Town of Granby
Hearing Officer Meeting Minutes
Wednesday May 27, 2026 at 2:30 pm
Town Manager Conference Room
Granby Town Hall
15 North Granby Road, Granby CT

Present: Francis Brady, Hearing Officer
Brian Guarco, Property Owner
John Pagliaro, Property Owner
John French
Abby Kenyon, Director of Community Development
Joel Skilton, Zoning Enforcement Officer/Building Official

Call to Order

Hearing Officer Francis Brady called the hearing to order at 2:34 PM.

F. Brady read the hearing notice into the record and it was stated that the property owners had requested the hearing. It was explained that the purpose of the hearing is to allow the property owners an opportunity to explain why the property is not in compliance with the conditions of the special permit issued by the Planning and Zoning Commission, which resulted in the following citations:

- 371 North Granby Road, Contest liability for the Assessment of $150.00, for Violation(s) of Requirements Concerning Outdoor Commercial Activities and Conditions of Special Permit Approval / Site Plan, 11/19/2024 to 11/19/2024.
- 371 North Granby Road, Contest liability for the Assessment of $3,000.00, for Violation(s) of Requirements Concerning Outdoor Commercial Activities and Conditions of Special Permit Approval / Site Plan, 11/20/2024 to 12/10/2024.
- 371 North Granby Road, Contest liability for the Assessment of $58,950.00, for Violation(s) of Requirements Concerning Outdoor Commercial Activities and Conditions of Special Permit Approval / Site Plan, 12/11/2024 to 01/07/2026.

F. Brady provided an overview of the materials in the hearing packet.

The property owners noted that the tenant is operating a small business, and it is understood how challenging that can be, but they have tried to work with him. The tenant will cooperate and clean up the property, then it will fall back into non-compliance. The property owner explained that they have also invested a lot into the property, removing cars and other debris from the property after they purchased it.

The property owners thought that the only option may be to evict the tenant. They are going to look into this further and requested the hearing be continued to July.

Town staff will coordinate the date and time of the July hearing and will notify the parties.

The hearing closed at 3:18 PM.

Respectfully submitted,

Abby Kenyon, Director of Community Development