

**TOWN OF EAST WINDSOR  
ZONING BOARD OF APPEALS  
11 RYE STREET  
BROAD BROOK, CT 06016**

**SCHEDULE OF MOTIONS**

Monday, February 5, 2024  
7:00 p.m.

**Zoning Board of Appeals**

Nolan Davis  
Steve Smith  
Mystica Davis  
Dan Noble  
Elizabeth McGuire

**Alternates**

David Swaim  
Scott Morgan

Join Zoom Meeting <https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 8971799 Dial

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**ATTENDANCE:** Director of Planning & Zoning Enforcement Officer Ruthanne Calabrese, Vice Chairman Elizabeth McGuire, Regular Members: Mystica Davis, Dan Noble; Alternate members David Swaim and Scott Morgan were present at the Call to Order.

**ABSENT:** Chairman Nolan Davis, Secretary Steve Smith.

**GUEST:** Glenn Moule applicant, Victor and Susan DeCapua, neighbors.

**I. TIME AND PLACE OF MEETING:**

Elizabeth McGuire called the February 5, 2024 Special Meeting of the East Windsor Zoning Board of Appeals to Order at 7:00 p.m. in person and via Zoom.

**II. ESTABLISH QUORUM:**

Vice Chairman Elizabeth McGuire noted the Board has established a quorum with three Members present in-person and two Alternate Members at the Call to Order. Alternate Members David Swaim and Scott Morgan were appointed as a Regular Members for this meeting.

**III. PLEDGE OF ALLEGIANCE:**

Elizabeth McGuire led the Board in the Pledge of Allegiance.

**IV. NEW HEARING:**

**ZBA# 2024-01 Variance Request – requesting a side yard setback variance of 6ft where 10ft. is required per sections 301.7 and 401 of the East Windsor Zoning Regulations. Owner/Applicant: Glenn Moule. Address: 29 Tromley Road, East Windsor. M: 62 B:19 L:070. Zone R-3.**

**MOTION** To **CLOSE** Public Hearing  
Noble moved/Swaim seconded/**DISCUSSION:** None

**VOTE:** by a show of hands:  
**In Favor:** Davis/McGuire/Noble/ Morgan/Swaim  
(No one opposed/No abstentions)

**MOTION:** To **Grant a 6-foot Variance** to the 10-foot side yard setback requirement for accessory structures of Section 401 Bulk Area Requirements of the East Windsor Zoning Regulations.

Noble moved/Swaim seconded/**DISCUSSION:** None  
**VOTE:** by a show of hands:  
**In Favor:** Davis/McGuire/Noble/ Morgan/Swaim  
(No one opposed/No abstentions)

**V. OTHER BUSINESS:**

A. 2024 Revisions to Bylaws (continued from 2/1/2024)

**MOTION:** To **APPROVE** the BYLAWS of the Town of East Windsor Zoning Board of Appeals.

Noble moved/Davis seconded/**DISCUSSION:** None  
**VOTE:** by a show of hands:  
**In Favor:** Davis/McGuire/Noble/Swaim/Scott  
(No one opposed/No abstentions)

**VI. APPROVAL OF MINUTES:**

**A. January 17, 2024, Special Meeting.**

The following corrections were suggested:

- Steve Smith was not present at the meeting.*
- David Swaim was not seated as a Regular Member as the Board had all Regular Members present.*
- Page 2, David Swaim seconded a motion not Smith.*
- Scott Morgan who was seated as a Regular Member.*
- Page 1 states that Nolan Davis was still a Vice Chairman as the election of officers did not occur at that time.*

**MOTION:** To **APPROVE** the meeting minutes as amended.

Swaim moved/ Davis seconded/ **DISCUSSION:** None

**VOTE** by a show of hands:

**In Favor:** Davis/Noble/McGuire/Swaim/Morgan  
(No one opposed/ No abstentions)

**VII. ADJOURN:**

**MOTION:** To **ADJOURN** the meeting at 8:03 p.m.

Noble moved/McGuire seconded/ **DISCUSSION:** None

**VOTE** by a show of hands:

**In Favor:** Noble/Davis/McGuire/Swaim/Morgan  
(No one opposed/ No abstentions)

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Respectfully submitted,  
Sabo Khalilova, Recording Secretary, East Windsor Zoning Board of Appeals