

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

February 28, 2012

**AGENDA: Iron Horse Solutions/Todd Goldthwait Public Hearing
Regular Monthly Meeting**

ROLL CALL: Peter Holmes present -- Chairman
Peter LeoGrande present
Linda Fadden excused
Sam Trepasso absent
Michael French present

ALSO PRESENT: Todd Goldthwaite and CEO Charles Lewis.

Chairman Holmes called the meeting to order at 7:00 pm.

PUBLIC HEARING

Iron Horse Solutions/Todd Goldthwait – 423 State Route 48, Fulton
Tax Map # 288.03-01-16

The Public Hearing for Iron Horse Solutions was tabled at the February meeting and reconvened at 7:01 pm this evening to address paperwork issues with the Granby Codes Office. CEO Charlie Lewis discussed the temporary sign location and height for said business and stated that it is out of compliance with Section 5E of the Zoning Ordinance and is the only issue that is before the ZBA. The Violation/Order to Remedy concerning the activity conducted without a permit was a separate issue that has been addressed and rectified by the Codes Office. CEO Lewis and the Board Members discussed the location of the movable sign which is required to be 10' from road edge and agreed that the applicant's placements are adequate. The sign height by code should not exceed 5' and measures 13' without the additional apparatus used to easily move sign around the property. A motion was moved by Member Mike French to close the Public Hearing at 7:08 pm and was seconded by Member Peter LeoGrande. All were in favor, motion carried.

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REGULAR MONTHLY MEETING

The Regular Monthly meeting was called to order at 7:08 pm.

IRON HORSE SOLUTIONS/TODD GOLDTHWAIT – The Board Members agreed that there were no remaining issues or confusion concerning the variance requested by Mr. Goldthwaite after discussing the property situation with CEO Lewis. The height of the sign was discussed to determine the amount of variance. The sign with the moving apparatus slightly exceeds 15' in height, therefore the Board agreed on 16' total height for the sign, which is to be kept 10' from the front and side property lines at all times. Member Peter LeoGrande commented that he felt that the sign was beneficial to the area in that it illuminates an area that was previously very dark. Chairman Peter Holmes commented that the file was missing a letter from the property owner (Don Meixell) allowing Mr. Goldthwaite to apply for the variance and it would be required before a granted variance could be processed. *Therefore pending receipt of the afore mentioned permission letter, a motion to approve the requested Area Variance to allow sign height of 16' for movable sign of Iron Horse Solutions on property located at 423 State Route 48, Fulton. The motion is moved by Member Michael French and seconded by Chairman Peter Holmes, all were in favor with no further discussion, motion carried.*

Vote:

Peter Holmes, Chairman Aye

Peter LeoGrande, Member Aye

Michael French, Member Aye

3 Ayes and 0 Nays – motion APPROVED – Resolution 2012-01

NEW BUSINESS:

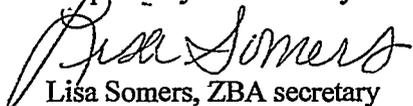
HOULE COMPANY – An application for appeal was received but is incomplete, secretary will write a letter requesting the required information and process for March meeting if possible.

A **motion** to approve the meeting minutes for January 12, 2012 was **moved** by Member Mike French and seconded by Chairman Peter Holmes , all were in favor, **motion carried**.

The Planning Board is starting the Review of the Zoning Ordinance on Thursday March 15th at 7:30 for any interested Board Members who would like to participate.

With no other business before the Board a **motion** to adjourn at 7:40 pm was **moved** by Member Peter LeoGrande and seconded by Member Michael French , all were in favor, **motion carried**.

Respectfully submitted by:


Lisa Somers, ZBA secretary