Zoning Board of Appeals
EAST GRANBY, CONNECTICUT

MINUTES

Regular Meeting/Hybrid Format
Thursday, January 22, 2026
TOWN HALL HEARING ROOM
9 Center Street, East Granby
7:00 PM

1. **Call to Order:** 7:01 pm; Members present when Chairman Corcoran called to order: Mike Malloy & Art Reardon; Alternates: Jennifer Frank & Josette Lumbruno Absent: David Tobin & alternate Donovan Gregory.
2. **Welcome New Members:** Alternate: Jennifer Frank
3. **Alternates:** Jennifer Frank & Josette Lumbruno were seated as voting members by Chairman Corcoran.
4. **Election of Officers:**
   John Corcoran made a motion to nominate Mike Malloy as Chairman, Josette Lumbruno seconded it; votes in favor were unanimous, motion carried.
   Art Reardon made a motion to close nominations; John Corcoran seconded the motion; votes in favor were unanimous; motion carried.
   John Corcoran made a motion to elect Mike Malloy as Chairman, votes in favor were unanimous, motion carried.

   Mike Malloy made a motion to nominate John Corcoran as Vice Chairman, Art Reardon seconded it; votes in favor were unanimous, motion carried.
   Art Reardon made a motion to close nominations; Jennifer Frank seconded the motion; votes in favor were unanimous; motion carried.
   Mike Malloy made a motion to elect John Corcoran as Vice Chairman, votes in favor were unanimous, motion carried.

   John Corcoran made a motion to nominate Art Reardon as Secretary, Mike Malloy seconded it; votes in favor were unanimous, motion carried.
   Mike Malloy made a motion to close nominations; Jennifer Frank seconded the motion; votes in favor were unanimous; motion carried.
   John Corcoran made a motion to elect Art Reardon as Secretary, votes in favor were unanimous, motion carried.

   Chairman: Mike Malloy
   Vice Chairman: John Corcoran
   Secretary: Art Reardon

5. **Minutes ~** Art Reardon made a motion to accept the minutes from 11.20.2025;Josette Lumbruno seconded it; votes in favor were all but Jennifer Frank who abstained; motion carried.
6. **Old Business ~** N/A

7. **New Business ~**
    a. **ZBA By-Laws** ~ Jennifer Frank made a motion to receive ZBA By-Laws, originally drafted in 2011; John Corcoran seconded the motion. Votes in favor were: Chairman Malloy, Josette Lumbruno, Jennifer Frank & John Corcoran; Art Reardon abstained; motion carried. Discussion to encourage members to review, compare other towns' by-laws, discuss with new planner and come back next meeting with ideas.

    b. **Land Use Academy** ~ Art Reardon made a motion to add to agenda, a discussion on Land Use Academy and required courses/certifications for the ZBA; John Corcoran seconded the motion; votes in favor were unanimous; motion carried. Videos were sent to commissioners to watch, (as requested by Robin Newton, Town Planner) same videos as the PZC requirement. Chairman Malloy suggested looking into Land Use Academy courses that are very informative, give college credits & certification; and will look into sharing information with commission.

    c. **Discussion:** Members discussed having the ZEO attend the meetings. Art Reardon would like him to attend next meeting to give some insight. Workshop in February. Commission also discussed the vacancy in the commission and what is the process for filling the vacancy.

8. **Adjournment:** 7:20 pm; Art Reardon made a motion to adjourn; John Corcoran seconded it; votes in favor were unanimous, motion carried.

Respectfully Submitted on this 23rd day of January 2026,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant