

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, April 18, 2023 at 7:00 pm

Present: Ann Crimmins, Robert Lindeyer, Suzanne Yucha, Thomas Caputi, and David Roberts
Absent: Steve Muller, Lynn Guelzow and William O’Leary
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

D. Roberts was seated for S. Muller.

3. Action on the minutes of March 21, 2023

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (4-0-1) to approve the March 21, 2023 meeting minutes as presented. D. Roberts abstained.

4. Public Hearings

a. Appeal by John Coward II seeking two side yard variances from Zoning Regulation Section 8.15.10 to construct a 160’ x 36’ tobacco shed; 6 Wells Road. File Z04-23-01.

Applicant and property owner John Coward II was present to discuss the application and answer any questions the Board had. He is seeking a 130-foot southern side yard variance and 28-foot northern side yard variance to construct a 160’ x 36’ tobacco shed. Due to the configuration of the lot and setback requirements, the proposed structure would require a variance for both side yards as the required setback must be a distance equal to the longest linear dimension of the barn. Therefore, the property would need to be at least 320’ in width plus the width of the structure and the property is only around 198’ wide. J. Coward purchased the property since it abuts his father’s farm at 170 North Granby Road, and they would like to expand farming operations. The shed would be used to cure tobacco produced on the property and the adjacent farm. There was no public comment and the public hearing closed at 7:08 p.m.

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

On a MOTION by T. Caputi seconded by R. Lindeyer, the Board voted (5-0-0) to approve an appeal by John Coward II seeking a 130-foot southern side yard variance and 28-foot northern side yard variance from Zoning Regulation Section 8.15.10 to construct a 160’ x 36’ tobacco shed; 6 Wells Road. File Z04-23-01. The hardship cited was the size and configuration of the existing lot.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by D. Roberts seconded by S. Yucha, the Board voted (5-0-0) to adjourn the meeting at 7:12 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator