

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

August 24, 2010

AGENDA : Bryerton Public Hearing
Tuttle Public Hearing
Regular Monthly Meeting

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

ALSO PRESENT : Ron & Loretta Bryerton, Earl Hofmann and Joe Cortini.

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

PUBLIC HEARING

Ron & Loretta Bryerton – 98 German-Dale Drive, Fulton
Tax Map # 269.00-01-10.19

The Bryerton's explained that they had received a violation notice from the Codes Department because a shed on the property was placed within the side setback area. The shed had been purchased as a pre-constructed unit and placed on the property about a year and a half ago. The lot next to the Bryerton's had been vacant and undeveloped for the 8 years they had lived there and they naturally started mowing the lawn further and further into the property that they were unaware of the location of the original property line. Recently they had asked Mr. Hoffmann (developer) to stake the property line to install a privacy fence since the vacant lot was now going to be developed. The layout of the property is such that the current location is the only viable spot for usage and appearance states Loretta Bryerton. The primary usage of the storage shed is for heating wood pellets for usage within the residence. To move the shed towards the house and existing driveway and away from the property line is limited to 5 feet although Mr. Hofmann seems to think it can be moved 15' and still be usable. The applicants also claim that turning the shed and accessing from a different direction is impractical because of the tank and topography of the lot. The rear yard has a pool and an existing 8'x8' shed with the remainder of the property sloping towards the far side and rear of property. The Board requests a site plan of the applicant that locates all structures on the property so that they may determine the best solution. A **motion** to table the hearing at 7:16 pm to allow the applicants to collect the required information before proceeding with the Board's determination is **moved** by Chairman Holmes and seconded by Member Linda Fadden, all were in favor with no discussion, **motion carried**.

PUBLIC HEARING

Larry Tuttle – 130 Millard Bassett Road, Fulton
Tax Map # 288.04-01-02.01

Application for request of a use variance is not represented by the applicant this evening. Chairman Holmes makes a **motion** to close the Hearing at 7:18 pm, seconded by Member Paul Hartle, all were in favor, **motion carried**.

REGULAR MONTHLY MEETING

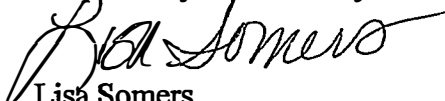
BRYERTON - The Board instructed clerk to request of the Codes Department any and all permits and site plan drawings in regard to the development of the Bryerton's property.

TUTTLE – The Board discussed the Tuttle application for a use variance and agreed that the applicants had not met the required criteria to prove a hardship and are therefore denied. A **motion** to **DENY** the Tuttle application is moved by Chairman Holmes and seconded by Member Paul Hartle, all were in favor by unanimous vote, **motion carried**.

A **motion** to approve the meeting minutes for July 27, 2010 was **moved** by Chairman Holmes and seconded by Member Linda Fadden, all were in favor with no discussion, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:37 pm was **moved** by Chairman Peter Holmes and seconded by Member Linda Fadden, all were in favor, **motion carried**.

Respectfully submitted by:


Lisa Somers
ZBA secretary