Zoning Board of Appeals

EAST GRANBY, CONNECTICUT

Thursday, February 27, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:00 pm, All members were present when Chairman John Corcoran called to order: Mike Malloy, Betty Ann Hayden, Art Reardon, Jim McPherson & Alternates Josette Lumbruno, Bob Ravens-Seger & Katie Hastings.
2. **Public Hearings:**
   Chairman Corcoran reviewed the process of how a public hearing is conducted.
   He opened the public hearing and read the legal notice into record for:

   Application ZBA #25-01: Christopher Hartwell, for a 7.9' variance to add a carport that reduces the front yard setback from the required 50', as required in Section IV.A.6, to a 42.1' setback area on property located at 7 Eastfield Farms Drive, East Granby.

Applicant Christopher Hartwell presented his request explaining the unique location and shape of his lot. He is on the corner so has a 50' setback on 2 sides limiting the space for the carport within the requirements. Mr. Hartwell has signed letters from all his neighbors whom he discussed his proposed carport with and none were opposed to his plan.

Several commission members questioned location of his septic, which is in the rear; driveway expansion -no; and will it be gravel or slab – slab.

No further questions, comments or oppositions.

Closed public hearing at 7:11 pm - no further comments.

3. **Minutes:** 01.23.2025 Meeting minutes, Jim McPherson made a motion to approve these minutes, Art Reardon seconded the motion. Votes in favor were all, motion carried.
4. **Old Business:** None
5. **New Business:**

   Public Hearing - *Application ZBA #25-01:* Christopher Hartwell, for a 7.9' variance to add a carport that reduces the front yard setback from the required 50', as required in Section IV.A.6, to a 42.1' setback area on property located at 7 Eastfield Farms Drive, East Granby.

   Jim McPherson made a motion to approve ZBA#25-01, Betty Ann Hayden seconded the motion.
   Betty Ann read some points from the Staff memo regarding the aesthetic to the neighborhood, non-injurious & non-detrimental. Members discussed the hardship applying to the corner lot and unique shape of his property; leaving the back yard area free for any future septic and still having access to underground utilities.
   Votes in favor were all members - unanimous, motion carried.
6. **Adjournment:** 7:22 pm, Mike Malloy made a motion to adjourn the meeting, Art Reardon seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted on this 28th day of February, 2025,
Michele Leadbeater
East Granby Building & Land Use Administrative Assistant