

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
June 16, 2015**

Present: Wayne Chapple, William Percival, Ann Crimmins, Judy Goff, and Robert Lindeyer

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice which was published on June 5, 2015 and June 12, 2015 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by W. Percival, the Board voted unanimously (5-0-0) to approve the minutes of the regular meeting of May 19, 2015 as presented.

Chairman Chapple 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

The hearing 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 on behalf of his mother's estate. He spoke about the request for a variance to the required frontage of property known as 291 Mountain Road. When asked why a variance is needed, Mr. Kraiza answered the plan is to divide the lot into two, one in Hartland and one in Granby, using the town line as the division point (slightly modified to keep the existing barn totally in Granby). There was much discussion as to the fact that the Granby portion of this property is non-conforming and listed as a non-buildable lot. It may be wise to have Mr. Kraiza go before the Planning and Zoning Commission first, in an effort to divide the property. There is no deed for this property filed in Granby. Once there is a designated lot in Granby, the Board would move forward to hear Mr. Kraiza's request. There is presently an apartment in the barn with its own well and septic system. The Hartland property has a single family home. Approximately 22% of the barn is in Hartland. The Board was not sure if this lot could be considered a rear lot. Mr. Kraiza stated that all that is needed to divide this property is to draw the dividing line on a Mylar and file it, noting parcel A & B. Then parcel B (in Granby) could be Quit Claimed to Larry. The possible hardship noted is the difficulty of having to work with two towns.

Public comment: none.

This public hearing closed at 8:05 p.m.

The hearing on the appeal by Christopher and Kathryn Roy seeking a variance to the minimum front yard requirement of Section 5.1 of the Zoning Regulations to allow for construction of a covered porch for property located at 59 Copper Hill Road, opened at 8:06 p.m.

Christopher and Kathryn Roy, 59 Copper Hill Road, appeared to explain their request. They would like to add a porch to the front of their house but the house sits on an angle creating the need for a front yard variance of at least 7-feet. They showed pictures of the house and lot, pointing out the area in question. This will be a covered porch with steps positioned in the center going to the front door. They were asked if they had taken into consideration the overhang and gutters. An 8-foot variance would cover that. The septic system is in the back

yard and the well is in their basement.

Public comment: Allan Kinley, 57 Copper Hill Road appeared and shared his concerns regarding water runoff issues. There is a problem with water runoff from 59 Copper Hill Road that runs towards his property causing problems with his driveway. He's concerned that if a porch is added to the property at 59 Copper Hill Road the water runoff from that will be more concentrated and will cause more water runoff problems on his property. Several ideas were reviewed to help with the water issue, including sloping gutters away from 57 Copper Hill Road, and moving the discharge from the sump pump at 59 Copper Hill Road away from the 57 Copper Hill Road side of the property.

This public hearing closed at 8:34 p.m.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny a variance for property located at 291 Mountain Road, due to the fact that no separate deed exists for the Granby portion of the property, thus requiring this Board to separate this property into two lots. This Board does not have the legal authority to do this.

ON A MOTION by R. Lindeyer, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal for front yard requirements for Christopher and Kathryn Roy, as outlined in the subject file, for property located at 59 Copper Hill Road as follows:

a front yard variance of 8 feet is approved to allow construction of a covered porch on the front of the house. Runoff from the sump pump is to be diverted to the other side of the house and gutters are to be positioned to have water run away from the 57 Copper Hill Road side of the property, in a good faith effort to alleviate water issues.

The hardships noted include the location of the septic system and the well, creating no other viable place to locate a porch.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary