

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

Present: Ann Crimmins, Robert Lindeyer, Suzanne Yucha, Thomas Caputi, and William O’Leary

Absent: Steve Muller, Lynn Guelzow 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. Seating of Alternates, if applicable

W. O’Leary was seated for S. Muller.

3. Action on the minutes of February 21, 2023

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (5-0-0) to approve the February 21, 2023 meeting minutes as presented.

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.

Applicant and property owner Tyler Brancifort was present to discuss the application and answer any questions the Board had. He recently purchased the property located at 539 Salmon Brook Street, which has been operating as a motor vehicle repair facility since 1971. Per Connecticut General Statutes Section 14-54, when a business is sold, the new owner(s) are required to obtain approval from the ZBA to operate their business. T. Brancifort stated that his business primarily consists of online sales and vehicle diagnosis/repair with no more than five vehicles at a time on the property.

Public Comment

Mark Bennett, 9 Fern Hollow Drive, stated that his only concern would be if the new owner was going to conduct autobody repair. As an abutting property owner, the prior owner of 539 Salmon Brook Street conducted autobody repair, which resulted in undesirable odors leaving the site.

T. Brancifort stated that he has no desire to conduct autobody repair onsite, nor is it permitted. He provided clarification regarding oil containment, DMV requirements and hopes to install a fence in the near future for both security and aesthetic purposes. The public hearing closed at 7:12 p.m.

5. Consideration of applications, where the Board has concluded the public hearing

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (5-0-0) to grant 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.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (5-0-0) to adjourn the meeting at 7:14 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator