

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
May 3, 2016 MEETING**

A special meeting of the East Granby Zoning Board of Appeals was held on Tuesday, May 3, 2016. Members present when Chairman David Lawton called the meeting to order at 7:30 p.m. were John Corcoran, Robert Lindberg, David Tobin, with alternates Jennifer Cook and William O'Neill. Gary Ginsberg arrived at 7:34 p.m.

PUBLIC HEARING

The legal notice was read into the record. Chairman David Lawton explained that a written request had been received from Applicant Debra Banning requesting the hearing be continued to the June 7, 2016 meeting as she was unable to attend tonight's meeting due to unforeseen circumstances. Application #16-02 By Ken Biter has been withdrawn. He has submitted a revised application to be heard at the June 7, 2016 meeting.

Gary Ginsberg arrived at 7:34 p.m.

C. Application #16-03 – Cary Freston/186 Holcomb Street
Rear yard variance for a storage shed

Mr. Freston read his application letter into the record. He stated his reasons for the location were based on steep slopes and septic field location. The purpose of the building is for a boat storage and a workshop. He discussed the tree plantings, berm and additional landscaping he has agreed to install for the adjacent house on Hartford Avenue owned by David Peichert. He also read into the record a letter from an abutting neighbor at 192 Holcomb Street who was in favor of granting the variance. That letter was submitted for the record. Mr. Haynes reviewed his staff report dated 4/29/16 recommending approval as the applicant supplied adequate information that he met the criteria for a variance and the hardship was not self-created.

In favor, Kevin Claffey, a neighbor from 3 Jefferson Drive & Mr. Lally from 11 Wyncairne stated they agreed with all the previous comments from the applicant and they had no issues with granting the variance. No one was opposed. The public hearing was closed at 7:47 p.m.

OLD BUSINESS

None

NEW BUSINESS

A. Application #16-01 – Debra Banning/879 South Grand Street
Front yard variance for an animal shelter

No action taken. This application was continued to June 7, 2016.

B. Application #16-02 – Ken Biter/58 South Main Street
Increase in non-conformity for kitchen expansion

This application was withdrawn.

C. Application #16-03 – Cary Freston/186 Holcomb Street
Rear yard variance for a storage shed

For the record, several members stated that it appeared that all the neighbors had no issues and the situation was unique and not self-created. There was minimal discussion. A motion was made by Robert Lindberg and seconded by John Corcoran to grant a variance for property at 186 Holcomb Street to allow for a 1.1 foot projection into the rear yard at the northwest corner only for a 24'x 36' detached garage as presented by the applicant and recommended by staff. The votes in favor were unanimous. Motion carried.

D. Election of Officers

A motion was made by Robert Lindberg and seconded by Jennifer Cook to elect the current slate of officers for the 2106 calendar year. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by John Corcoran and seconded by Robert Lindberg to adjourn the meeting at 7:42 p.m.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant