

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, January 20, 2026, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org

1. Call to Order
2. Seating of Alternates, if applicable
3. Action on the minutes of October 21, 2025
4. Public Hearings
 - a. Appeal by Steven Secondo seeking a side yard variance of Zoning Regulation Sections 5.1 and 8.14 to construct an addition; 5 West Lakeview Drive.
 - b. Appeal by Steven Secondo seeking a front yard variance of Zoning Regulation Sections 5.1, 8.1.3.2, and 8.14 to construct an accessory structure; 5 West Lakeview Drive.
5. Consideration of applications, where the Board has concluded the public hearing
6. Commissioner Reports and Correspondence
7. Adjourn

Please note: Any person who is unable to attend a meeting but wishes to provide materials to the ZBA must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Zip drives, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, October 21, 2025, at 7:00 pm

Present: Andrew Badeau, Thomas Caputi, Suzanne Yucha, Robert Lindeyer, and Lynn Guelzow

Absent: David Roberts, Ann Crimmins and William O'Leary

Also Present: Land Use Coordinator Renee Deltene

1. Call to Order

Acting Chair S. Yucha called the meeting to order at 7:00 p.m.

2. Seating of Alternates, if applicable

L. Guelzow was seated for A. Crimmins.

3. Action on the minutes of September 16, 2025

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (4-0-1) to approve the September 16, 2025, meeting minutes as presented. L. Guelzow abstained.

4. Public Hearings

a. Appeal by Robert Carlson seeking a side yard variance of Zoning Regulation Section 5.1 to construct a 16' x 8' addition; 24 Old Messenger Road.

Applicant and property owner Robert Carlson was present to discuss the application and answer any questions the Board had. He is seeking permission to construct a 128 square foot addition to the south (front) of his home. The existing house was constructed in 1949 and sits 19' off the side yard property line. Per the Zoning Regulations, a 25' side yard setback is required; therefore, a 6' variance is being requested for the addition. The porch addition will be constructed in line with the existing east side of the house and face Old Messenger Road, which is an abandoned town road. There was no public comment, and the public hearing closed at 7:09 p.m.

b. Appeal by Derek Campbell seeking a variance of Zoning Regulation Section 8.29.1.3.5 to construct a ground-mount solar array; 129 Barn Door Hills Road.

Property owner Ingrid Campbell and Damon Weiss of JD Solar Solutions were present to discuss the application and answer any questions the Board had. The applicant is looking to install a ground mount solar array just over 1,000 square feet in size and stand 1.5' off the ground in the front and 8.5-9' off the ground in the back. The system will consist of 40 panels, utilize six helical piles (ground screws) to secure to the ground, and approximately 590' of underground conduit within a PVC casing to the house. Per the Zoning Regulations, a solar energy system shall not be located within any required front yard setback, nor shall it be located in any front yard. The existing house is set 1,000' off the road and surrounded by trees, and the proposed array would be located within the front yard, about 500' from the road. The proposed location is 55' from the northern wetlands' boundary within an open flat field and would be hidden from the road due to topography of the land. There was no public comment, and the public hearing closed at 7:17 p.m.

c. **Appeal by Keith King seeking a front yard variance of Zoning Regulation Section 5.1 to construct an addition, storage building and deck, and seeking a front yard and side yard variance to construct a shed; 490 Salmon Brook Street.**

Applicant and property owner Keith King was present to discuss the application and answer any questions the Board had. The property is located within the C2 (Business) Zone and consists of .39 acres, with frontage on Salmon Brook Street and Lakeside Drive (a private road). As a corner lot, the property has a required 50-foot front yard setback along both roads and a required 10-foot side yard setback along the eastern and northern property lines. The existing structure consists of 2,080 square feet of commercial workspace, 720 square feet of store display, and a 980 square foot care-taker apartment on the second floor.

He is seeking permission to construct a 560 square foot addition, 312 square foot storage building, 80 square foot deck, and 96 square foot garden shed. The property was recently purchased, and he is looking to improve the site in order to live and operate his business onsite. The two-story addition will be to the west of the existing building (front) and consist of storage on the first floor and offices on the second floor. The storage building will be located along the southern edge of the property, to the west of the existing building and house a forklift, as well as additional material. The second-story deck and garden shed will be located to the east of the property (rear) and be utilized for personal use. The property is non-conforming in terms of lot area and frontage; therefore, multiple variances are requested for the proposed improvements.

Public Comment

Dick Sonderegger of 42 Lakeside Drive spoke in favor of the application and expressed his appreciation for the applicant's interaction with the Manitook Lake Association.

Heather Taylor of 486 Salmon Brook Street expressed concerns regarding increased noise, visibility of her property from the proposed second-story deck, and the location of the storage building that will house the forklift.

The applicant indicated that the cause of the recent noise was from the removal of numerous trees, which has been completed, and that the only propane to be located within the storage building is a 25-pound tank. In response to concerns regarding visibility and privacy, he agreed to install privacy screening on the southern side of the proposed deck. He also reiterated that fencing will be installed along the entire southern and eastern property lines, and how the business is not open to the public but operates via appointment only. The public hearing closed at 7:53 p.m.

5. Consideration of applications, where the Board has concluded the public hearing

a. **Appeal by Robert Carlson seeking a side yard variance of Zoning Regulation Section 5.1 to construct a 16' x 8' addition; 24 Old Messenger Road.**

On a MOTION by R. Lindeyer, the Board voted (5-0-0) to grant an appeal by Robert Carlson seeking a 6-foot side yard variance of Zoning Regulation Section 5.1 to construct a 16' x 8' addition; 24 Old Messenger Road. Hardship cited was the pre-existing, non-conforming location of the home.

b. **Appeal by Derek Campbell seeking a variance of Zoning Regulation Section 8.29.1.3.5 to construct a ground-mount solar array; 129 Barn Door Hills Road.**

On a MOTION by R. Lindeyer, the Board voted (5-0-0) to grant an appeal by Derek Campbell seeking a variance of Zoning Regulation Section 8.29.1.3.5 to construct a ground-mount solar array 500 feet from the road within the front yard; 129 Barn Door Hills Road. Hardships cited were topography of the land, wetlands, and location of the home.

- c. **Appeal by Keith King seeking a front yard variance of Zoning Regulation Section 5.1 to construct an addition, storage building and deck, and seeking a front yard and side yard variance to construct a shed; 490 Salmon Brook Street.**

The following variances are contingent upon the installation of fencing along the entire southern and eastern property lines, and privacy screening must be installed on the southern side of the second-story deck during construction.

On a MOTION by T. Caputi, the Board voted (5-0-0) to grant an appeal by Keith King seeking a 2.5-foot front yard variance of Zoning Regulation Section 5.1 to construct a 28' x 20' addition; 490 Salmon Brook Street. Hardships cited were the pre-existing, non-conforming lot area and frontage of the property.

On a MOTION by T. Caputi, the Board voted (5-0-0) to grant an appeal by Keith King seeking a 47-foot front yard variance of Zoning Regulation Section 5.1 to construct a 26' x 12' storage building; 490 Salmon Brook Street. Hardships cited were the pre-existing, non-conforming lot area and frontage of the property.

On a MOTION by T. Caputi, the Board voted (5-0-0) to grant an appeal by Keith King seeking a 15.3-foot front yard variance of Zoning Regulation Section 5.1 to construct a 10' x 8' deck; 490 Salmon Brook Street. Hardships cited were the pre-existing, non-conforming lot area and frontage of the property.

On a MOTION by A. Badeau, the Board voted (5-0-0) to grant an appeal by Keith King seeking a 28.2-foot front yard variance and 2.8-foot side yard variance of Zoning Regulation Section 5.1 to construct a 12' x 8' shed; 490 Salmon Brook Street. Hardships cited were the pre-existing, non-conforming lot area and frontage of the property.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (5-0-0) to adjourn the meeting at 8:09 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

TOWN OF GRANBY

MEMORANDUM

TO: Zoning Board of Appeals

CC: Steven Secondo and Erin Olson

FROM: Abby Kenyon, Director of Community Development

DATE: January 15, 2026

RE: Appeal by Steven Secondo seeking a side yard variance of Zoning Regulation Sections 5.1 and 8.14 to construct an addition; 5 West Lakeview Drive.

Appeal by Steven Secondo seeking a front yard variance of Zoning Regulation Sections 5.1, 8.1.3.2, and 8.14 to construct an accessory structure; 5 West Lakeview Drive.

The property, 5 West Lakeview Drive, is 1.62 acres in the R30 Zone. There is one single-family house on the property. The lot was approved by the Planning and Zoning Commission in 1992 as a rear lot when it was split from 10 Lakeside Drive. At the time of rear lot approval in 1992, the zoning regulations required a front yard that was 1.5 times the required front yard in the zone and side and rear yards that were double the required yards in the zone. In the R30 Zone, the required front yard was 50 feet, therefore the rear lot had a front yard requirement of 75 feet; the required side yard was 20 feet; therefore, the rear lot had a required side yard of 40 feet; and the required rear yard was 30 feet, therefore, the rear lot had a required rear yard of 60 feet. These required yards are shown on the approved plan that was submitted as part of this application. These required yards remain in effect.

The applicant is applying for a variance to construct an addition and a variance to construct a detached accessory structure. The Board is to consider these requests separately. Refer to the information below.

Appeal by Steven Secondo seeking a side yard variance of Zoning Regulation Sections 5.1 and 8.14 to construct an addition; 5 West Lakeview Drive.

The applicant proposes to construct an addition to the south side of the house. This addition would measure 28 feet by 20 feet. At its closest point, the addition would be 34 feet from the side property line. The required side yard is 40 feet; therefore, a variance of 6 feet is requested. Refer to the attached sketch and renderings.

The applicant is asked to explain, and the Board is asked to consider, the hardship that prevents the addition from being constructed so that it complies with the 40-foot required side yard setback.

Appeal by Steven Secondo seeking a front yard variance of Zoning Regulation Sections 5.1, 8.1.3.2, and 8.14 to construct an accessory structure; 5 West Lakeview Drive.

The applicant has constructed an accessory structure on the property. No permit or approvals were granted for this structure and staff was made aware of it when the ZBA application for the building addition was submitted. This structure measures 30 feet by 26 feet (780 square feet) and is located within the required front yard setback as it is 7 feet from the front property line. The required front yard is 75 feet; therefore, a variance of 68 feet is requested.

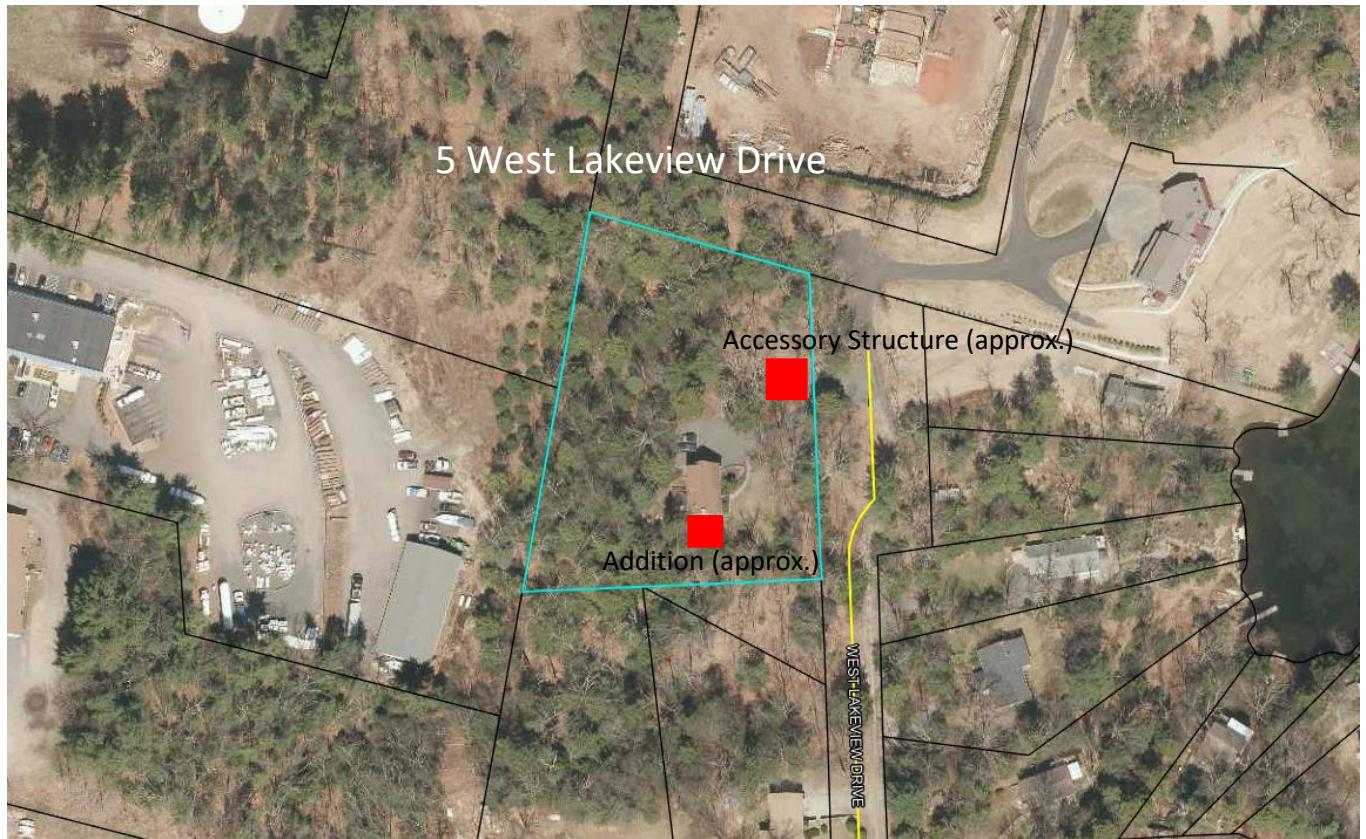
The applicant has indicated that the structure is temporary. However, even if temporary, the structure requires a building permit, and no building permit can be issued for it as it its location in violation of the zoning regulations.

If the ZBA approves the variance, then Special Permit approval will be required from the Planning and Zoning Commission because the structure is larger than 600 square feet and is located within 100 feet of the street line.

The applicant is asked to explain, and the Board is asked to consider, the hardship that prevents this structure from being constructed in a location that complies with the required front yard requirement.

The ZBA should note that when considering this application, if inclined to approve it, the approval is specific to the request and the structure presented. If this application is approved and if at a later date the applicant decides to remove the structure and construct a permanent structure in the same location, another variance application will have to be submitted. It is therefore suggested that should the ZBA vote to approve this, it is specified that the approval is for the application as presented and outlined in the submission.

Property Aerial



ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT

APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. _____ Date _____

Applicant _____ Address _____

Phone /Cell # _____ Email _____

Location of property _____ Zone _____

Owner _____ Address/Phone/Cell _____

Agent _____ Address/Phone/Cell _____

CLEARLY STATE THE REQUEST _____

Reason for request/hardship _____

Zoning Regulation, Section and Requirement _____

Describe construction and materials to be used (if any) _____

Has any previous appeal been filed in connection with these premises? _____
If so, when, and what was the appeal taken? _____

I hereby state that the above statements and information contained in any other papers submitted in connection with this application are true.

Signature of Applicant/Owner or Agent

*This application shall be submitted with 8 copies of plot plans, drawn to scale, and any other information, as may be requested by the Zoning Board of Appeals.

*A fee of \$260.00 is required for this application. (Town fee \$200 and State fee \$60).

ct home designs

bill@cthomedesigns.com 860-614-8551



20' x 28' FAMILY ROOM ADDITION
OLSON RESIDENCE
5 WEST LAKEVIEW DRIVE, GRANBY, CT

~ CONSTRUCTION DOCUMENTS ~

SITE:
OWNER: OLSON, ERIN
ADDRESS: 5 WEST LAKEVIEW DRIVE, GRANBY, CT
ZONE: R30
ACRES: 1.62
FRONT YARD MINIMUM: 50'
SIDE YARD MINIMUM: 20'
REAR YARD MINIMUM: 30'
MAXIMUM LOT COVERAGE: 25 %
MAXIMUM HEIGHT: 30'

DRAWN BY:
BILL SPRAGUE
CT HOME DESIGNS
VERNON, CT 06066
bill@cthomedesigns.com

DESIGN CRITERIA:
GROUND SNOW LOAD 40 PSF
LIVE LOAD ROOMS OTHER THAN SLEEPING 40 PSF
LIVE LOAD SLEEPING ROOMS 30 PSF
LIVE LOAD UNINHABITED ATTICS W/LIMITED STORAGE 20 PSF
DEAD LOADS 10 PSF
ULTIMATE WIND SPEED 120 MPH
SEISMIC DESIGN CATEGORY B
WIND EXPOSURE CATEGORY B
COMPLIES WITH CT PORTION OF 2021 IRC

SCOPE OF WORK
ON THE SOUTH SIDE OF THE EXISTING HOUSE, BUILD A
20' x 28' FAMILY ROOM ADDITION ON A FULL BASEMENT
CONCRETE FOUNDATION.

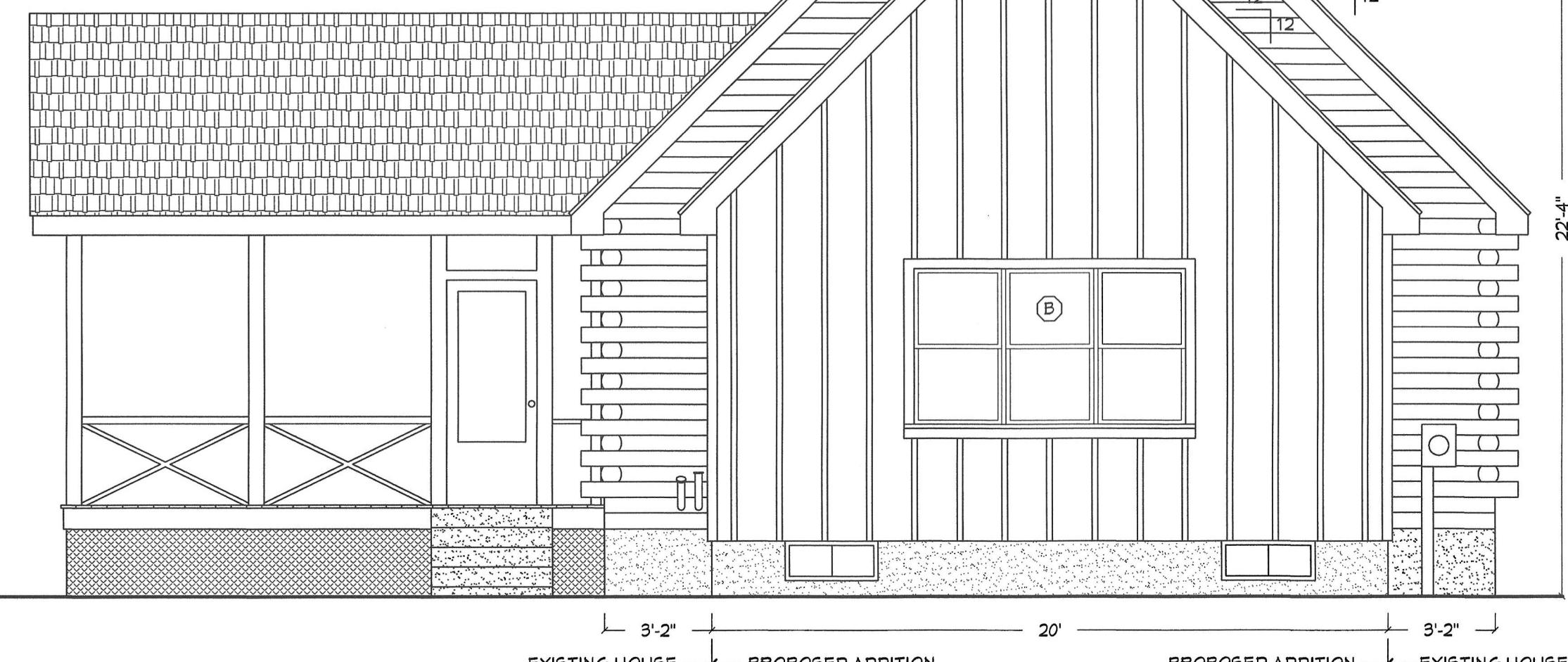


EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



OLSON RESIDENCE

5 WEST LAKEVIEW DRIVE, GRANBY, CT

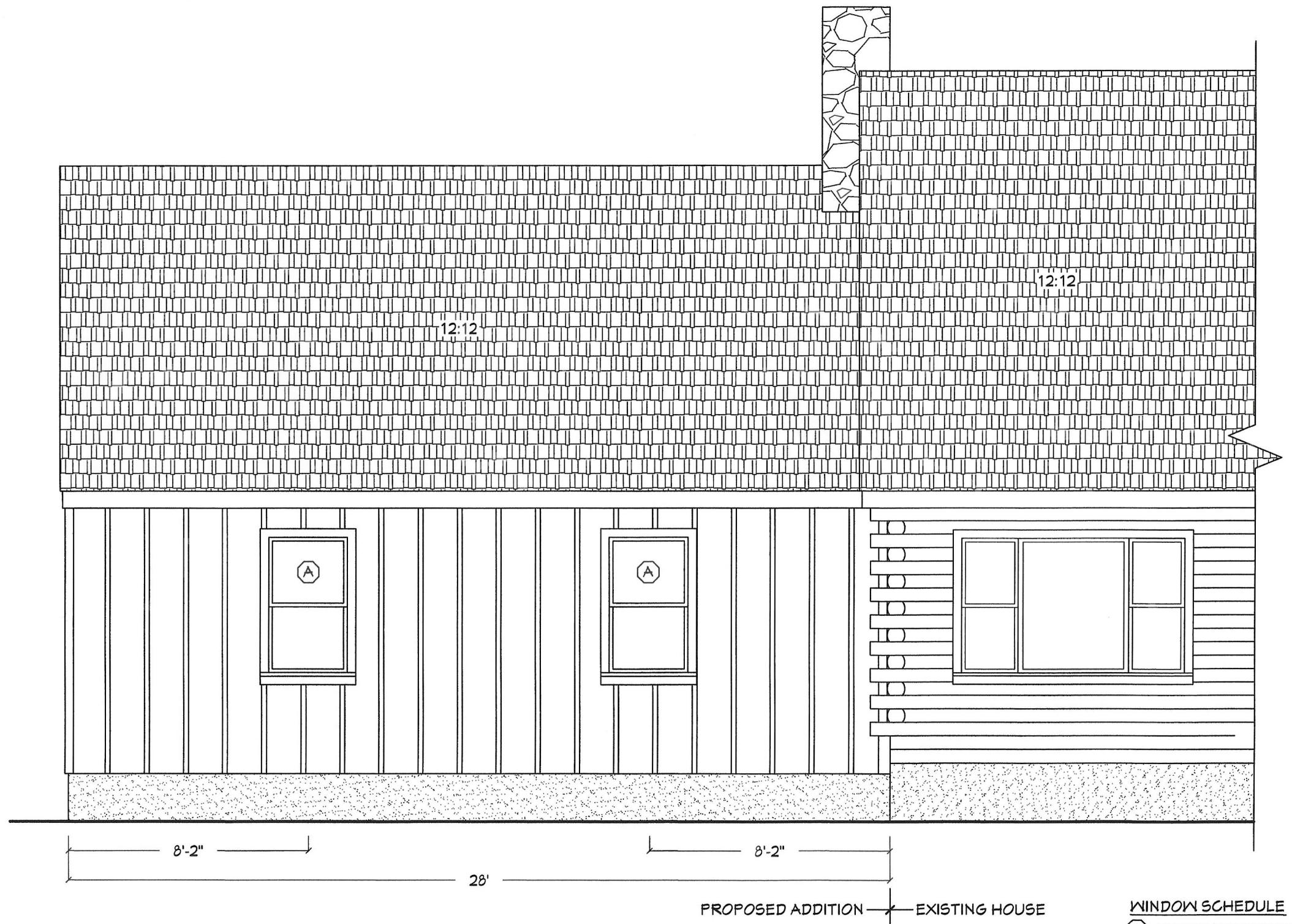
CONSTRUCTION DOCUMENTS

EAST ELEVATION

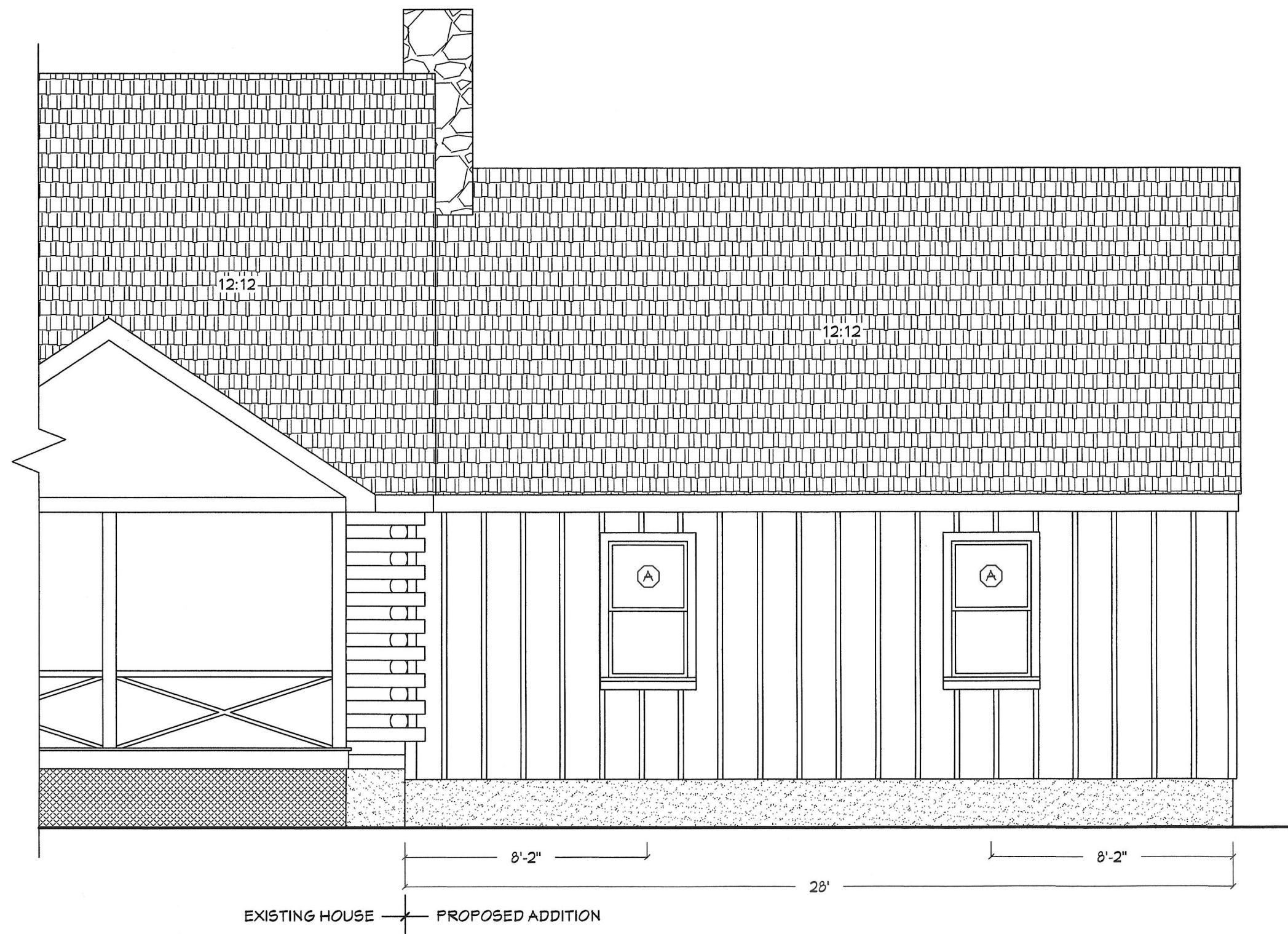
SCALE:
1/4" = 1'-0"

12/31/2025

A2



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS	OLSON RESIDENCE 5 WEST LAKEVIEW DRIVE, GRANBY, CT
WEST ELEVATION	
SCALE: 1/4" = 1'-0"	
12/31/2025	

OLSON RESIDENCE

5 WEST LAKEVIEW DRIVE, GRANBY, CT

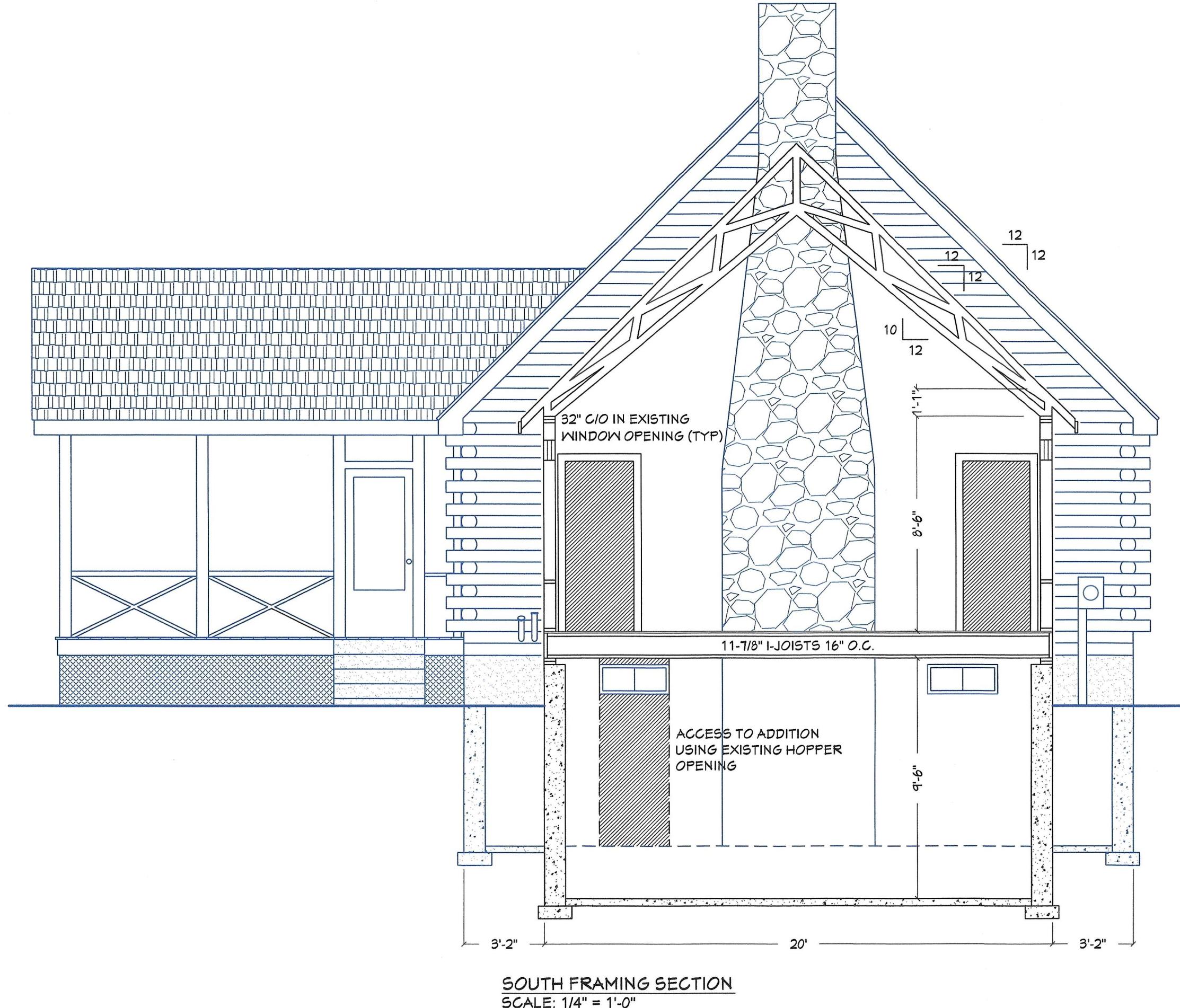
CONSTRUCTION DOCUMENTS

SOUTH FRAMING SECTION

SCALE:
1/4" = 1'-0"

12/31/2025

A4

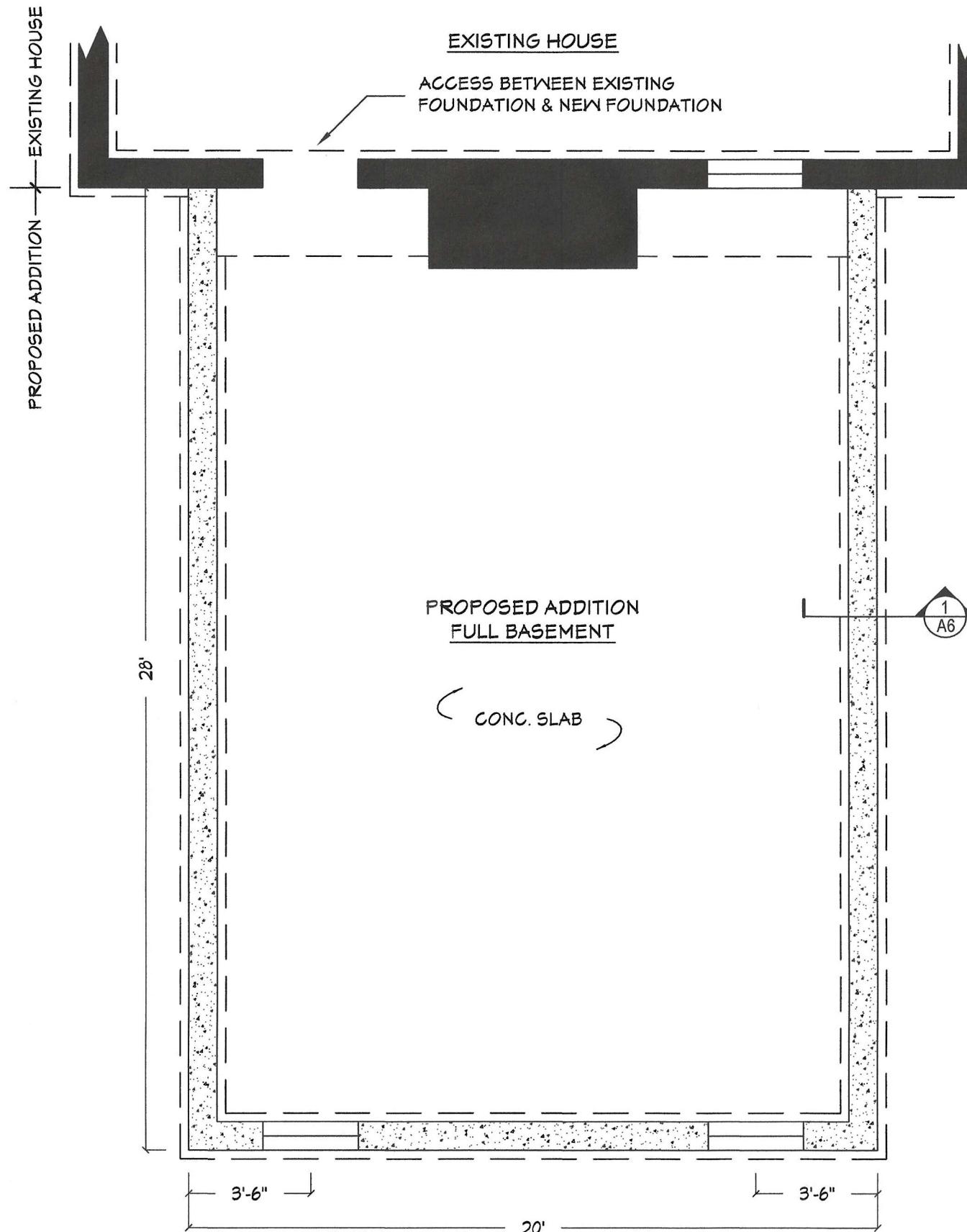


EAST
FRAMING
SECTION

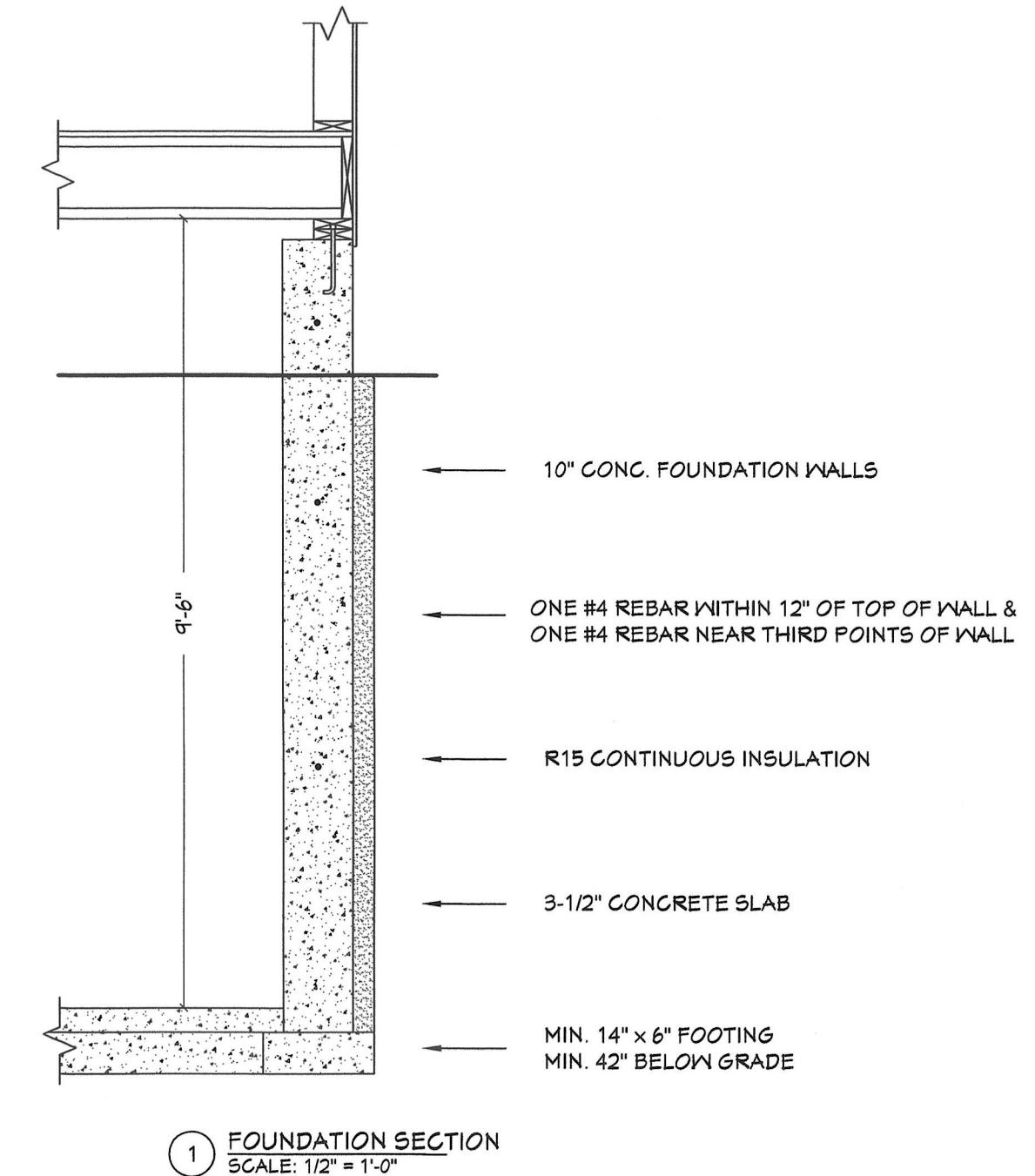
SCALE:
1/4" = 1'-0"

12/31/2025





FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

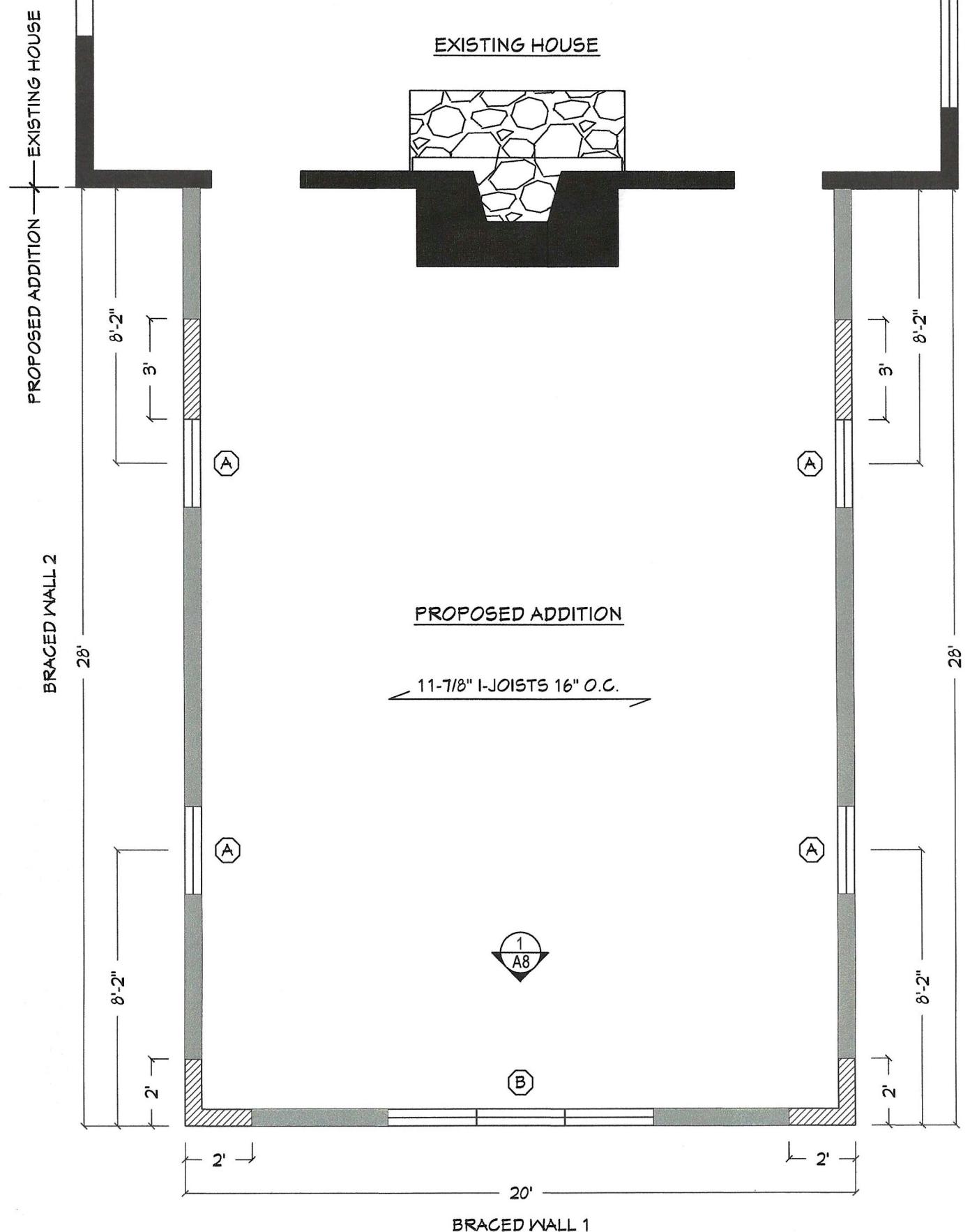


A6

OLSON RESIDENCE
5 WEST LAKEVIEW DRIVE, GRANBY, CT

cthonedesigns
bill@cthomedesigns.com 860-614-8551

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
12/31/2025



FLOOR PLAN
SCALE: 1/4" = 1'-0"

MATERIALS
 2 x 6 TREATED SILL PLATES.
 1/2" ANCHOR BOLTS W/NUTS & WASHERS EVERY 6' & 12" FROM EA. SECTION END.
 2 x 6 WALL FRAMING 16" O.C.
 R30 WALL CAVITY INSULATION.
 R60 CEILING INSULATION.
 1/2" SHEATHING ON WALL FRAMING.
 2 x 10 WALL HEADERS.
 11-7/8" FLOOR I-JOISTS 16" O.C.
 ROOF TRUSSES 24" O.C. (SEE SPEC. SHEET).
 5/8" PLYWOOD ROOF SHEATHING.
 ASPHALT ROOF SHINGLES.

WINDOW SCHEDULE

(A) ANDERSEN WDH2646 (R.O. 32 1/8" x 56 7/8")
 (B) ANDERSEN (3) WDH2642 (R.O. 95 5/8" x 56 7/8")

Final window & door specifications shall be the sole responsibility of the general contractor.

WALL BRACING, METHOD CS-WSP (BASEMENT)

Inputs

BWL location	Wall 1	Wall 2	Wall 3
Eave to ridge height	11'	11'	11'
BWL spacing	20'	28'	28'
Wall height	9'	9'	9'
Bracing method	CS-WSP	CS-WSP	CS-WSP
Interior gyp. brd.	YES	YES	YES
Horizontal blocking	YES	YES	YES

Wind Adjustment Factors

Wind bracing amount (ft)	3.5	4.7	4.7
Exposure height factor	1	1	1
Eave to ridge height factor	1.06	1.06	1.06
Wind wall height factor	0.95	0.95	0.95
Number of BWL factor	1	1	1
Holdown factor	1	1	1
Blocked joint factor	1	1	1
Gypsum on inside factor	1	1	1
Wind GB construction factor	1	1	1
Length of Wall Bracing Req. (ft)	3.52	4.73	4.73

EXISTING 7-1/4" x 5-1/2" LOG WALLS
 PROPOSED 2 x 6 WOOD FRAMING 16" O.C.
 PROPOSED 2 x 6 BRACED WALL PANELS

SCALE:
1/4" = 1'-0"

12/31/2025

A7

OLSON RESIDENCE
5 WEST LAKEVIEW DRIVE, GRANBY, CT



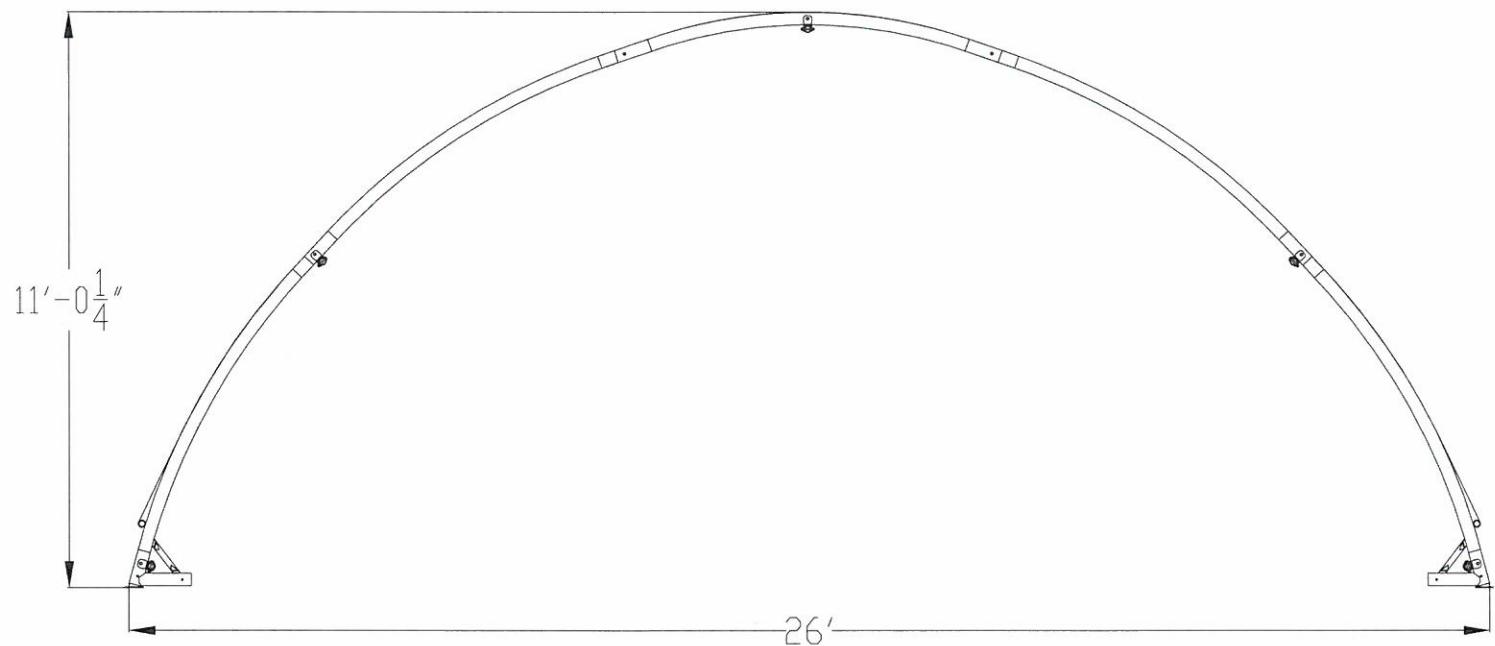




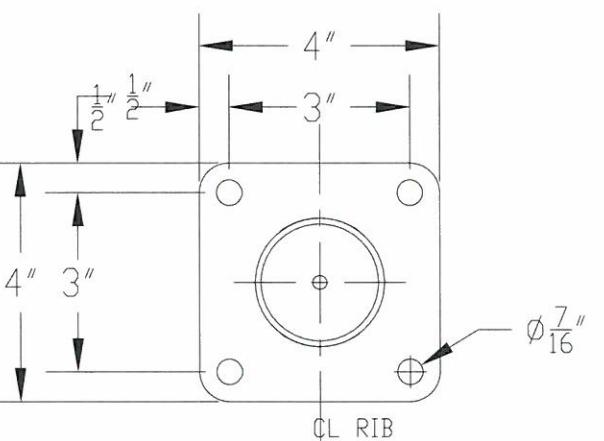








TYPICAL (INT.) RIB ELEVATION



TYPICAL INT. BASE PLATE DETAIL

THIS DRAWING IS THE PROPERTY OF SHELTERLOGIC CORP
WATERTOWN, CT. THIS DOCUMENT AND/OR THE INFORMATION
CONTAINED THEREIN SHALL NOT BE DUPLICATED, USED, LOANED,
OR DISCLOSED IN WHOLE OR IN PART FOR THE MANUFACTURE OR
PROCUREMENT OF ANY ITEM OR ITEMS SHOWN ON OR THEREBY
WITHOUT THE WRITTEN CONSENT OF SHELTERLOGIC CORP.
THIS PRINT IS LOANED SUBJECT TO RETURN ON DEMAND.

DESIGN LOADS

ALL LOADS ARE APPLIED PER ASCE 7-05

TRUSS SPACING 5'-0"

BUILDING OCCUPANCY CATEGORY = I

WIND LOAD:

WIND SPEED, 3 SEC GUST = 165 MPH

EXPOSURE "B"

FULLY ENCLOSED

SNOW LOAD:

GROUND SNOW LOAD = 55 PSF

THERMAL FACTOR = 1.20

ROOF LIVE LOAD = 12 PSF

NOTES:

1. WIND AND SNOW DESIGN LOADS SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND ASSUME THE SHELTER FRAME MEMBERS ARE SECURELY ANCHORED TO A FOUNDATION SYSTEM DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE SHELTER IS CONSTRUCTED AND IN ACCORDANCE WITH ALL REQUIRED LOCAL BUILDING CODES AND ORDINANCES.

2. THE SHELTER IS DESIGNED USING LOAD COMBINATIONS IN ACCORDANCE WITH ASCE 7-05, BASED ON EXPOSURE B, AN UNOCCUPIED, UNHEATED, FULLY ENCLOSED BUILDING.

3. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO RETAIN AN INDEPENDENT ENGINEER TO CONFIRM THAT THE DESIGN LOADS CONFORM TO LOCAL AND STATE BUILDING CODES, RULES, REGULATIONS AND REQUIREMENTS PRIOR TO INSTALLATION.

4. THE SHELTER SHALL BE PROPERLY MAINTAINED AS REQUIRED IN THE MANUAL. FAILURE TO MAINTAIN THE SHELTER FRAME AND THE COVER TENSION WILL RESULT IN DECREASED DESIGN LOAD RATINGS AND POSSIBLY SHELTER FAILURE.

 **Milone & MacBroom™**

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

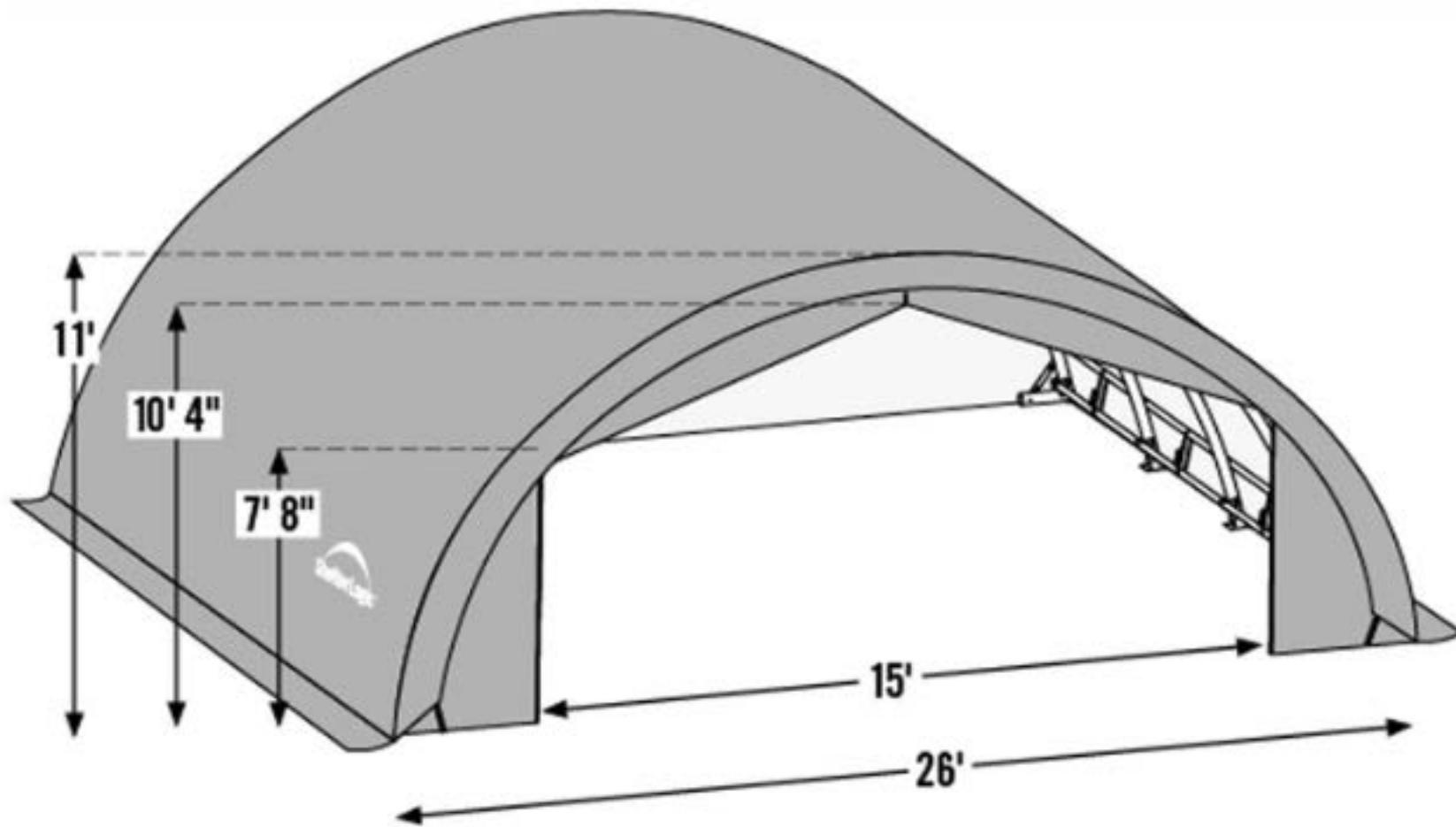


SHELTERLOGIC CORP

150 CALLENDER RD, WATERTOWN, CT 06795
WWW.SHELTERLOGIC.COM

PRODUCT NAME: SHELTERTECH-SP RD26X11

DRAWN BY	CHECKED BY	DATE	SCALE	JOB #	DRAWING #
GB	GB / KP	05-10-13	NONE		1 OF 1





SP SERIES - Round Order Form

150 Callender Rd.
Watertown, CT 06795
PH: 800-932-9344 Fax: 860-274-9302

Salesperson: _____ X _____		Order #: _____
Salesperson's Email: _____ Date: _____		
Frame Size: _____ W x _____ L x _____ H		
Fabric Choice / Warranty: <p><input type="checkbox"/> Standard Polyethylene - 1 Year Warranty</p> <p><input type="checkbox"/> HD PolyVinyl - 10/3 Year Warranty Warranty: 10 yr pro-rated warranty on the cover and 3 years pro-rated on the end panels</p> <p><input type="checkbox"/> UD PolyVinyl - 15/3 Year Warranty Warranty: 15 yr pro-rated warranty on the cover and 3 years pro-rated on the end panels</p>		Wind & Snow Rating: <p>Wind Rating* _____ MPH - (Miles Per Hour)</p> <p>Snow Rating* _____ PSF - (Pounds/ Square Foot)</p> <p>*Wind and snow loads given are for reference only and assume a securely anchored frame according to local building codes and ordinances. These have been calculated using combined snow and wind load provisions in accordance with ASCE 7-05 based on an unoccupied, fully enclosed building. Local code requirements vary by location; conformance to local codes is the responsibility of the purchaser.</p>
Lead Time: The Lead time* is _____ Business Days *Lead time subject to change		
END PANEL CONFIGURATION:		
FRONT PANEL <p><input type="checkbox"/> Standard Double Zipper</p> <p><input type="checkbox"/> Standard Triple Zipper</p> <p><input type="checkbox"/> Remove Panel</p> <p><input type="checkbox"/> Custom Zipper Placement</p>		BACK PANEL <p><input type="checkbox"/> Standard Solid Panel</p> <p><input type="checkbox"/> Double Zipper</p> <p><input type="checkbox"/> Triple Zipper</p> <p><input type="checkbox"/> Remove Panel</p> <p><input type="checkbox"/> Custom Zipper Placement</p>
Actual Frame Size:		Base Cost: \$
Additional Special Features / Cost: <p><input type="checkbox"/> Extend Front Panel _____ ft. (W x L x Material Cost)</p> <p><input type="checkbox"/> Extend Back Panel _____ ft. (W x L x Material Cost)</p> <p><input type="checkbox"/> Extend Cover Flaps _____ ft. (L x Unit Depth x Material Cost (x2))</p> <p><input type="checkbox"/> Custom Zipper Panel - FRONT (\$200 Blanket Cost)</p> <p><input type="checkbox"/> Custom Zipper Panel - BACK (\$200 Blanket Cost)</p> <p><input type="checkbox"/> Remove Back Panel (MSRP x .05)</p> <p><input type="checkbox"/> Remove Front Panel (MSRP x .05)</p> <p><input type="checkbox"/> Additional Zipper Cost (\$50 per zipper)</p>		
Sub-total: (Awaiting shipping cost)		

Thank you for your order. Your shelter is currently in production and can no longer be changed or cancelled.

This is a non-returnable Special Order.