

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
February 18, 2014**

Present: Wayne Chapple, Ann Crimmins, Robert Lindeyer, Christopher Roughton, and Suzanne Yucha

Chairman Chapple convened the meeting at 7:30 p.m. and Acting Secretary Ann Crimmins read the Legal Notice. The Legal Notice was published on January 10, 2014 and January 17, 2014 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted 4-0-1 to approve the minutes of the regular meeting of November 19, 2013 as presented. C. Roughton abstained.

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 Eric and Carolyn Mainardi seeking a variance to side and rear yard requirements of Section 8.15.10 of the Zoning Regulations to allow construction of a barn for property located at 17 Haleview Drive, opened at 7:33 p.m.

Eric Mainardi, 17 Haleview Drive, appeared to explain his request for a variance. A map was provided showing the position of the house and the proposed location of the barn, as well as the overall property. He provided pictures of the proposed barn structure. Wetlands and open spaces are noted on the map. He stated the barn could fit 10 to 15 stalls. Access to the barn was questioned and Mr. Mainardi pointed out on the map a driveway to the house and where he proposes to drive from there, back to the barn. He noted the position of the septic system and the well. Although the septic system was built with a possible addition or additional building in mind, he thinks they might add a septic system by the barn and possibly another well. There will not be an apartment in the barn. He showed where pasture and turn outs are proposed to be placed. Mr. Mainardi was asked if he would need to go before the Inland Wetlands and Watercourses Commission (IWWC) for any reason. He stated he did not. He worked with IWWC in the beginning of his plans, and had a soil scientist create the map he provided to this Board. That satisfied IWWC regarding the location of wetlands, etc. He noted there are no running watercourses on the property. He stated there will be underground utilities to the barn. Most of the acreage of this parcel falls under PA490, Open Space. There was discussion about the height of the barn. Mr. Mainardi was asked about parking for people who will be coming in the use the facility. He stated there will be some parking, which will be graded and have proper drainage. He said there will be a minimal number of people there at any given time and he plans to be considerate to the neighbors regarding vehicles traveling in and out. There will be appropriate lighting around the barn area.

Mr. Mainardi provided letters from his neighbors, Rosia and John Kennedy, Buzz and Barbara Hale, and Kim Michalewicz all of whom are in favor of his plans. Chairman Chapple shared some highlights from these letters.

Public comment: none.

This public hearing closed at 8:12 p.m.

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted unanimously (5-0-0) to grant an appeal to side and rear yard requirements for Eric and Carolyn Mainardi, as outlined in the subject file, for property located at 17 Haleview Drive as follows:

a side and rear yard variance of 129 feet is approved to allow construction of a barn, as proposed.

The hardship noted is the proximity of wetlands on the property.

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary