

**ZONING BOARD OF APPEALS  
EAST GRANBY, CONNECTICUT  
October 22, 2020 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, October 22, 2020. Members present when Chairman John Corcoran called the meeting to order at 7:02 p.m. were David Tobin, Robert Paskiewicz, Michael Malloy, Jennifer Cook and with alternates Philip Chester and James Luchina.

**PUBLIC HEARING**

The legal notice was read.

**A.** Application #20-01 – Brian Ruggiero/72 Copper Hill Road/side yard variance for a garage

Mr. Haynes introduced the application, and displayed the site plan map. He noted that the lot was oddly shaped, the driveway was not where the frontage for the property was shown, extensive wetlands existed and septic & well locations had to be considered. The request for a four (4) foot side yard variance was minor and it met all other requirements.

Mr. Ruggiero explained issues with moving the garage to meet the side yard requirement. It would make access difficult from the driveway and he also has future plans to add a screened porch off the rear deck which would not be possible if the garage was farther back. He stated that there was no other feasible location.

Mr. Haynes displayed an older aerial photo of the area. He explained that the garage would not be detrimental to the character of the neighborhood and the closest house to the garage has submitted a letter stating they had no concerns. The property has considerable restrictions and he recommended approval in his report dated 10/06/2020 subject to the condition of an as-built survey be submitted before final certificate is issued.

There were no further questions from the Board. There was no public comment. The public hearing was closed at 7:13 p.m.

**NEW BUSINESS**

**A.** . Application #20-01 – Brian Ruggiero/72 Copper Hill Road/side yard variance for a garage

There was no further discussion by the Board. Mr. Malloy questioned whether a wetlands approval was needed but Mr. Haynes showed him the wetlands line on the maps and the garage is a good distance away.

A motion was made by Robert Paskiewicz and seconded by David Tobin to approve the variance request as presented for Application #20-01 as it met the criteria for approval (as

noted during the hearing) with the condition as recommended in staff report dated 10/06/2020 that an as-built survey be submitted prior to the issuance of a certificate of completion. The votes in favor were unanimous. Motion carried.

## **ADJOURNMENT**

A motion was made by David Tobin and seconded by Michael Malloy to adjourn the meeting at 7:16 p.m.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant