Zoning Board of Appeals
EAST GRANBY, CONNECTICUT

Thursday, May 22, 2025
Regular/Hybrid Meeting
7:00 pm
MINUTES

1. **Call to Order:** 7:02 pm, Members present when Chairman John Corcoran called to order: Art Reardon, Mike Malloy, & Alternates, Katie Hastings & Josette Lumbruno; Members absent: Betty Ann Hayden, Jim McPherson & alternate Bob Ravens-Seger; Chairman Corcoran assigned both alternates, Katie Hastings & Josette Lumbruno as voting members 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 #25-04, 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, to install decks, on the property located at 201 Hartford Avenue, East Granby.

Bill Kapura, of Kapura General Contractors, presented on behalf of the applicant. Applicants had their house destroyed by a tree and this is a reconstruction. They will be switching their master bedroom to rear of the residence as they are on a busy road and master used to be facing Hartford Ave. They want to take advantage of a quieter and more pleasing rear view. They want to build a deck off the master; this encroaches onto the setback area.

Questions to applicant: are neighbors aware & ok with this. Only neighbor is car dealership on one side. That is Mike Malloy, who has recused himself tonight, and he is fine with proposal for decks.
No further questions.
Chairman Corcoran asked if there was anyone from the public present or on ZOOM in favor or opposed: None. Chairman Corcoran closed the public hearing at 7:07pm - no further comments.

3. **Minutes:** 04.24.2025 Meeting minutes, Art Reardon made a motion to approve these minutes, Josette Lumbruno seconded the motion. Votes in favor were all, motion carried.

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

5. **New Business:**

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, to install decks on the property located at 201 Hartford Avenue, East Granby.

Art Reardon made a motion to approve ZBA#25-04 to allow an 8' variance, reducing 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, to install decks at 201 Hartford Ave.

No further discussion.

Josette Lumbruno seconded the motion. Votes in favor were: Art Reardon, Chairman Corcoran, Katie Hastings & Josette Lumbruno; Mike Malloy abstained; motion approved.

6. **Adjournment:** 7:13 pm, Mike Malloy made a motion to adjourn the meeting, Josette Lumbruno seconded the motion. Votes in favor were unanimous, meeting adjourned.
Respectfully Submitted on this 23rd day of May 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant