

**ZONING BOARD OF APPEALS
EAST GRANBY, CONNECTICUT
February 25, 2021 MEETING**

A meeting of the East Granby Zoning Board of Appeals was held on Thursday, February 25, 2021. Members present when Chairman John Corcoran called the meeting to order at 7:02 p.m. were Robert Paskiewicz, Michael Malloy, Jennifer Cook, Betty Ann Hayden and with alternates Philip Chester and James Luchina.

PUBLIC HEARING

The legal notice was read.

A. Application #21-01 – Kevin Claffey/3 Jefferson Drive/side yard variance for a detached garage

Mr. Claffey explained that he thought that placing the garage at the end of his driveway would be the most convenient for entering/exiting. He also stated that moving it over into his yard space would be too close to the house and it would eliminate most of his back yard. The garage would then block any access to the pool or leaching fields should they need repair. There were also underground utilities in that area by the house. He noted that his neighbor had no issue with the location.

There was no public present so there were no comments.

Mr. Haynes reviewed his report dated 2/24/21. He explained the criteria for granting a variance and discussed the Zoning Regulations. He did not recommend approval as the application does not meet the criteria for a variance as there is no unique hardship for this property such as slopes or wetlands. He noted he could accommodate a lesser variance request. He stated that the applicant was requesting too much. He displayed an alternate location that would work.

Mr. Malloy asked if the applicant already had a garage. Mr. Claffey stated that he had a two car garage under the house. He commented on the alternate location as being in the middle of his back yard and would make entering/exiting from either the existing or the proposed garage an issue but noted he could agree to move the garage slightly. He also stated that his neighbor's house was on the opposite side of his property, so the proposed location would not be detrimental. Mr. Haynes reiterated that the proposal was too large and too aggressive.

Mr. Malloy asked if a decision need to be made tonight and was it possible to continue the hearing. After some back and forth as to how much to "move" the garage location and how to possible angle the garage, they Commission agree to continue the hearing to a special meeting on March 1,201 at 6:00 p.m. to allow the applicant to meet with staff and possibly revise the location request.

The public hearing portion of the meeting closed at 7:22 p.m.

NEW BUSINESS

A. Application #21-01 – Kevin Claffey/3 Jefferson Drive/side yard variance for a detached garage

No action taken. Hearing continued.

A. Election of Officers

After a brief discussion on current officers, a motion was made by Michael Malloy seconded by Robert Paskiewicz to elect John Corcoran as Chairman and Jennifer Cook as Vice Chairman. The votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Betty Ann Hayden and seconded by Robert Paskiewicz to adjourn the meeting at 7:34 p.m.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant