

**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 This application was withdrawn.**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