

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, May 20, 2025, at 7:00 pm

Present: Andrew Badeau, Ann Crimmins, Suzanne Yucha, and Robert Lindeyer

Absent: Thomas Caputi, David Roberts, Lynn Guelzow, and William O'Leary

Also Present: Land Use Coordinator Renee Deltenre

1. Call to Order

Chair A. Crimmins called the meeting to order at 7:01 p.m.

2. Seating of Alternates, if applicable

None

3. Action on the minutes of March 18, 2025

On a MOTION by S. Yucha seconded by A. Badeau, the Board voted (4-0-0) to approve the March 18, 2025, meeting minutes as presented.

4. Public Hearings

a. Appeal by Lorri DiBattisto seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28'x25' detached garage; 4 Eastview Drive.

Property owners Laura and Richard Miller were present to discuss the application and answer any questions the Board had. They would like to construct a 28'x25' detached two-car garage adjacent to the existing driveway to the west of their single-family home, which sits roughly 225' back from the front property line. In accordance with the Zoning Regulations, the required side yard setback is 28 feet. As shown on the plan, including overhangs, the garage would be set back 15.7' from the side yard property line; therefore, a variance of 12.3' is needed. R. Miller noted that the structure cannot be located elsewhere due to placement of the existing driveway, location of the septic tank/leach fields, and location of an existing in-ground swimming pool with patio surround and walkway. The structure will sit 12' off the house and there is roughly 145' of woods and lawn between the applicant's home and that of the abutting neighbor. Letters of support were submitted as part of the application. There was no public comment, and the public hearing closed at 7:11 p.m.

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

a. Appeal by Lorri DiBattisto seeking a side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28'x25' detached garage; 4 Eastview Drive.

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (4-0-0) to grant an appeal by Lorri DiBattisto seeking a 12.5-foot side yard variance of Zoning Regulation Section 8.1.3.2 to construct a 28'x25' detached garage; 4 Eastview Drive. Hardships cited were the location of the septic and leach fields, in-ground pool with patio surround and walkway, and the preservation of trees.

6. Commissioner Reports and Correspondence

None

7. Adjourn

On a MOTION by R. Lindeyer seconded by S. Yucha, the Board voted (4-0-0) to adjourn the meeting at 7:13 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator