

**TOWN OF EAST WINDSOR - ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
MAY 7, 2012**

The East Windsor Zoning Board of Appeals held a meeting on Monday, May 7, 2012 at the Park Hill Community Room, 1-A Park Hill, Broad Brook, CT. The following members were present: Regular Members José Giner, Scott Morgan, James Stremper and Thomas Talamini; and Alternate Members Nolan Davis and David Menard. Also present were Richard Pippin, Board of Selectmen liaison to ZBA, and Kathy Pippin, Board of Finance member.

The meeting was called to order at 7:30 p.m. by Chairman José Giner. Mr. Stremper read the legal notice as it appeared in publication.

ESTABLISHMENT OF QUORUM:

A quorum was established as 4 regular members and all 2 alternates were present. Mr. Giner indicated that Mr. Davis would sit in as a voting member.

NEW HEARING:

ZBA #2012-02 - Application of American Auto Wholesalers, for property located at 157 North Road, owned by 157 North Road, LLC for Location Approval under Sec. 14-54 and 14-55 of the CGS for a used car dealer license [B-2 zone]

Mr. Giner explained that it is required under the State Statutes that ZBA approve the location of used automobile dealers. They are acting on behalf of the State DMV. He noted that they will also be going to the Planning and Zoning Commission for site plan approval.

Jay Ussery of J. R. Russo & Associates represented the applicant, American Auto Wholesalers. He presented an affidavit that stated that a public hearing sign was posted at the site. He also submitted certificates of mailing as proof that notices were sent to the abutting property owners. Mr. Ussery explained that 157 North Road is where the old Mobil gas station used to be. He said that American Auto Wholesalers is presently located on Main Street in Warehouse Point. He purchased this property about two years ago with the intent of moving his used car and repair business to this location. Mr. Ussery noted that the Mobil gas station actually had a used car dealers license in conjunction with the neighbor next door, which is 155 North Road, under the name Awesome Auto, Inc. He said there was some confusion as to the address and the Town Planner suggested that they come in to make sure.

Mr. Ussery referred to a rendering which shows two proposed additions, one to the right side of the building which will be an office area, and one to the left which will be a one-bay area for detailing to clean the cars. They will be tying into the sanitary sewer system. They are removing some pavement and closing up one of the curb cuts. They are also adding some landscaping. The impervious coverage will be a little less.

Mr. Talamini said he felt there should be signs so that you can't take a left turn onto Route 140.

He said it is a traffic hazard. Mr. Ussery said maybe they can put something in the motion for the PZC approval. Mr. Giner agreed that it is the Planning and Zoning Commission's jurisdiction and they could send that recommendation to them. The ZBA is looking at this just to determine whether it is a suitable location.

Mr. Giner opened up the hearing to the public. No one came forward to speak.

Since there were no more comments or questions, he declared the hearing closed.

MOTION: To approve the application of American Auto Wholesalers, for property located at 157 North Road, owned by 157 North Road, LLC for Location Approval under Sec. 14-54 and 14-55 of the CGS for a used car dealer license, with the recommendation that the Planning & Zoning Commission consider no left-hand turns coming onto Route 140.

Talamini / Morgan / Unanimous

Mr. Giner noted that this has been used as an automotive business in the past and the evidence presented indicated that it in fact had a used car dealer license. Mr. Talamini felt that it is a good location. It has been vacant for several years.

OTHER BUSINESS:

Mr. Giner welcomed David Menard as a new member.

PUBLIC PARTICIPATION:

There was no public participation.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of January 9, 2012.

Talamini / Morgan / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Strepfer / Morgan / Unanimous

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary