

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
NOVEMBER 19, 2013**

Present: Wayne Chapple, Ann Crimmins, William Percival, Robert Lindeyer, and Suzanne Yucha

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice was published on November 8, 2013 and November 15, 2013 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by W. Percival, the Board voted 4-0-1 to approve the minutes of the regular meeting of October 15, 2013 as presented. R. Lindeyer 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 William Curtis and Mary Desmarais seeking a variance to front yard requirements of Section 5.0 of the Zoning Regulations to allow construction of a garage for property located at 22 Allen Road, opened at 7:33 p.m.

William Curtis, 22 Allen Road, appeared to explain his request for a variance with regard to building a garage and breezeway as an addition to his house. He provided pictures and maps for Board members. He stated he has consulted with David Askew, Technical Advisor to the Inland Wetlands & Watercourses Commission, about the placement of the addition with regard to wetlands on the property and the location of Manitook Lake. Mr. Curtis stated wetlands on the property prevent him locating the garage and breezeway elsewhere. The property is a non-conforming lot. In back of the proposed garage the property drops off and he plans to build a retaining wall there. The septic system is located behind the house and the well is located to the side of the house where the garage is proposed.

Public comment: none.

This public hearing closed at 7:43 p.m.

Old Business:

Continuation of an application by Gerald Salmonsens of Manitook Motors seeking a Certificate of Approval, per Section 14-54(b) of the Connecticut General Statutes for permission to use property located at 388 Salmon Brook Street for automobile repairs.

Gerald Salmonsens, 7 Ridge Road, and Thomas Macbeth, 359 Salmon Brook Street, appeared before the Board. It was noted that Board member Robert Lindeyer was not at the October meeting, but has listened to the tape recording of that meeting, has read the minutes and all pertinent material relating to this matter. Prior to this meeting the applicant provided all the requested information to the Board for their review. Chairman Chapple had a few questions about the waste oil tank, which Mr. Salmonsens satisfactorily answered. It was noted the

existing dock does not require a permit. Chairman Chapple asked if Mr. Salmonsens had an updated lease. He stated he did not; but noted the lease is presently on a month to month basis. The Board noted all permits with regard to the business are Mr. Salmonsens's responsibility. In response to the Board's question regarding flood insurance, Mr. Salmonsens replied that it is not required. The Board noted that property taxes have been brought current. The Board confirmed the boats previously located at the dock and on site have been removed and no auto body work will be done on the premises, only auto repairs.

There was no public comment.

The public hearing closed at 7:56 p.m.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant an appeal to front yard requirements for William Curtis and Mary Desmarais, as outlined in the subject file, for property located at 22 Allen Road as follows:

a front yard variance of 26 feet is approved to allow construction of garage, which shall be set back a minimum of 24-feet from the front property line, as proposed.

The hardship is the irregular, non-compliant lot, slope of the land, and proximity to wetlands.

ON A MOTION by W. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to grant a Certificate of Approval for Gerald Salmonsens, as outlined in the subject file, for an auto repair business located at 388 Salmon Brook Street as follows:

a Certificate of Approval, per Section 14-54(b) of the Connecticut General Statutes for permission to use property located at 388 Salmon Brook Street for automobile repairs.

There can be no more than seven vehicles parked overnight on the premises and no more than one unregistered vehicle may be on the premises at any time. Mr. Salmonsens needs to apply for a repair license from the State of Connecticut as required.

New terms for Board members have begun. Wayne Chapple was nominated as Chairman and William Percival was nominated as Secretary.

ON A MOTION by S. Yucha, seconded by R. Lindeyer, the Board voted unanimously (5-0-0) to approve W. Chapple as Chairman and W. Percival as Secretary.

ON A MOTION by A. Crimmins, seconded by S. Yucha, the Board voted unanimously (5-0-0) to adjourn the meeting at 8:06 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary