

TOWN OF GRANBY ZONING BOARD OF APPEALS

Meeting Minutes

November 25, 2014

AGENDA: Marathon L.L.C. Public Hearing
Regular Monthly Meeting

MEMBERS: Michael French, Chairman
Peter LeoGrande
Patricia Simmons
Tom Thompson
Dan Parkhurst - absent

ALSO PRESENT: Dennis Hawthorne – attorney for property owner Marathon, Robert Seymour.

The regular meeting was opened and called to order at 7:04 pm by Chairman French. A brief introduction of Members and audience ensued.

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PUBLIC HEARING

Use Variance Request by Marathon L.L.C.
1024 State Route 48, Fulton
Tax Map # 270.02-01-04.12

Chairman French opened the Hearing at 7:05 pm and asked the applicant to explain the reason for the Use Variance request. The applicants are not present but are represented by their attorney, Dennis Hawthorne, who explained that the property is for sale and has received an offer that is conditional to receiving a Use Variance from the ZBA. The property was used in the past for commercial businesses such as landscaping, auction barn and storage facility but was closed for more than a year's time which changed the zoning classification. The CEO informed them that the property had received a non-conforming status when the zoning districts were re-configured by the Town of Granby in 2006, the property existed as a commercial entity in an R-1 district and would remain as such unless any business closed for more than one years time. Mr. Hawthorne provided a survey map for the Board to review, which detailed the existing buildings on the property. Mr. Robert Seymour was also present and stated that he is the intended buyer of the property and explained his intended uses as community enhancing and small scale – ice cream stand, fish stand or a small store or storage facility. Mr. Seymour currently owns a paving - landscaping and construction firm on property he owns at 2590 Lamson Road which he assured the Board he was not moving to this location, but may store stockpiled building materials for jobs in this area or even park a few construction vehicles overnight when working on jobs north of Granby. The materials stockpiled would be similar to what the property was previously used for – topsoil, mulch and block pavers. Mr. Seymour stated that he was currently investigating the timeframes and capital investments to open a fish stand, ice cream store, or small country/hardware store and it would probably be a year before he was established. The Board members asked him to define the types of businesses because any approval couldn't be left open-ended

but rather supplemented with a listing of acceptable sized uses. The Board also stated that the eventual business couldn't involve large trucks hauling materials in and out daily through an R-1 district. They also briefly discussed the process of Site Plan Review through the Planning Board which would address items such as ingress/egress, hours of operation and other details of a new business which Mr. Seymour will need to pursue once he decides on his business plan. Without further discussion, the Public Hearing was closed at 7:25 pm by Chairman French.

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REGULAR MONTHLY MEETING

The Regular meeting which was previously opened resumed session.

MARATHON L.L.C. - Without any further discussion from the Board Members a *motion was moved by Member Thompson and seconded by Member Simmons to accept the requested Use Variance request to permit premises located at 1024 State Route 48, Fulton, tax map# 270.02-01-04.12 to be used for any of the following commercial entities: ice cream stand, fish stand, country store, hardware store and/or storage is hereby GRANTED with the following express conditions: NONE.*

A roll call vote was taken:

Michael French, Chairman	Aye
Peter LeoGrande, Member	Aye
Patricia Simmons, Member	Aye
Tom Thompson, Member	Aye

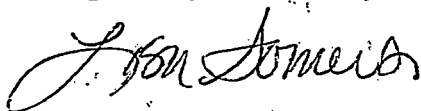
4 AYES, 0 NAYS - Resolution 2014-03 ADOPTED

MINUTES

A **motion** to approve the meeting minutes for September 15, 2014 was **moved** by Member Pete LeoGrande and seconded by Member Tom Thompson, all were in favor, **motion carried.**

With no other business before the Board a **motion** to adjourn at 7:27 pm was **moved** by Chairman Mike French and seconded by Member Patricia Simmons, all were in favor, **motion carried.**

Respectfully submitted by:



Lisa Somers,
ZBA secretary