TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR BOARD OF SELECTMEN MEETING
SEPTEMBER 21, 2026
MINUTES

CERTIFIED TRUE ELECTRONIC COPY
From the Records of the **Town of Granby**
as of 11:30 A.M.
September 30, 2026
Attested by:
Jen Espinal

PRESENT: Mark H. Fiorentino, First Selectman; Margaret Q. Chapple, Vice Chairwoman; Selectwoman Kimberly L. Becker; Selectman Frederick A. Moffa; Selectman Mark C. Neumann; BOS Student Liaisons Madeline Ayotte and Talia McKeen.

ALSO PRESENT: Michael P. Walsh, Town Manager; Jen Espinal, Town Clerk; members of the public.

REMOTE: Betsy Mazzotta, Management Assistant; and members of the public.

ABSENT: Kimi Cheng, Director of Finance.

CALL TO ORDER
First Selectman M. Fiorentino called the Regular Meeting of the Board of Selectmen to order at 7:00 P.M. in the Town Hall Main Meeting Room, Granby, Connecticut.

1. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by BOS Student Liaison, Ms. McKeen.

Chairman Fiorentino made a motion to amend the agenda to add Item 6.1.

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board voted (5-0-0) to approve the amendment to the agenda.

2. MINUTES
2.1. Approval of Board of Selectmen Regular Meeting Minutes – August 17, 2026

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa, the Board voted unanimously (5-0-0) to approve the minutes from the Board of Selectmen Regular meeting on August 17, 2026.

3. APPOINTMENTS/ RESIGNATIONS
3.1. Anthony M. McGovern (U): Park & Recreation (Term January 10, 2028)

ON A MOTION DULY MADE BY F. Moffa, seconded by K. Becker, the Board voted (5-0-0) to acknowledge the resignation of Anthony M. McGovern in the Town of Granby Park & Recreation Board, effective September 8, 2026.

4. COMMUNICATIONS
4.1. Lost Acres Fire Department Annual Report 2025-2026

The Board received the Lost Acres Fire Department's 2025 Annual Report. The Fire Chief provided an overview of the department's activities, staffing, and operational needs.

The Chief reported 283 calls for service during the fiscal year, including 24 fire incidents. The department continues to provide mutual aid to surrounding communities and participates in regional emergency response efforts.

The department reported approximately 40 active members, including 35 interior-qualified firefighters, and welcomed four new members during the year. The Chief highlighted ongoing recruitment and retention efforts, including the cadet program for students ages 14–18.

The Chief also discussed plans to replace two fire engines and ongoing coordination with Town Manager regarding a new funding agreement. Rising equipment costs, aging fire stations, and facility limitations were identified as challenges. The Town Manager discussed the need to develop a sustainable capital funding plan to support equipment replacement.

5. OLD BUSINESS

None

6. NEW BUSINESS

6.1. Special Council Approval

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board voted (5-0-0) to approve the hiring of Attorney Michael Rose and the Law Firm of Rose/Kallor to assist the Town in legal matters related to labor; and further to direct the Town Manager to execute and engagement letter with the firm.

6.2. 7 Summits - Kearns School Terms Sheet Approval

The Town selected 7 Summits through an RFP process as the preferred developer to redevelop Kearns School into senior and workforce housing. The Board was asked to approve a Terms Sheet, reviewed by Halloran Sage, which is not a development contract but demonstrates the Town's commitment and allows 7 Summits to pursue grants and funding. A formal development agreement would be negotiated if the project proves financially feasible.

Commission on Aging Chair Jean Donihee-Perron, who serves on the negotiating committee, emphasized the Town's shortage of affordable senior housing, noting that approximately 21.3% of Granby's population is over age 65, while only 81 income-based units are currently available. She stated that Kearns School is an ideal location due to its proximity to shopping, medical services, restaurants, and other amenities, and strongly encouraged approval of the Terms Sheet to advance the project.

ON A MOTION DULY MADE BY M. Neumann, seconded by K. Becker, the Board voted (5-0-0) to approve the attached Terms Sheet between 7 Summits and the Town of Granby dated August 5, 2026, and to direct the Town Manager to execute the agreement.

6.3. Granby Ambulance Amended Operating Agreement Approval

The Board reviewed an amended operating agreement with the Granby Ambulance Association (GAA), the result of several years of work. The agreement strengthens governance and oversight,

requires continued efforts to manage receivables, provides for more operationally focused financial reporting, identifies capital needs in relation to endowment funds, and clarifies ownership and use of Town-provided radio equipment. The agreement was developed collaboratively and reviewed by GAA's attorney.

ON A MOTION DULY MADE BY P. Chapple, seconded by F. Moffa, the Board voted (5-0-0) to approve the amended operating agreement between the Town of Granby and the Granby Ambulance Association and authorize the appropriate Town officials to execute the agreement.

7. TOWN MANAGER REPORTS

7.1. Town Manager's Monthly Departmental Activity Report

The Town Manager presented the August 2026 Department Activity Report, highlighting activities across Town departments, including completion of the FY2026 financial close and audit preparations, Democratic primary preparations and election training by the Town Clerk and Registrars of Voters, records preservation and microfilming projects, library programming and renovations, and Police Department staffing, training, community outreach, and public safety activities.

7.2. Town Manager's Project Activity Report

The Town Manager provided updates on major projects, including the Public Building and Capital Project Committee's review of firms, for upcoming work and the Intraboard Advisory Committee's engagement. Updates also included radio tower improvements, department-level budget meetings, sewer ordinance revisions, completion of engineering for the STEAP 2 walking path extension, the new e-bike restriction in Town parks, and capital equipment planning for Lost Acres Fire Department. The Town also received 32 applications for the Public Works Director position, with five candidates selected for interviews.

7.3. Monthly Budget Report - Finance Director Kimi Cheng

In the absence of Director of Finance, Kimi, Town Manager provided an overview of the August 2026 budget report showing collections at 1% compared with the same period last year, while general fund expenditure was 38%, consistent with the prior year. No significant trends or concerns were identified at this time.

8. FIRST SELECTMAN REPORT (Mark Fiorentino)

First Selectman, M. Fiorentino, thanked the Open Farm Day Commission, volunteers, and participants for another successful event and recognized the cooperation between the McLean Game Refuge and Granby Horse Council for a charity ride benefiting Angel Horses Foundation. Upcoming events include the 25th anniversary of the Senior Center, the Granby Artists Association's 25th anniversary celebration on October 4, and a November 14 open house on the five proposed capital projects.

9. SELECTMEN REPORTS (Margaret Q. Chapple, Vice Chairwoman; Selectwoman Kimberly L. Becker; Selectman Frederick A. Moffa; Selectman Mark C. Neumann; BOS Student Liaisons Madeline Ayotte, Sophia Cutler, and Talia McKeen.)

M. Neumann, reported on the Public Buildings and Capital Projects Committee. The next regular meeting is scheduled for October 14, with a special meeting this Wednesday to review interview scores and rankings and develop recommendations regarding firms for the proposed capital projects.

P. Chapple, congratulated Kirk Severance on his retirement.

F. Moffa, echoed the positive comments regarding Open Farm Day, noting its apparent success, and commended the McLean Game Refuge and Granby Land Trust's for their well-maintained trails and recreational opportunities.

M. Ayotte, reported upcoming school activities, including a Dolly Parton-themed celebration and book drive, with donated books going to support literacy efforts. The school is also planning its fall cabaret, presented by the drama club.

T. McKeen, a Granby junior involved in student government, clubs, and sports, introduced herself and discussed her interest in representing students. She reported on efforts to honor departing band teacher Mr. Bailey and the implementation of a new digital pass system to track student movement and improve accountability.

10. PUBLIC SESSION

R. Flannigan, 24 Woodcliff Drive addressed the Board regarding Kearns School redevelopment, bonding, insurance, and demolition procedures. He also questioned the proposed $500,000 valuation for the 33-acre property and referenced the November 14 capital projects meeting.

Curtis Johnson, 1 Fielding Woods Road, asked whether a backup developer had been prequalified through the RFP process in case 7 Summits withdraws from the Kearns School redevelopment. He also requested clarification on the budget's debt service figure, its relationship to the proposed capital improvements, the timing and conditions for issuing bonds, and the potential impact of geopolitical conditions on bond rates, debt service, project costs, and taxpayers.

Ms. Flanigan, 24 Woodcliff Drive spoke regarding the Community Development Block Grant funds awarded for historic development and preservation to fund the Stony Hill Village fire alarm upgrade. Ms. Flanigan requested clarification on whether the reallocation was approved by the Connecticut Department of Housing and whether such approval would be made public.

Maureen Eberly, 37 Silkey Road, a Commission on Aging member supported moving forward with the Kearns School redevelopment and requested that the Town discuss demolition and hazardous-material removal with the developer.

11. EXECUTIVE SESSION
None

12. ADJOURNMENT

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board voted unanimously (5-0-0) to adjourn the Board of Selectmen Regular Meeting at 8:15 p.m.

A full version of the Board of Selectmen meeting can be found at Granby Community Television https://gctv16.org.

Respectfully recorded and attested



Jen Espinal
Town Clerk
Received for Record: September 23, 2026, at 10:16 A.M.
By Jini Ruscitti, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, October 5, 2026, in the Town Hall Main Meeting Room.