Zoning Board of Appeals
EAST GRANBY, CONNECTICUT

Thursday, November 20, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:00 pm, Members present when Chairman John Corcoran called to order: Art Reardon, Mike Malloy, & Alternates Bob Ravens-Seger & Josette Lumbruno; Members absent: Betty Ann Hayden & alternate Katie Hastings; Chairman Corcoran assigned both alternates, Bob Ravens-Seger & 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 #25-06**: Robert & Michelle DeFranzo for a 20' variance to add a 24' X 24' garage that reduces the side yard setback from the required 25'to a 5' setback area; as required in Section IV.A.6. on property located at 44 Ridge Blvd, East Granby.

Robert DeFranzo presented their application to build a 24' x 24' detached garage in their side yard. He wants to add it to the end of their driveway abutting arborvitaes and a fence on their neighbor's property line. There is a letter from this neighbor agreeing with the placement. This location is most favorable as to be both aesthetically pleasing to the neighbor's pool which is behind this area and to avoid placing it where there could possibly be a septic/leech field relocation in their yard in the future.

Questions to applicant: are neighbors aware & ok with this. Applicants have provided a signed letter from the neighbor affected by this build. Art Reardon asked if an architect was hired for this structure; yes, there will be one for the garage.

Chairman Corcoran asked if there was anyone from the public present or on ZOOM in favor or opposed: none

No further questions.

Chairman Corcoran closed the public hearing at 7:13pm – commission members discussed the evidence of a hardship; the future leech field location would be a hardship. Aesthetically pleasing to a neighbor is not.

Mike Malloy made a motion to approve ZBA #25-06: Robert & Michelle DeFranzo for a 20' variance to add a 24' X 24' garage that reduces the side yard setback from the required 25'to a 5' setback area; as required in Section IV.A.6. on property located at 44 Ridge Blvd, East Granby, as presented.

Bob Ravens-Seger seconded the motion.
Votes in favor were Chairman Corcoran, Mike Malloy, Josette Lumbruno & Bob Ravens-Seger.
Votes Opposed: Art Reardon
Motion approved (4-1)

3. **Minutes:** 10.23.2025 Meeting minutes, Mike Malloy made a motion to approve these minutes, Art Reardon seconded the motion. Votes in favor were all except Bob Ravens-Seger, who abstained.

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

5. **New Business:**

Member Jim McPherson ~ resignation; Mike Malloy made a motion to accept the resignation; Art Reardon seconded it. Votes in favor were unanimous, motion carried.

Public Hearing: - Application ZBA #25-06 ~ completed

6. **Adjournment:** 7:25 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 24th day of November 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant