

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

**Meeting Minutes**

August 27, 2013

AGENDA: David and Anne Marie Lepage Public Hearing  
Regular Monthly Meeting

PRESENT: Michael French, Chairman  
Peter LeoGrande  
Patricia Simmons  
Tom Thompson  
Dan Parkhurst

Also Present: David and Anne Marie Lepage; Contractor Mike Butcavage.

**REGULAR MONTHLY MEETING**

The Regular Monthly meeting was called to order at 6:32 pm by the newly appointed Chairman Mike French. He welcomed three new members and began a brief review and discussion of the ZBA process and what the duties of the Members are. Past applications were discussed for examples of area variances most commonly dealt with and the mitigation that occurs to reach a determination. Chairman French encouraged the Members to visit the properties that are involved in each variance request, as well as research the Ordinance and speak to the Codes Officers to gain a better understanding of the situation to be discussed.

Two new applications were processed through the Town Clerk - copies to be mailed to Board Members in preparation of the September 24<sup>th</sup> meeting. The meeting was tabled by Chairman French at 6:55 pm until after the close of tonight's Public Hearing.

**TRAINING** – State required training of four hours per year was discussed briefly, secretary will send Members information on the State Law as well as any upcoming training programs scheduled in our area.

\* \* \* \* \*

**PUBLIC HEARING**

David and Anne Marie Lepage – 71 Aspen Cove Lane, Fulton  
Tax Map # 235.04-01-22.17

Chairman French opened the Hearing at 6:56 pm. He stated that the application filed by Mr. Lepage was straightforward and understood by the Members. Notification process to neighboring properties yielded no response in writing or in attendance of tonight's meeting. The contractor for Mr. Lepage spoke about the 'flowage easement' that this

property is located within which was originally determined by the Barge Canal and now controlled by the Thruway Authority. Although the easements have never been utilized, their intention was to restore drained wetlands by flooding the designated flowage easement as a conservation tool in wetland restoration. With out further comments from the public or the Board, the Hearing is closed at 7:02 pm by Chairman French.

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### REGULAR MONTHLY MEETING

The Regular Monthly meeting was reopened and called to order at 7:03 pm by Chairman Mike French.

**DAVID AND ANNE MARIE LEPAGE** – Without any further discussion from the Board Members *Chairman French entertained a motion which was moved by Member Parkhurst and seconded by Member LeoGrande to approve the requested Area Variance of 11 feet for side set back to build attached garage on property located at 71 Aspen Cove Lane, Fulton; tax map #253.04-01-22.17*

*Vote:*

<i>Michael French, Chairman</i>	<i>Aye</i>
<i>Peter LeoGrande, Member</i>	<i>Aye</i>
<i>Patricia Simmons, Member</i>	<i>Aye</i>
<i>Tom Thompson, Member</i>	<i>Aye</i>
<i>Dan Parkhurst, Member</i>	<i>Aye</i>

*5 Ayes and 0 Nays – motion approved – Resolution 2013-01*

### BUSINESS

The Board Members discussed the information supplied on the application that had been processed through the Codes Office and questioned why the ordinance being appealed hadn't been identified. Chairman French requested that a letter be drafted to the Codes Office explaining the need to cite the section and subsection of the Zoning Ordinance on the paperwork.

### MINUTES

A **motion** to approve the meeting minutes for August 28, 2012 was **moved** by Member Peter LeoGrande and seconded by Chairman Mike French, all were in favor, **motion carried**.

With no other business before the Board a **motion** to adjourn at 7:11 pm was **moved** by Member Tom Thompson and seconded by Member Patricia Simmons, all were in favor, **motion carried**.

Respectfully submitted by:

Lisa Somers, ZBA secretary

