

MEETING MINUTES
Town of Granby
Zoning Board of Appeals
Tuesday, September 16, 2025, at 7:00 pm

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

Absent: 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 7:00 p.m.

2. Seating of Alternates, if applicable

None

3. Action on the minutes of July 15, 2025

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (3-0-2) to approve the July 15, 2025, meeting minutes as presented. S. Yucha and A. Badeau abstained.

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.

Applicant and property owner Craig Owen was present to discuss the application and answer any questions the Board had. He is seeking permission to construct a 315 square foot addition to the north of his home. The existing two-bedroom house was constructed in 1947 and sits 43' off the front yard property line. Per the Zoning Regulations, a 50' front yard setback is required; therefore, a 7' variance is being requested for the addition. The driveway extends to a detached garage on the southern side of the home, and the septic system is located to the rear (west). In order to establish fenestration, the addition will be set back 6" from the existing front of the home and match the existing roof line. The applicant indicated that all proposed overhangs, including gutters were factored into his request. There was no public comment, and the public hearing closed at 7:06 p.m.

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

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.

On a MOTION by R. Lindeyer seconded by T. Caputi, the Board voted (5-0-0) to grant an appeal by Craig Owen seeking a 7-foot front yard variance of Zoning Regulation Section 5.1 to construct a 21' x 15' addition; 85 Wells Road. Hardship cited was the pre-existing, non-conforming location of the home.

6. Commissioner Reports and Correspondence

None

7. **Adjourn**

On a MOTION by R. Lindeyer seconded by A. Badeau, the Board voted (5-0-0) to adjourn the meeting at 7:07 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator