Zoning Board of Appeals

EAST GRANBY, CONNECTICUT

Thursday, April 24, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:07 pm, Members present when Chairman John Corcoran called to order: Betty Ann Hayden, Art Reardon, Mike Malloy (Via ZOOM) & Alternates Josette Lumbruno, Bob Ravens-Seger Members absent: Jim McPherson & alternate Katie Hastings. Chairman Corcoran assigned Alternate Josette Lumbruno a voting member tonight.

2. **Public Hearings:**

Chairman Corcoran reviewed the process of how public hearings are conducted.
He opened the public hearing and read the legal notice into record for:

Application ZBA #25-03, Steven Mosher, for a 7.7' variance to add a garage that reduces the front yard setback from the required 50', as required in Section IV.C.6, to a 42.3' setback area on property located at 17 Seneca Drive, East Granby.

Steven Mosher, applicant presented his application. Mr. Mosher would like to add a 2-car garage with an overhang that extends into his property's setback area. Unique corner property has 2 front yard setbacks of 50' each. The variance he is requesting is on the "side" of the house. Water run-off in this area does pose a bit of a problem after rain, would like to avoid that. Future septic restraints could pose a problem in original plotted location. He did apply and receive a building permit, but upon further examination and consulting a septic professional, feels moving forward the 7.7' would be more beneficial. It would also allow straighter access into the garage from the driveway. Mr. Mosher provided letters signed by abutting neighbors with no issues for his request.

Chairman Corcoran asked if there was anyone present or on ZOOM in favor or opposed: None.

Commission members reviewed the ZEO report. Art Reardon posed questions on difference with the original plan. New plan pushes it back approximately 6', plus overhang. Did have plans prepared 2x. Mike Malloy stated it appears this 6' shift would address multiple issues. Chairman Corcoran stated it would help avoid future septic issues.

Chairman Corcoran closed the public hearing at 7:24 pm - no further comments.

Chairman Corcoran referenced the public hearing for:

Application ZBA #25-04, Nicholas Grosse, for an 8' variance that reduces the sideyard setback from the required 20' to 12.62' and a 5' variance that reduces the rear yard setback from the required 25' to 22.66' as required in Section IV.A.6, on the property located at 201 Hartford Avenue, East Granby.

Nicholas Grosse, applicant, was not present
Chairman Corcoran tabled the public hearing to be re-scheduled.

3. **Minutes:** 03.27.2025 Meeting minutes, Art Reardon made a motion to approve these minutes, Mike Malloy seconded the motion. Votes in favor were all, motion carried.

4. **Old Business:** n/a

5. **New Business:** Discussion to add amendment to agenda in New Business, Art Reardon made a motion to amend, Mike Malloy seconded the motion. Votes in favor were unanimous, motion carried.

   Public Hearing - Application ZBA #25-03, Steven Mosher, for a 7.7' variance to add a garage that reduces the front yard setback from the required 50', as required in Section IV.C.6, to a 42.3' setback area on property located at 17 Seneca Drive, East Granby.

   Mike Malloy made a motion to approve ZBA#25-03 to allow a 7.7' variance, reducing the front yard setback to 42.3' to add a garage. Art Reardon seconded the motion. Votes in favor were: Mike Malloy, Art Reardon, Chairman Corcoran, Betty Ann Hayden & Josette Lumbruno, all, motion approved.

   Public Hearing - Application ZBA #25-04, Nicholas Grosse, for an 8' variance that reduces the sideyard setback from the required 20' to 12.62' and a 5' variance that reduces the rear yard setback from the required 25' to 22.66' as required in Section IV.A.6, on the property located at 201 Hartford Avenue, East Granby.

   Chairman Corcoran tabled to next month.

   Motion to Add Memo: Art Reardon made a motion to add the "staff letter to commission" which was emailed to members this past week to tonight's minutes, Betty Ann Hayden seconded the motion. Mike Malloy expressed concerns on the clarification of last month's vote not being shared with the commission sooner. Further discussion among members indicated that other commissions have consultants at meetings and the ZBA does not, the ZEO used to attend, which would be helpful. Votes in favor were unanimous, motion carried.

   (Please find addition on page 3 of minutes)

6. **Adjournment:** 7:38 pm, Art Reardon made a motion to adjourn the meeting, Josette Lumbruno seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted on this 25th day of April, 2025,
Michele Leadbeater
East Granby Building & Land Use Administrative Assistant

Zoning Board of Appeals
EAST GRANBY, CONNECTICUT

LETTER TO COMMISSION
04.22.2025

Good Morning,

In light of the miscommunication with the applicant last month regarding what was actually a denial of their variance request but was stated to be an approval at the meeting, please be advised that pursuant to the Connecticut General Statutes, ALL variance requests require a super majority vote of 4 out of 5 commission members. If you have any questions, please let me know.

Sec. 8-7. Appeals to board. Hearings. Effective date of exceptions or variances; filing requirements. The concurring vote of four members of the zoning board of appeals shall be necessary to reverse any order, requirement or decision of the official charged with the enforcement of the zoning regulations or to decide in favor of the applicant any matter upon which it is required to pass under any bylaw, ordinance, rule or regulation or to vary the application of the zoning bylaw, ordinance, rule or regulation.

Mark Goderre
Building Official/Zoning Enforcement Officer/Inland Wetlands Enforcement Officer
Town Of East Granby
9 Center Street
East Granby, CT 06026
Office(860) 653-3444
Cell (860) 500-8008
Fax (860) 653-4017