

AGENDA
Regular Meeting
Town of Granby
Zoning Board of Appeals
Tuesday, September 16, 2025, 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 July 15, 2025
4. Public Hearings
 - a. Appeal by Craig Owen seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 21’ x 15’ addition; 85 Wells Road.
5. Consideration of applications, where the Board has concluded the public hearing
6. Commissioner Reports and Correspondence
7. Adjourn

Please note: Any person who wishes to provide materials to a board or commission for display on the video monitors at a Town meeting where such monitors are being used to videoconference the meeting 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. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the Board. Zip drives, memory sticks and other data storage devices will not be accepted.

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, July 15, 2025, at 7:00 pm

Present: Thomas Caputi, Ann Crimmins, Lynn Guelzow, and Robert Lindeyer

Absent: Andrew Badeau, David Roberts, Suzanne Yucha, and William O’Leary

Also Present: Land Use Coordinator Renee Deltenre

1. Call to Order

Chair A. Crimmins called the meeting to order at 7:00 p.m.

2. Seating of Alternates, if applicable

L. Guelzow was seated for S. Yucha.

3. Action on the minutes of May 20, 2025

On a MOTION by L. Guelzow seconded by T. Caputi, the Board voted (2-0-2) to approve the May 20, 2025, meeting minutes as presented. L. Guelzow and T. Caputi abstained.

4. Public Hearings

a. Appeal by Brendan Foley seeking a variance of Zoning Regulation Section 8.29.1.3.2 to install a 1,250 square foot free-standing solar array; 123R Case Street.

Applicant and property owner Brendan Foley was present to discuss the application. He is seeking permission to install a 1,250 square foot, free-standing solar array within an existing field to provide power to an existing barn and a single-family home that is under construction. In accordance with the zoning regulations, the solar array cannot exceed 50% of the footprint of the principal building. The house has a footprint of 1,176 square feet; therefore, a variance of 662 square feet is requested. The property consists of 114.1 acres in the R4A Zone, and no structures are visible from the road or surrounding properties. An engineer designed the size of the proposed system to allow the applicant to go off-grid and have adequate power. B. Foley discussed hardships, including wetland locations, driveway grade, system size, and drainage.

Public Comment

Paul Bors Sr. of 142 Case Street spoke in favor of the application and stated that you will not see the structure from the road due to the size and orientation of the parcel.

Paul Bors Jr. of 114 Case Street spoke in favor of the application.

The public hearing closed at 7:24 p.m.

b. Appeal by Salvatore Tanasi seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 30’ x 20’ addition to an existing detached garage; 33 Strong Road. This application was withdrawn.

5. **Consideration of applications, where the Board has concluded the public hearing**
 - a. **Appeal by Brendan Foley seeking a variance of Zoning Regulation Section 8.29.1.3.2 to install a 1,250 square foot free-standing solar array; 123R Case Street.**

On a MOTION by L. Guelzow seconded by T. Caputi, the Board voted (4-0-0) to grant an appeal by Brendan Foley seeking a 662 square foot variance of Zoning Regulation Section 8.29.1.3.2 to install a 1,250 square foot free-standing solar array; 123R Case Street. Hardship cited was the location of wetlands.

6. **Commissioner Reports and Correspondence**

None

7. **Adjourn**

On a MOTION by R. Lindeyer seconded by A. Crimmins, the Board voted (4-0-0) to adjourn the meeting at 7:26 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

Town of Granby
Legal Notice
Zoning Board of Appeals (ZBA)

There will be a public hearing conducted by the ZBA on Tuesday, September 16, 2025, at 7:00 p.m. in the Town Hall Meeting Room, 15 North Granby Road, to hear the following item:

- Appeal by Craig Owen seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 21' x 15' addition; 85 Wells Road.

At the hearing interested persons may appear and be heard, and written communications will be received. Copies of the proposals are on file in the Community Development Office.

To the Hartford Courant:

Please publish on the following dates:

September 5, 2025, and September 12, 2025, in the Connecticut Section Zone 5

Please send billing to the Town of Granby 15 North Granby Road, Granby, CT 06035

Approved as written - An additional approval is not required.

An affidavit of publication is not required.

Account # CU00254317

Renee Deltenre

860-844-5318

TOWN OF GRANBY

MEMORANDUM

TO: Zoning Board of Appeals

CC: Craig Owen

FROM: Abby Kenyon, Director of Community Development

DATE: September 8, 2025

RE: Appeal by Craig Owen seeking a front yard variance of Zoning Regulation Section 5.1 to construct a 21' x 15' addition; 85 Wells Road.

The applicant proposes to construct an addition on the north (right) side of the house that will measure 21 feet by 15 feet. The addition will match the current front plane of the house. The house is currently non-conforming in terms of front yard setback, so if matching the front plane, the proposed addition would extend about 10 feet into the required front yard. This requires a variance. Refer to attached layout and plot plan.

The property is in the R30 Zone, which has a 50-foot required front yard setback. The proposed addition would therefore require a variance of 40 feet to allow it to extend 10 feet into the required front yard.

Refer to the application materials for an explanation of the hardship.

The applicant will be available at the hearing to explain the request and answer any questions.

\$260.⁰⁰

**ZONING BOARD OF APPEALS
GRANBY, CONNECTICUT**



APPLICATION FOR VARIANCE OR EXCEPTION TO THE ZONING ORDINANCE REQUIREMENT

Case No. _____ Date Aug. 25, 2025

Applicant Craig Owen Address 85 Wells Rd, Granby

Phone /Cell # (413) 386-8504 Email c.owen20@yahoo.com

Location of property 85 Wells Rd, Granby Zone R30

Owner Craig and Ashley (Phaneuf) Owen Address/Phone/Cell (413) 386-8504

Agent _____ Address/Phone/Cell _____

CLEARLY STATE THE REQUEST The Owen family requests a front yard variance of 7' in order to extend the right side of the house for a new 21' x 15' addition to house their growing family. The Owens would like to maintain the front and rear roof lines.

Reason for request/hardship The home was built in 1947 prior to the 50 ft setback requirement. This is the only direction in which the house can be expanded due to height, topography, and existing structures.

Zoning Regulation, Section and Requirement "AREA, YARD AND HEIGHT REQUIREMENTS" Section 5.1
R30 50ft Minimum Front Yard, 20ft Minimum Side Yard, 30ft Minimum Rear Yard

Describe construction and materials to be used (if any) Wood framing, vinyl siding, asphalt roofing with concrete foundation to match existing construction.

Has any previous appeal been filed in connection with these premises? No

If so, when, and what was the appeal taken? NA

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

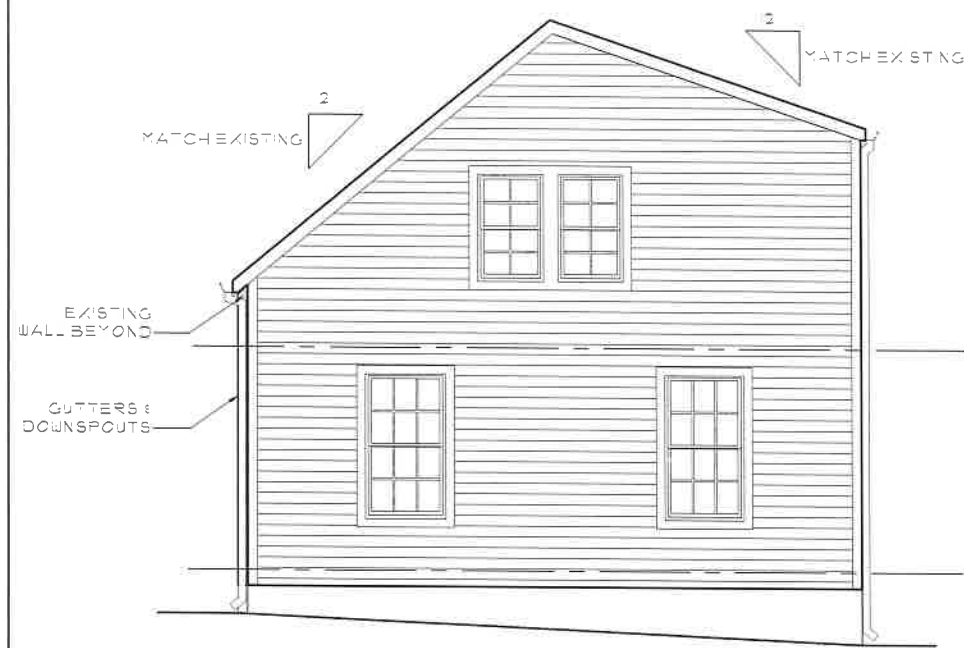
Signature of Applicant/Owner or Agent

*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.

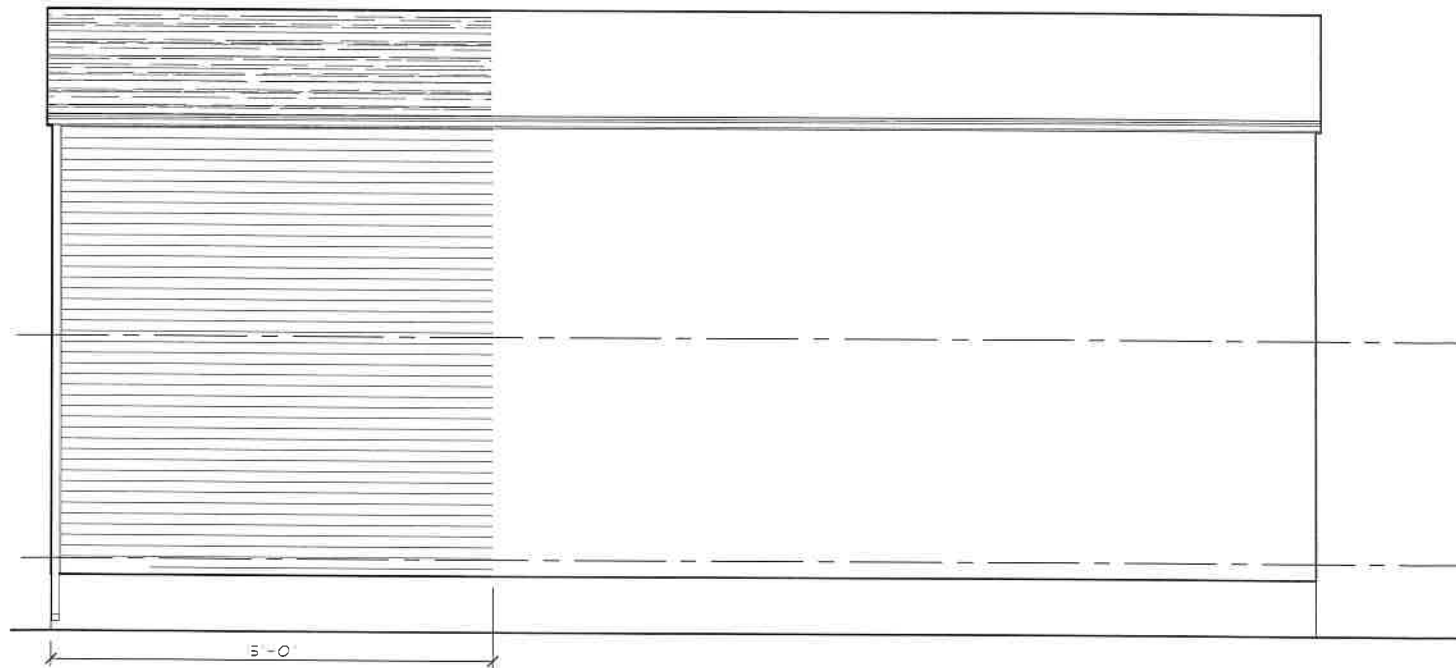
*A fee of \$260.00 is required for this application. (Town fee \$200 and State fee \$60).



5 EAST ELEVATION
No. SCALE: 1/4" = 1'-0"

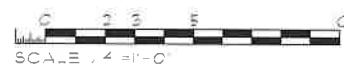


7 NORTH ELEVATION
No. SCALE: 1/4" = 1'-0"



9 WEST ELEVATION
No. SCALE: 1/4" = 1'-0"

DATE	REVISION	DESCRIPTION



Greenright
D e s i g n
10 CENTER STREET, SUITE 403, CHICOPEE, MA
WWW.GREENRIGHTDESIGN.COM (413) 331-0388

PROJECT
ELEVATIONS
NEW BEDROOM ADDITION
FOR
Craig Owen/Ashley Phaneuf
85 WELLS ROAD
GRANBY, CONNECTICUT

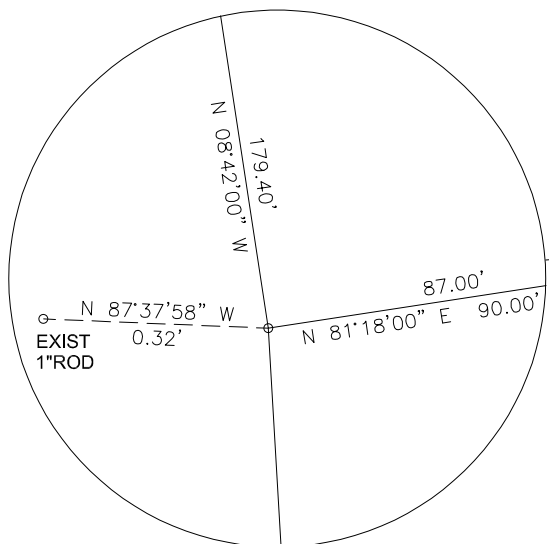
DRAWN JRH	JOB NUMBER
CHECKED	SHEET
DATE 08/25/25	A2
SCALE 1/4" = 1'-0"	SHEETS







ASSESSORS LOT 17
#87 WELLS ROAD
N/F ROSEMARY CADARETTE
VOL 245 P 768

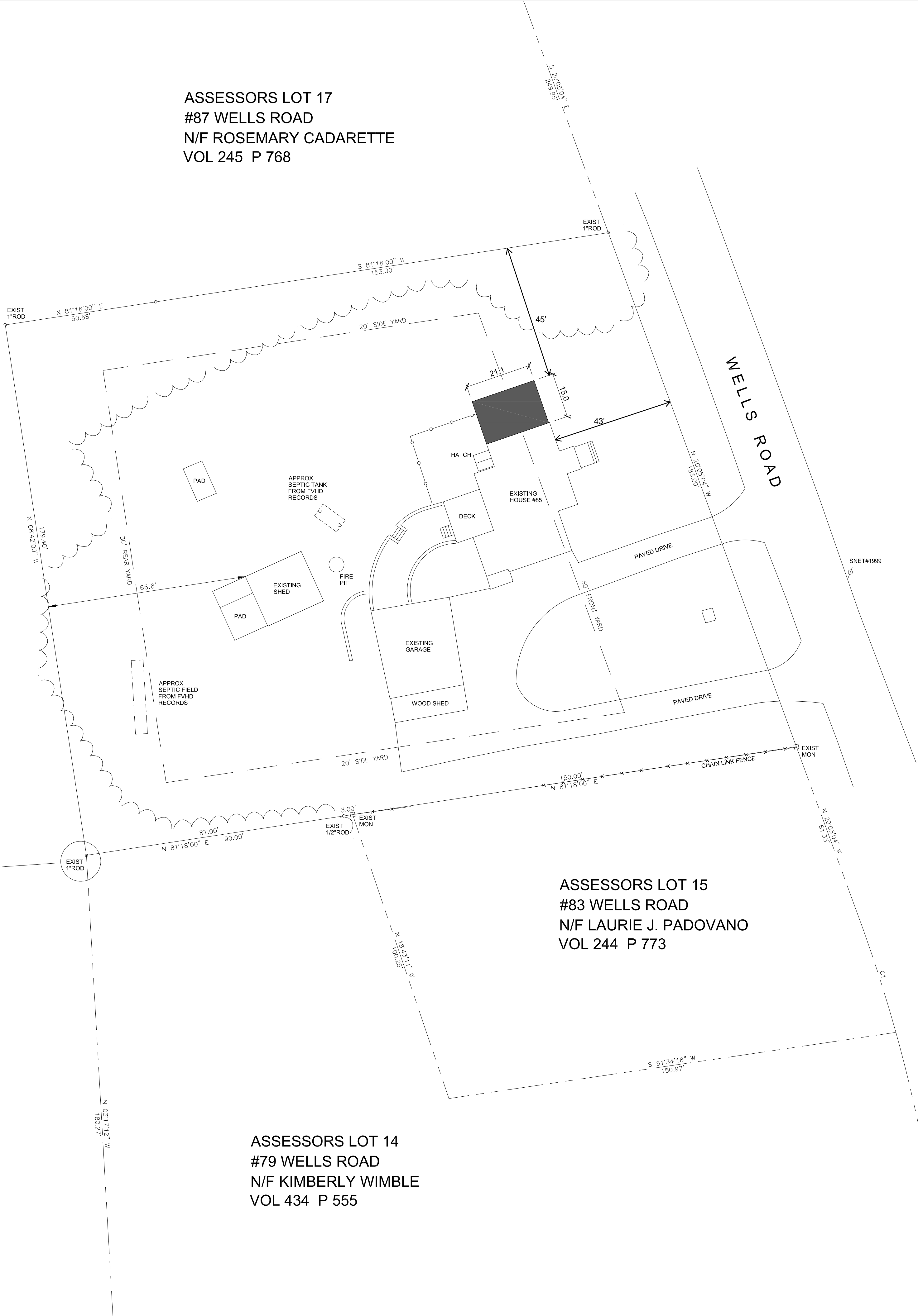


DETAIL n.t.s.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	503.34'	39.82'	39.81'	S 17°49'05" E	4°31'59"
C2	503.34'	161.10'	160.41'	N 06°22'56" W	18°20'17"

ASSESSORS LOT 17
#87 WELLS ROAD
N/F ROSEMARY CADARETTE
VOL 245 P 768



ASSESSORS LOT 15
#83 WELLS ROAD
N/F LAURIE J. PADOVANO
VOL 244 P 773

ASSESSORS LOT 14
#79 WELLS ROAD
N/F KIMBERLY WIMBLE
VOL 434 P 555

GENERAL NOTES :

1. LOT AREA = 39,816 S.F. OR 0.914 ACRES
2. ZONE = R-30 (RESIDENTIAL)
3. ASSESSORS REFERENCE = MAP E-41 BLOCK 36 LOT 16
4. DEED REFERENCE = VOL 431 P 701
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

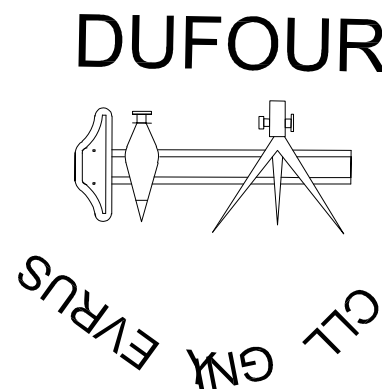
MAP REFERENCES :

1. "PLAN PROPERTY OF ESTATE OF ADAM ALESHASKUS PREPARED FOR DONALD MCGILL, ADM.M #85 WELLS RD., GRANBY, CONNECTICUT SCALE:1"=20', JUNE 1993, G.L.R. MAP #V42 2040." HENRY C. COTTON - L.S. #4143
2. "PROPERTY OWNED BY EDWARD J. KELLY, JR. & DIANE E. KELLY #83 WELLS ROAD GRANBY, CONNECTICUT, R30 ZONE SCALE:1"=20', APRIL 1993, G.L.R. MAP #V42 2036." HENRY C. COTTON - L.S. #4143
3. "PLAN PROPERTY OF PATRICK J. & ROSEMARY CADARETTE #79 & #89 WELLS ROAD GRANBY, CONNECTICUT, R30 ZONE SCALE:1"=40', JUNE 1995, G.L.R. MAP #V46 2179." HENRY C. COTTON - L.S. #4143

REVISED 4/9/2025 : SHOW SEPTIC SYSTEM FROM FVHD AS-BUILT RECORDS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL



IMPROVEMENT LOCATION SURVEY

PREPARED FOR: CRAIG T. OWEN & ASHLEY R. PHANEUF

ASSESSORS LOT 16 #85 WELLS ROAD GRANBY, CONNECTICUT

SCALE: 1"=20' APPROVED: CARMINE J. MATRASCIA - L.S. #70219

DATE: 3-17-2025 JOB NO.: 25-11 FILE NO.: 125-11
REV.: 8-25-2025

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222