

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
February 21, 2012**

Present: Wayne Chapple, Kelly Rome, Ann Crimmins, Suzanne Yucha, and Dianne Maher

Chairman Wayne Chapple convened the meeting at 7:31 p.m. and acting secretary Ann Crimmins read the Legal Notice. The Legal Notice was published on February 10, 2012 and February 17, 2012 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by Ms. Crimmins, seconded by Ms. Rome, the Board voted (4-0-1) to approve the minutes of the regular meeting of October 18, 2012 as presented. Ms. Yucha 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 10 days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

CARDWELL APPEAL

ON A MOTION by Mr. Chapple, seconded by Ms. Crimmins, the Board unanimously voted (5-0-0) to adopt the following resolution:

Pursuant to the decision of the Court in the matter of No. HHD CV 10-5035217 S, Garrett F. Cardwell v Town of Granby Zoning Board of Appeals, Superior Court for the Judicial District of Hartford at Hartford (Woods, J., January 4, 2012), the appeal of Mr. Cardwell to this Board is hereby dismissed.

PUBLIC HEARING

The hearing on the appeal by Patrick Feron, seeking a variance to Section 8.5 and Section 2.4 of the Zoning Regulations to allow a residence in a barn, which would be in addition to the existing single family home located on the property at 212 Loomis Street, opened at 7:35 p.m.

Patrick Feron, 212 Loomis Street, appeared to explain his request for a variance. He stated his property is an eight-acre parcel, with a 24' x 20' barn that sits 75-100 feet off of the front of the house. He proposes to create a living space, which has already been done, above the barn. It includes electric, water, a separate heating system, septic system (which he installed), and has a full bathroom and kitchen. The living space is approximately 450 sq. ft. He referred to this as a one-bedroom guesthouse where, eventually, his mother-in-law will someday reside. His son is presently living there. He stated no rent is, or ever has been, collected. He stated that previous owners built the barn, but he hired contractors to do most of the work to create this living space and no permits for the work were obtained by the contractors or by him. Mr. Feron provided pictures of the house, barn, and surrounding area. His request for a variance is because the barn/guesthouse is detached from the house and regulations state there can't be two residential dwellings on one lot.

Chairman Chapple explained that variances are requested based on a hardship, but Mr. Feron isn't presenting a hardship with his request.

Discussion continued regarding subdivision of the property, which Mr. Feron stated is not an option. Questions were asked regarding modifying the existing space so that it wouldn't be considered a guesthouse/apartment. Could the stove be removed so that it wouldn't have a kitchen or, if he changed the heat to electric heat, would that make a difference? The Commission didn't necessarily agree with the direction of his thoughts.

Mr. Feron stated the house and barn are set back from the road and aren't seen by others. Discussion went on regarding the possibility of building a breezeway to connect the house and barn. Would that then make the guesthouse a conforming space?

A letter from Marion C. Stevenson, 210 Loomis Street, was received. Chairman Chapple read the letter to those in attendance. She stated several concerns on how this space is being used and how it could be used in the future, if and when the property might be sold to someone else.

Public comment: None.

The public hearing closed at 8:25 p.m.

ON A MOTION by Ms. Crimmins, seconded by Mr. Chapple, the Board voted unanimously (5-0-0) to table a decision to the March 20, 2012 meeting. This will provide adequate time for the Board to obtain more information and clarification to several questions.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary