Zoning Board of Appeals

EAST GRANBY, CONNECTICUT

Thursday, March 27, 2025
Regular/Hybrid Meeting
7:00 pm

MINUTES

1. **Call to Order:** 7:00 pm, Members were present when Chairman John Corcoran called to order: Mike Malloy, Betty Ann Hayden, Art Reardon, & Alternates Josette Lumbruno, Bob Ravens-Seger & Katie Hastings. Member absent: Jim McPherson. Chairman Corcoran assigned Alternate Katie Hastings a voting member tonight.
2. **Public Hearings:**
   Chairman Corcoran reviewed the process of how a public hearing is conducted.
   He opened the public hearing and read the legal notice into record for:

   Application ZBA #25-02, K SFR East Granby Owner, LLC, Bramble Bush & Deerfield Circle, for a variance to permit temporary signage exceeding the standard 48 square feet as required in Section VII.C.4.E, to 100+ square feet on their property visible from Route 20, Rainbow Road, East Granby.

   Perry Gold, Krown Point Capitol, Applicant presented his application. This is a large construction project in town, producing 116 rental units in town, with 48 single family homes for rent also. To date they have 6 leases signed and tenants are moving in. Spring is prime time to get the word out about these rentals. They are trying to maximize their exposure to the public by having a sign visible on Route 20. Over 20,000 cars drive by daily on Rainbow Road (Rte 20) and the location of their property is set back approximately 300 feet from the road. They are requesting two 100 square feet signs to maximize visibility at that distance and have it be safe for passersby to view as traffic passes.

   Chairman Corcoran asked for any public comment, opposition or in favor: none.

   Commission members reviewed the ZEO report with the conditions proposed for approval.

   Closed public hearing at 7:18 pm - no further comments.

   Commission members asked questions; the request is for 2 signs – yes; 100 sq ft each- yes, approx. 10' from ground; There was some concern expressed for other developments would request larger signs-they would need to apply as did this applicant.

3. **Minutes:** 02.27.2025 Meeting minutes, Betty Ann Hayden made a motion to approve these minutes, Mike Malloy seconded the motion. Votes in favor were all, motion carried.
4. **Old Business:** None
5. **New Business:**

   Public Hearing - Application ZBA #25-02, K SFR East Granby Owner, LLC, Bramble Bush & Deerfield Circle, for a variance to permit temporary signage exceeding the standard 48 square feet as required in Section VII.C.4.E, to 100+ square feet on their property visible from Route 20, Rainbow Road, East Granby.

   Mike Malloy made a motion to approve ZBA#25-02 to allow 2 signs at 100 square feet each with conditions as outlined in the ZEO report: temporary for 2 years and required structural engineer to ensure stability of the signs for $120V_{ult}$ wind speed per 2022 CT State Building code. Betty Ann Hayden seconded the motion. Votes in favor were: Mike Malloy, Betty Ann Hayden and Katie Hastings; opposed Art Reardon & Chairman Corcoran. Chairman Corcoran stated, 3-2, vote passed, informed the applicant - APPROVED.

6. **Adjournment:** 7:28 pm, Betty Ann Hayden made a motion to adjourn the meeting, Mike Malloy seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted on this 28th day of March, 2025,
Michele Leadbeater
East Granby Building & Land Use Administrative Assistant