

**TOWN OF GRANBY ZONING BOARD OF APPEALS**

Meeting Minutes  
September 28, 2010

AGENDA : Bryerton 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 7:03 pm and reopened the tabled Public Hearing for Bryerton.

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**PUBLIC HEARING**

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

The Bryerton's have requested a substantial variance for a shed that has been placed on the side property line which requires a 20' setback. Mr. Hofmann states that it should be moved off of the property line to make enough room to mow the neighboring lawn, and that they have room to move it so they should be made to comply with the regulation as much as possible – as many other applicants were made to do, including himself. The Board members have visited the property and also feel that there is room to move the shed off of the property line. A compromise of an 8' variance request, meaning that the shed would be moved to 12' from the property line which satisfies the motive of setback to access the rear of property in case of emergency and also to allow adequate maintenance and mowing space is discussed. With no further public or Board comments the Hearing is closed at 7:05 pm by a motion moved by Chairman Holmes and seconded by Member Fadden, all were in favor with no discussion, motion carried.

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**REGULAR MONTHLY MEETING**

BRYERTON – The Board members are in agreement that the regulation should be adhered to but are willing to allow a variance that satisfies the developer of the neighboring parcel and the deliberating requirements of the Board.

*A motion to approve an 8 foot (40%) variance for the sideline setback requirement to place the existing 12'x12' shed with 11'x11' addition (per application dated July 26,*

2010) at 12' from the east property line is moved by chairman Holmes and seconded by Member Fadden, 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

3 Ayes and 0 Nays – motion APPROVED – Resolution 2010-03

A motion to approve the meeting minutes for August 24, 2010 was moved by Chairman Holmes and seconded by Member Linda Fadden, all were in favor with no discussion, motion carried.

The Board receives copies of an application from Patrick Flood for a variance pertaining to adding a 1,000 gallon propane tank for retail purposes on a commercial property (formerly Bodee's bar/restaurant) along State Route 48. It is unclear as to the variance being requested therefore secretary will contact applicant for more information before processing for Public Hearing.

Literature pertaining to training seminars and classes being offered by the County as well as Planning/Zoning associations was distributed and reviewed by the Board. Anyone interested in attending any class should contact ZBA secretary or Brenda Frasier-Hartle at the Town.

With no other business before the Board a motion to adjourn at 7:32 pm was moved by Chairman Peter Holmes and seconded by Member Paul Hartle, all were in favor, motion carried.

Respectfully submitted by:



Lisa Somers  
ZBA secretary