

**TOWN OF GRANBY  
ZONING BOARD OF APPEALS  
MINUTES  
May 19, 2015**

Present: William Percival, Ann Crimmins, Suzanne Yucha, Robert Lindeyer, and Judy Goff

Acting Chairman Percival convened the meeting at 7:30 p.m. and read the Legal Notice. The Legal Notice which was published on May 8, 2015 and May 15, 2015 in the Connecticut Section of the *Hartford Courant*. At this time it was noted the legal notice had an incorrect meeting date of April 21, 2015.

**REGULAR MINUTES**

**ON A MOTION** by A. Crimmins, seconded by J. Goff, the Board voted 2-0-3 to approve the minutes of the regular meeting of April 21, 2015 as presented. S. Yucha, J. Goff and R. Lindeyer abstained.

Acting Chairman Percival explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

**PUBLIC HEARING**

NOTE: the ZBA members recognized the deficiency of the legal notice and questioned whether to proceed with this matter. They decided to take testimony and discuss the matter, as the applicant was in attendance. The hearing will be re-advertised for the meeting of June 16, 2015 where the matter will be fully presented and discussed for the benefit of the public, the ZBA Board, and the applicant. A decision on this matter will be made based on the testimony and presentation of the June meeting.

The discussion on the appeal by Larry Kraiza seeking a variance to the minimum frontage requirement of Section 5.1 of the Zoning Regulations for property located at 291 Mountain Road, opened at 7:33 p.m.

Larry Kraiza, 279 South Grand Street, West Suffield, stated he was here for himself and on behalf of his brothers and sisters. He discussed the request for a variance to the required frontage of property known as 291 Mountain Road. He noted that while property at the subject 291 Mountain Road had no street frontage, it had a 24-foot access and utility easement to Mountain Road over property located at 285 Mountain Road, Granby. The subject property at 291 Mountain Road also has rights to an existing driveway which joins Mountain Road at the Hartland line. However, the subject 291 Mountain Road does not exist by deed as a separate lot, but is a part of property known as 219 Mountain Road in the Town of Hartland. This property contains a barn/residence which extends across the border of Hartland and into the subject property at 291 Mountain Road Granby. The members discussed the matter and sought clarification. The members felt that more information was needed and wanted to see a copy of a 2008 letter from the Director of Community Development, Fran Armentano and the Deeds of both the Hartland and Granby properties.

**ON A MOTION** by A. Crimmins, seconded by J. Goff, the Board voted unanimously (5-0-0) to postpone discussion and a decision on this matter in an effort to obtain clarification on the request and to obtain a copy of the 2008 letter from the Town Planner.

Zoning Board of Appeals  
May 19, 2015  
Page 2

Public comment: none.  
This public hearing closed at 8:20 p.m.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary