

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

March 29, 2017

AGENDA: Yerdon Public Hearing  
Regular Meeting

MEMBERS: Michael French, Chairman  
Peter LeoGrands  
Patricia Simmons  
Tom Thompson  
Sandra Farrands

ALSO PRESENT: Alex Bidwell.

Chairman French opened the Regular meeting at 7:00 pm. He read aloud the resignation letter received from ZBA member Dan Parkhurst in January. A new Member joins the ZBA this evening – Sandra Farrands.

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**PUBLIC HEARING**

Alex Bidwell –332 County Route 3, Fulton  
Tax Map # 235.00-07-07

Chairman French opened the Public Hearing at 7:01 pm and asked Mr. Bidwell to present his variance request to the Board members. Mr. Bidwell explained that he wanted to build a garage on his property but was told when applying for the building permit that he would need a side variance for 10 feet. He had initially approached the Planning Board in December 2016 for Site Plan Review to use the structure for his small engine repair business but halted the review for personal reasons. He has decided to leave his business elsewhere and would like to build the garage for use with his residence. Chairman French asked what the dimensions of the garage was to be, since nothing in the paperwork received mentions the size. Mr. Bidwell replied that the garage dimensions would be 26'x26'. After a brief review of the lot dimensions it appeared that a variance wasn't required because 26' remained between the garage and property line (25' required) including a 12' fire code separation between the residence and the garage. Chairman French closed the Hearing at 7:15 pm.

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**REGULAR MEETING**

The Regular meeting was reopened at 7:15 pm.

**Alex Bidwell** – Chairman French stated that the requested variance was not needed and that because of mistaken measurements a request had been filed erroneously.

**Training** - The ZBA members requested that the secretary contact the newly appointed Town Attorney, Matthew Ward, for a possible training session to meet the State mandated requirements of 4 hours a year.

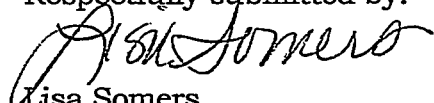
**MINUTES**

A **motion** was **moved** by Member Thompson to approve the meeting minutes for June 22, 2016; June 29, 2016; and November 15, 2016 . The motion was seconded by Member Simmons, all were in favor without further discussion and the **motion carried**.

**ADJOURN**

With no other business before the Board a **motion** to adjourn at 7:20 pm was **moved** by Member Farrands and seconded by Member Thompson, all were in favor and the **motion carried**.

Respectfully submitted by:

  
Lisa Somers  
ZBA secretary