

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

October 26, 2010

AGENDA : Crofoot Public Hearing
Regular Monthly Meeting

ROLL CALL : Peter Holmes present - Chairman
 Paul Hartle present
 Peter LeoGrande present
 Linda Fadden present
 Sam Trepasso present

ALSO PRESENT : Kevin Crofoot.

Chairman Holmes called the meeting to order at 7:00 pm and opened the Public Hearing for Kevin Crofoot.

PUBLIC HEARING

Kevin Crofoot – 1706 County Route 8, Oswego
Tax Map # 218.00-08-12.01

Mr. Crofoot explained to the Board Members that he had purchased a mobile home that is undersized per Granby Zoning Ordinance and is requesting a variance of the regulation to allow for two structures built on site that would increase the total square footage. The manufactured home is 720 sq. ft. and has many upgrades such as new wiring, furnace and roof – both Member Peter LeoGrande and Chairman Holmes visited the property and were satisfied with the appearance and upgraded construction. The applicant has provided a site map locating the home on a 7 acre parcel along County Route 8, with an 8' x 12' (96 sq. ft.) room in the front and a 12' x 16' (180 sq. ft.) room off the back side. The applicant states that the well and septic already exist on the property and that the home will be finished to the specifications listed in the Zoning regulations. Chairman Holmes states that no one is present in the audience to offer comments and that notifications had been sent to neighbors. Member Peter LeoGrande states that he has known the applicant for years and knows that the applicant will build the outer structures as code directs and that the property will be well maintained. Member Sam Trepasso states that the safety issues, such as old wiring, appear to have been covered. With no further public or Board comments the Hearing is closed at 7:15 pm by a motion moved by Member Linda Fadden and seconded by Chairman Peter Holmes, all were in favor with no discussion, motion carried.

REGULAR MONTHLY MEETING

CROFOOT – The Board Members discussed the application and were in agreement that a variance of Section V, Subsection G -Manufactured Homes, would allow the undersized mobile to be placed and the total sq. footage would exceed the 960 sq. ft. minimum with the inclusion of the two outer structures.

A motion to approve the requested variance of Section V, Subsection G of the Granby Zoning Ordinance by Kevin Crofoot to place an undersized manufactured home (per application dated October 7, 2010) with the following conditions:

- 1. Obtain building permit from Codes Office.*
- 2. To be installed by a licensed installer.*
- 3. Additions to be built as shown on application; 8'x12' and 12'x16'.*

The motion is moved by Chairman Holmes and seconded by Member Peter LeoGrande, all were in favor by unanimous vote with no discussion, motion carried.

Vote:

Peter Holmes, Chairman Aye

Linda Fadden, Member Aye

Paul Hartle, Member Aye

Peter LeoGrande, Member Aye

Sam Trepasso, Member Aye

5 Ayes and 0 Nays – motion APPROVED – Resolution 2010-04

BUSINESS:

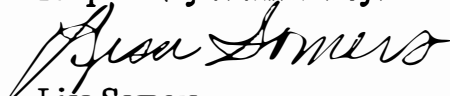
The Board welcomes a new Member – Sam Trepasso.

An updated phone list of Town employees will be mailed to all Members.

A motion to approve the meeting minutes for September 28, 2010 was moved by Member Linda Fadden and seconded by Chairman PeterHolmes, all were in favor with no discussion, **motion carried.**

With no other business before the Board a motion to adjourn at 7:35 pm was moved by Chairman Peter Holmes and seconded by Member Peter LeoGrande, all were in favor, **motion carried.**

Respectfully submitted by:



Lisa Somers
ZBA secretary