

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
NOVEMBER 2, 2015**

The East Windsor Zoning Board of Appeals held a meeting on Monday, November 2, 2015 at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan and Thomas Talamini; and Alternate Members Mystica Davis and Robert Yosky. The meeting was called to order by Chairman José Giner at 7:00 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as four regular members and two alternate members were present. It was determined that Mystica Davis would be sitting in as a voting member in the absence of Dan Noble.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

NEW HEARINGS:

None

OTHER BUSINESS:

ZBA #2015-07 - Application of Peter Zurlino for property located at 84A South Main Street, owned by Vito Cortese, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer License. [TZ5 Zone; Map 62, Block 5, Lot 44]

Scott Morgan recused himself due to the fact that he is a member of the Board of Education and this property is next to the Board of Education property. Robert Yosky sat in as a voting member in his place.

Chairman Giner explained that they are acting as an arm of the DMV for this type of application. He said according to the Statutes, for towns with a population of less than 20,000 the ZBA is the authority to approve the location of used car dealers.

Peter Zurlino came forward to explain his application. He said he is planning to rent this property as a small car dealership. Most of his business is through the web. They want to keep a few cars. No repairs will go on there. It is a very small scale web based car dealership. Mr. Zurlino referred to plans of the property and indicated that he will be using the smaller structure that was previously a small engine repair business for lawn mowers. The larger structure is being used as a gymnastics studio. Mr. Yosky asked about repairs.

Mr. Zurlino said there are a few mechanics that he uses including one that is across the street. Mr. Talamini asked about the parking. Mr. Zurlino pointed out that he will have one space for customers and five spaces for display.

MOTION: To approve **ZBA #2015-07** - Application of Peter Zurlino for property located at 84A South Main Street, owned by Vito Cortese, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer License. [TZ5 Zone; Map 62, Block 5, Lot 44]
Talamini / N. Davis / Unanimous

Mr. Morgan returned as a voting member and Mr. Yosky stepped down.

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of October 5, 2015.
Morgan / Talamini / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Morgan / Talamini / Unanimous

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary