

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
November 20, 2012**

Present: Wayne Chapple, William Percival, Ann Crimmins, Judy Goff, and Kelly Rome

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 9, 2012 and November 16, 2012 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by K. Rome, the Board voted (4-0-1) to approve the minutes of the regular meeting of October 16, 2012 as presented. J. Goff abstained from voting.

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 Keith Rector seeking a variance to front yard requirements, Section 5.0 of the Zoning Regulations to allow construction of a deck for property located at 300 Hartland Road, opened at 7:32 p.m.

David Girard, 82 Canton Road, West Simsbury, appeared before the Board on behalf of Keith Rector. He explained the request for a variance, indicating he will be the one building the deck. Mr. Girard provided pictures of the property and showed how the deck will be positioned. The location of the well and septic system were noted. He stated it's a non-conforming lot and the present driveway used to be a part of Rt. 20, before the road was relocated. He discussed the concern of surface water runoff on the property. He said the overhang was taken into account when determining the request for the necessary front yard variance of 27 feet.

There was no public comment.

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

The hearing on the appeal by Craig Perry seeking a variance to side yard requirements, Section 5.0 of the Zoning Regulations to allow placement of a carport for property located at 65 Bushy Hill Road, opened at 7:44 p.m.

Craig Perry came before the Board to explain his request for a variance. He would like to put up a three-sided structure, which has an aluminum frame and plastic siding. He described the plastic siding as having the look of wood siding. He stated that the proposed location of the structure is the most logical spot for accessibility. He described the lower yard as being too wet and noted the position of the well and septic system on the lot. The structure would be positioned so that the opening is towards the house. There is no overhang on the building. He plans to put plantings alongside of the building for screening and to make it more attractive.

Public comment: Don Ford, 69 Bushy Hill Road had some questions and comments regarding Mr. Perry's plans. He stated he doesn't necessarily like the style of carport Mr. Perry is

proposing. His objection wouldn't be as strong if a standard wooden garage was proposed. He suggested, as Mr. Perry previously stated, that there be plantings to screen the building. This public hearing closed at 8:14 p.m.

ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to approve a variance to Section 5.0 of the Zoning Regulations for Keith Rector, as outlined in the subject file, for property located at 300 Hartland Road as follows:

a front yard variance of no more than 27 feet, is approved to allow construction of a deck, as proposed.

The hardships noted included the fact that this property is a non-conforming lot, the deck can't be placed elsewhere, and the location of the septic system. As a condition to the approval of this variance, the Board requires that the property owner, Mr. Rector, provide the Town with a written statement indicating that Mr. Girard had his authorization to speak on his behalf at the ZBA meeting of November 20, 2012. This statement shall be placed in the subject file.

ON A MOTION by B. Percival, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to approve a variance to Section 5.0 of the Zoning Regulations for Craig Perry, as outlined in the subject file, for property located at 65 Bushy Hill Road as follows:

a side yard variance of 16 feet is approved to allow the placement of a carport, as proposed.

The hardships noted included the significant grade change of the property, there being no other practical location to place the carport, as well as the location of the septic system and the well. This variance is contingent on placement of plantings to screen the carport from the neighboring property to the north.

The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary