TOWN OF GRANBY
BOARD OF SELECTMEN
PUBLIC HEARING & BOARD OF SELECTMEN
REGULAR MEETING
MINUTES
May 18, 2026

CERTIFIED TRUE
ELECTRONIC COPY
From the Records of the
Town of Granby
as of 11:36 P.M.
May 22, 2026
Attested by:

BOARD OF SELECTMEN MEMBERS PRESENT: Mark Fiorentino, First Selectman; Margaret Chapple, Vice-Chairwoman; Kimberly Becker, Frederick Moffa, and Madeline Ayotte, Student Liaison

ABSENT: Mark Neumann and Zainab Zafar, Student Liaison

ALSO PRESENT: Michael P. Walsh, Town Manager, Kimi Cheng, Director of Finance, Kendra Green Tax Collector, Betsy Mazzotta (remote) and members of the public.

First Selectman Mark Fiorentino called the Public Hearing to order at 6:45 p.m.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jen Espinal.

At the direction of First Selectman Fiorentino, the Board of Selectmen Agenda was amended to move the Broadleaf presentation to a later part of the agenda.

ON A MOTION DULY MADE BY K. Becker, seconded by M. Chapple, the Board voted (5-0-0) to amend the Board of Selectmen agenda as indicated above.

2. NEW BUSINESS

2.I. Neighborhood Assistance Act Application- Public Hearing

The Board reviewed the annual Neighborhood Assistance Act (NAA) application process, through which the town reviews and endorses applications before forwarding them to the state. This year, the town received one application from the Friends of Holcomb Farms for HVAC and heating and cooling efficiency improvements associated with the church renovation project. The state-run NAA program does not cost local taxpayers money, as qualifying organizations may redirect certain state income tax obligations toward approved community projects.

3. ADJOURNMENT

ON A MOTION DULY MADE BY F. Moffa, seconded by K. Becker, the Board voted (4-0-0) to adjourn the meeting at 6:50 p.m.

At 7:00 p.m. the First Selectman reconvened the Board of Selectmen meeting.

4. MINUTES

4.I. Approval of the WPCA Public Hearing Meeting Minutes - April 20, 2026

ON A MOTION DULY MADE BY M. Chapple, seconded by F. Moffa, the Board voted unanimously (4-0-0) to approve the minutes from WPCA Public Hearing Meeting on May 4, 2026.

4.II. Approval of Board of Selectmen Regular Meeting Minutes - May 4, 2026

ON A MOTION DULY MADE BY F. Moffa, seconded by K. Becker, the Board voted unanimously (4-0-0) to approve the minutes from the Board of Selectmen Regular meeting on May 4, 2026, with the following corrections:

First, a correction to the appointment of Board of Education member, John R. Limeburner correcting the term to November 2, 2027, the next Municipal Election.

Second, correcting item 5.V. to Liberty Bank.

5. RESIGNATIONS/APPOINTMENTS

None

6. COMMUNICATIONS

6.I. Proclamation for Revenue Collector Lauren Stuck

The Board recognized Lauren Stuck for her retirement after 30 years of service as the Town of Granby's Collector of Revenue and presented a proclamation honoring her distinguished career and dedication to public service. The proclamation highlighted her professional achievements, including becoming a certified Connecticut Municipal Collector, serving in leadership roles within several tax collector associations, completing extensive municipal assessment training, and supporting numerous town committees and organizations. It also recognized her mentorship of her successor, Kendra Gilbert, and thanked her for her lasting contributions to the Granby community while extending best wishes for her retirement**.**

The Board of Selectmen welcomed Kendra Green Gilbert as the successor Collector of Revenue, and a swearing-in ceremony was held during which she was administered the oath of office.

6.II. Neighborhood Assistance Act Program Application Approval

Executive Director Cat Kadrle, resident of 44 Day Street South, summarized the proposal, which seeks funding to install a four-ton heat pump and related electrical components at the former First United Methodist Church building located at 87 Simsbury Road, West Granby, replacing the existing electric baseboard heating system.

Kadrle noted that the project would qualify participating businesses for a 100% tax credit and clarified that heating and cooling work for the farm store had already been completed through the prior year's Neighborhood Assistance Act funding. Following brief discussion and no additional questions, a motion was made to approve the application and direct staff to complete the process before July 1.

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the Board voted unanimously (4-0-0) to approve the Neighborhood Assistance Act Program Application for Friends of Holcomb Farm.

6.III. Fair Housing Policies - Annual Approval

The Board reviewed the annual approval of the town's fair housing policies. Staff explained that the approval is an annual administrative requirement and referenced a memorandum prepared by the Director of Community Development dated May 5, 2026. The package includes required resolutions, policy statements, and related pronouncements that must be approved by the Board of Selectmen, executed by the Town Manager, and filed or posted in connection with applicable town applications.

ON A MOTION DULY MADE BY K. Becker, seconded by M. Chapple, the Board voted unanimously (4-0-0) to re-adopt the Fair Housing Resolution, Fair Housing Policy Statement, Compliance with Title VI of the Civil Rights Act of 1964, Affirmative Action Policy Statement, Municipal Grievance Procedure and ADA Notice.

7. TOWN MANAGER REPORT

7.I. Town Manager's Project Activity Report

Town Manager, M. Walsh, presented the monthly project summary report, highlighting several key initiatives. Public Works conducted its first "stand down day," providing in-depth leadership and professional training for employees with participation from local and regional public safety and public works officials. The town and Board of Education jointly issued a request for proposals for a consultant to assist with implementing shared services. Town Manager also reviewed the 2026 bond timeline process for up to six proposed projects totaling approximately $20 million, outlining the upcoming approval, public hearing, and referendum steps. Additional updates included receipt and review of the draft Kearns term sheet and continued staff support for the multi-round budget process, including analysis, public hearings, and revisions to budget proposals.

7.II. Monthly Budget Report - April 2026

Finance Director, K. Cheng, presented the monthly financial report and explained updates to the expenditure reporting format, including new columns showing estimated year-end expenses and available balances after encumbrances. The town's estimated available balance as of April 30 was approximately $23,553, though the figure could change depending on overtime costs related to Public Works and Police Department operations. Revenue collections were reported at 103% compared to 102% the previous year, aided in part by conveyance taxes from Broadleaf Solar and interest earnings from the town's short-term investment fund. The town also received its final ECS payment

from the state, bringing total ECS revenue slightly over budget. Expenditure in the general fund was 81% year-to-date, compared to 79% during the same period last year. Significant overtime expenses were noted in Public Works due to multiple weekend snowstorms, while Police Department overtime was nearing budget limits but expected to be offset by savings in regular payroll from unfilled positions.

8. BROADLEAF SOLAR/SOLAR NURSERY GRANBY SOLAR FARM

8.I. Broadleaf Solar/Solar Nursery Granby Solar Farm Presentation

John Gravel, from Broad Leaf Solar, gave a presentation on its proposed utility-scale solar project, which is expected to formally enter the Connecticut Siting Council review process in July. The project has been under development for approximately two years, during which time the company conducted due diligence, gathered public and municipal feedback, and refined the proposal. The project, located primarily on the former Monrovia nursery property in Granby and East Granby, would include approximately 400 acres of solar development across a 720-acre site and would generate enough clean energy to power roughly 14,000 homes. Broadleaf Solar highlighted anticipated benefits including new tax revenue, approximately 300 construction jobs, long-term site stewardship, environmental improvements, and grid reliability enhancements. John noted that additional public outreach opportunities, including an open house scheduled for June 17, will occur before the formal siting review process begins.

9. FIRST SELECTMAN REPORT

The First Selectman thanked the registrars, election volunteers, and the Town Clerk department for their hard work in ensuring efficient, accurate, and welcoming elections. He also recognized the Town Manager and Town Engineer for beginning planning work on the second phase of the Salmon Brook walking path, including coordination with stakeholder groups. Additional updates included plans to present recommendations for PBCPC committee, with appointments at the June 1 meeting and an anticipated review of the IBAC committee's charge and membership to support its expanded role in examining efficiencies between the Board of Finance and Board of Education.

10. SELECTMEN REPORTS

M. Ayotte highlighted several school updates and achievements. The school's ultimate frisbee team won the Division 2 state championship, marking a notable accomplishment for the program. The recent prom was reported to have gone smoothly with no issues. The National Honor Society has launched a Jamaica relief fundraiser to support hurricane recovery efforts, raising funds to send aid barrels to affected areas. Additionally, the JHS choir concert is scheduled for May 21 at 8:00 p.m. at Granby Memorial High School.

11. PUBLIC SESSION

R. Flannigan, 24 Woodcliff Drive, raised several technical and environmental questions about the Broadleaf Solar project, potential impacts to Salmon Brook and surrounding ecosystems.

M. Kramarenko, Notch Road, asked questions regarding the Broadleaf Solar project. Additionally, safety concerns were raised. Mr. Kramarenko stated he would submit additional questions in writing.
The Board encouraged the questions to be formally submitted in writing for response and record-keeping through the appropriate public review process.

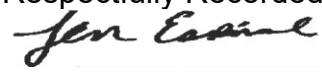
D. Anderson, Greenwoods Road, asked whether Broadleaf Solar's reported $361,000 tax payment would be recurring or subject to reassessment in the future, referencing concerns about how the property's tax status may change.

The First Selectman noted that the payment appears to be a one-time amount related to a change in the property's classification from farmland and is not expected to continue annually, noting that further clarification on ongoing tax treatment would follow as the project and agreements are finalized.

12. ADJOURNMENT

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple the Board voted unanimously (4-0-0) to adjourn the Board of Selectmen Regular Meeting at 8:14 p.m.

Respectfully Recorded & Attested,



Jen Espinal
Town Clerk
Received for Record: May 22, 2026, at 10:45 A.M.
By Jini Ruscitti, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, June 1, 2026, in the Town Hall Main Meeting Room.