Town Clerk

- The 2026 COTT Rollover is underway, including Vitals, Land Records, Foreclosures, Trade Names, and all other required record categories. In addition, the Annual Examination Report is being prepared for submission to the State of Connecticut. A vault inspection was conducted by the State Library Public Records Administrator and the State Library Fire Marshal. The results of this inspection are forthcoming.
- A meeting was held with the Animal Control Officer, Town Manager, Chief of Police, and Captain of the Granby Police Department to review Dog Fund operations, a possible Rabies Clinic, kennel licensing & zoning form, and ACO survey efforts, along with coordination efforts being implemented in the Town Clerk's Office.
- Staff participated in networking, professional development, and outreach activities, including attendance at the Drummer Holiday Gathering. The Town Clerk also attended the 2026 Town Clerk Orientation at the State Capitol with the Connecticut Town Clerks Association. The session focused on legislative and procedural updates involving DEEP, DPH, the Connecticut State Library, the Freedom of Information Commission, the Secretary of Business, and the Secretary of State.
- Election-related responsibilities were completed, including the timely receipt of Town Committee Endorsements and the publication of required Legal Notices. Additionally, the Town Clerk submitted the closeout report to the Secretary of State for the 2025 Early Voting Grant.
- Several new Public Acts effective January 2026 are either completed or well underway for implementation. These include the Public Act authorizing the redaction of protected information in Land Records for judges and other officials, updated Trade Name filing procedures, and the implementation of the short-form death certificate and revised applications in accordance with new statutes. Staff also completed Trade Name training related to the 2026 filing changes.
- The Town Clerk's Office is pleased to report 99% compliance with the submission of 2026 meeting schedules for all Granby boards, commissions, and committees, and approximately 80% of meeting minutes are being filed with the Town Clerk's Office as required by CGS. The Boards and Commissions Project continues, including improvements to meeting agendas and minutes, member appointments, resignation

procedures, and administration of oaths of office, with the goal of full compliance with CGS §1-225 and all other applicable statutes.

Registrar of Voters

- The new TotalVote system (which will replace CVRS - the CT Voter Registration System) is still scheduled to go live on February 23, with CVRS to go offline on Feb 13 - meaning no voter registration additions or changes can be input online for 10 days.
- We have completed the annual canvass of registered voters, mailing out notices to approximately 400 voters who have moved in the past year, not voted in four years, or for various other reasons, are suspected of no longer being active Granby voters. Although by law our deadline for the canvass mailing is still months away, we completed this mailing in January so that voters have time to reply to us and we can keep them on our active roll before CVRS goes offline - making the transition to TotalVote simpler
- The biennial Town Committee caucuses to select committee members to two-year terms were held on January 7th (Republican) and 8th (Democratic). Karen (R) and Laura (D) each attended their respective caucus to ensure the eligibility of attendees.
- As of January 22, no one has requested petition forms to oppose the party-endorsed candidates. No petitions are anticipated to be returned by the January 28 deadline, but if there were, a primary (or primaries) would be held on March 3.
- As required annually, we sent written notices in early January to each registered voter with permanent absentee ballot status.
- We went through our paper files and compiled seven boxes of material to be shredded
- Board approval of the sale of the "Freshies" property is anticipated such that we expect to be participating in a public vote on the transaction sometime in February.

Please let me know if you have any questions on the aforementioned summary. Thank you.