

**AGENDA**  
Regular Meeting  
Town of Granby  
Zoning Board of Appeals  
Tuesday, March 21, 2023 at 7:00 pm  
Town Hall Meeting Room

1. Call to Order
2. Seating of Alternates, if applicable
3. Action on the minutes of February 21, 2023
4. Public Hearings
  - a. Request by Tyler Brancifort to obtain a license for motor vehicle repairs under CGS Section 14-54 for property located at 539 Salmon Brook Street. File Z03-23-01.
5. Consideration of applications, where the Board has concluded the public hearing
6. Commissioner Reports and Correspondence
7. Adjourn

(This meeting can be viewed LIVE on [www.gctv16.org](http://www.gctv16.org) in "Shows in the Spotlight")

**MEETING MINUTES**  
Town of Granby  
Zoning Board of Appeals  
Tuesday, February 21, 2023 at 7:00 pm

**Present:** Ann Crimmins, Robert Lindeyer, Lynn Guelzow, Suzanne Yucha, Thomas Caputi, and William O’Leary (unseated)

**Absent:** Steve Muller and David Roberts

**Also Present:** Land Use Coordinator Renee Deltenre

**1. Call to Order**

Chairman A. Crimmins called the meeting to order at 7:00 p.m.

**2. Action on Minutes of January 17, 2023**

**On a MOTION** by R. Lindeyer seconded by S. Yucha, the Board voted (4-0-1) to approve the January 17, 2023 meeting minutes as presented. L. Guelzow abstained.

**3. Public Hearings**

**a. Appeal by Chris and Jennifer Logee seeking a front yard variance of Zoning Regulation Section 5.1 to construct a garage and workshop addition; 6 Intervale Road. File Z01-23-01.**

Applicants and property owners Chris and Jennifer Logee were present to discuss the application and answer any questions the Board had. They are seeking a 16.5-foot, front yard variance for the construction of a 25’ x 50’ two-car garage and workshop addition. The structure will connect to an existing home via a breezeway and there will be a lean-to/overhang extending from the side of the garage measuring 16 feet by 30 feet for boat storage. The location of the proposed addition is limited due to a buried pool located to the rear of the existing home and the owners would like to utilize the existing driveway. In order to accommodate any potential structural overhang, it was recommended that the variance request be increased to 17 feet. There was no public comment and the public hearing closed at 7:07 p.m.

**On a MOTION** by T. Caputi seconded by S. Yucha, the Board voted (5-0-0) to grant an appeal by Chris and Jennifer Logee seeking a 17-foot front yard variance of Zoning Regulation Section 5.1 to construct a garage and workshop addition; 6 Intervale Road. File Z01-23-01. Hardship cited was the structural integrity of the buried pool located to the rear of the existing home.

**4. Old Business:** None

**5. Adjourn**

**On a MOTION** by R. Lindeyer seconded by L. Guelzow, the Board voted (5-0-0) to adjourn the meeting at 7:09 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator

Town of Granby  
Legal Notice  
Zoning Board of Appeals (ZBA)

There will be a public hearing conducted by the ZBA on Tuesday, March 21, 2023 at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road, to hear the following item:

- Request by Tyler Brancifort to obtain a license for motor vehicle repairs under CGS Section 14-54 for property located at 539 Salmon Brook Street. File Z03-23-01.

At the hearing interested persons may appear and written communications will be received. All information is located on the town's website [www.granby-ct.gov](http://www.granby-ct.gov).

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To the Hartford Courant:

Please publish on the following dates: Friday, March 10, 2023 and Friday, March 17, 2023 in the CONNECTICUT SECTION, Zone 5

Approval as written – An additional approval is not required.  
An affidavit of publication is not required.

Account # CU00254317

Please send billing to the Town of Granby, 15 North Granby Road, Granby, CT 06035

# TOWN OF GRANBY

## MEMORANDUM

TO: Zoning Board of Appeals

CC: Tyler Brancifort

FROM: Abby Kenyon, Director of Community Development

DATE: March 16, 2023

RE: Request by Tyler Brancifort to obtain a license for motor vehicle repairs under CGS Section 14-54 for property located at 539 Salmon Brook Street. File Z03-23-01.

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The property, 539 Salmon Brook Street, is in the C2 Business Zone. A motor vehicle repair garage has operated at the location since 1971. At that time, a certificate of approval for a motor vehicle repair business was approved by the Zoning Board of Appeals.

The business recently sold and the new owner is required under Connecticut General Statutes Section 15-54 to obtain approval from the ZBA to operate the business from this location. Section 15-54 is below for reference:

“Any person who desires to obtain a license for dealing in or repairing motor vehicles shall first obtain and present to the commissioner a certificate of approval of the location for which such license is desired from the board or authority designated by local charter, regulation or ordinance of the town, city or borough wherein the business is located or is proposed to be located, except that in any town or city having a zoning commission, combined planning and zoning commission and a board of appeals, such certificate shall be approved by the board of appeals. In addition thereto, such certificate shall be approved by the local building official and local fire marshal. The provisions of this section shall not apply to (1) a transfer of ownership to a spouse, child, brother, sister or parent of a licensee, (2) a transfer of ownership to or from a corporation in which a spouse, child, brother, sister or parent of a licensee has a controlling interest, or (3) a change in ownership involving the withdrawal of one or more partners from a partnership.

There are no proposed changes to the business operation, so no further action is required from the Planning and Zoning Commission for a Special Permit. The applicant has been notified automotive body work is not permitted at the location.



539 Salmon Brook

FERNHOLLOW DRIVE

SALMON BROOK STREET

**ZONING BOARD OF APPEALS  
GRANBY, CONNECTICUT**

**APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT**

Case No. 203-23-01 Date 3/2/23  
Applicant Tyler Bronckford Address 539 Salmonbrook St  
Phone /Cell # 860-807-6007 Email tyler@rncperformance.com

Location of property 539 Salmonbrook St Zone C2

Owner Tyler Bronckford / BRW Holdings LLC Address/Phone/Cell 860-807-6007

Agent \_\_\_\_\_ Address/Phone/Cell \_\_\_\_\_

**CLEARLY STATE THE REQUEST** Location approval for motor  
vehicle repairs  
- Transfer of ownership  
per state statute Sec 14-54

Reason for request/hardship \_\_\_\_\_

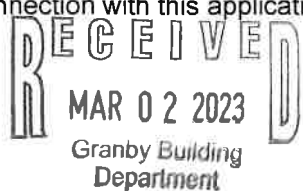
Zoning Regulation, Section and Requirement \_\_\_\_\_

Describe construction and materials to be used (if any) \_\_\_\_\_

Has any previous appeal been filed in connection with these premises? No

If so, when, and what was the appeal taken? \_\_\_\_\_

I hereby state that the above statements and information contained in any other papers submitted in connection with this application are true.



[Signature]  
Signature of Applicant/Owner or Agent

\*This application shall be submitted with 8 copies of plot plans, drawn to scale, and any other information, as may be requested by the Zoning Board of Appeals.  
A fee of \$155.00 is required for this application. (Town fee \$95.00 and State fee \$60.00).