

TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
FEBRUARY 4, 2019

The East Windsor Zoning Board of Appeals held a meeting on Monday, February 4, 2019 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members Nolan Davis, Scott Morgan and Tom Talamini, and Alternate Members Bob Slate and Bob Yosky. Also present was Rubén Flores-Marzán, Town Planner; Matt Tyksinski, Assistant Planner, Zoning Enforcement Official, Wetlands Agent; and Dick and Kathy Pippin, The meeting was called to order by Vice Chairman Nolan Davis at 7: p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as three regular members and two alternate members were present. It was determined that Bob Slate and Bob Yosky would be sitting in as voting members.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited. Mr. Talamini read the Legal Notice as it appeared in publication.

NEW HEARING:

ZBA #2019-01 – Application of Miranda Hamidovic for property located at 8 South Main Street, for a variance of Section 502 *Permitted Uses in Business & Industrial Districts* to allow an automotive repair / dealership in a B-1 zone. The property is owned by 8 South Main Street, LLC. (Map 81, Block 11, Lot 5)

Miranda Hamidovic came forward to explain her application. She said that she is looking for a variance to use 8 South Main Street for a used car dealership. For 37 years the business has been in Suffield. She has been running the business after her father. The landlord no longer wants the business, so they have to find a new location. Ms. Hamidovic noted that she has recently moved to East Windsor. She said this opportunity came up and it fits their needs. She said this will bring a lot to the town. They will clean up an eyesore. The roof is collapsing. They are looking to put a new roof on the building.

Ms. Hamidovic explained that this was previously used as Enfield Small Appliance. It has been vacant for several years. It was used as an auto repair facility in the 70's. It has 3 garage bays. She said there are several businesses in town in the B-1 zone that are B-2 uses.

Mr. Slate asked about the inside of the building. Ms. Hamidovic said the floor is fine. They will need to do some small renovations. She said they are looking to hook up to the town sewer. They will also do some landscaping. Mr. Talamini asked about parking. Ms. Hamidovic said there are two parking spaces and one handicap space in front. The rest of the parking would be in the back. She said they will adhere to all of the requirements. Mr. Tyksinski noted that this will need to go

to the Planning and Zoning Commission for approval. Mr. Talamini said this would be a tough spot going in and out.

Mr. Davis opened the hearing to the public.

Kathy Pippin said she has gone in and out of there and can't see where anyone would have an issue. She said the applicant did a good report.

Scott Bliss, representing JAS Associates, asked if the applicant owns the property. Ms. Hamidovic responded that they will be renting it and would like to eventually own it.

MOTION: To close the hearing on **ZBA #2019-01**. Morgan / Yosky / Unanimous

MOTION: To approve **ZBA #2019-01** the application of Miranda Hamidovic for property located at 8 South Main Street, for a variance of Section 502 *Permitted Uses in Business & Industrial Districts* to allow an automotive repair / dealership in a B-1 zone. The property is owned by 8 South Main Street, LLC. (Map 81, Block 11, Lot 5)
Morgan / Yosky / Unanimous

OTHER BUSINESS:

ZBA #2019-01 – Application of Miranda Hamidovic for property located at 8 South Main Street, owned by 8 South Main Street, LLC for Location Approval under Section 14-54 of the CGS for a Used Car Dealers License. (Map 81, Block 11, Lot 5)

Ms. Hamidovic said this would be the same explanation as the previous application. They are looking to open up a used car dealership. There will not be a lot of traffic going in and out. She said she will be at the business every day.

MOTION: To approve **ZBA #2019-01** – Application of Miranda Hamidovic for property located at 8 South Main Street, owned by 8 South Main Street, LLC for Location Approval under Section 14-54 of the CGS for a Used Car Dealers License. (Map 81, Block 11, Lot 5)
Morgan / Talamini / Unanimous

ZBA #2019-02 – Application of Fair Dealer Services, LLC for property located at 129 Main Street, Broad Brook, owned by Christopher Lariviere, for Location Approval under Section 14-54 of the CGS for a Used Car Dealers License. (B-1 zone; Map 88, Block 45, Lot 22)

Christopher Lariviere explained that he is the owner of the property and also representing Fair Dealer Services as he is on their payroll as their mechanic. He said Fair Dealer Services is a large company, similar to Carvana where you buy from an app on the phone. They are offering this to dealers all over the state. They have to be legally licensed in every state. Mr. Lariviere said he is looking to establish a used car license. They will not carry any inventory. This will be a satellite location.

This gives him the opportunity to work in that building as a result of the work he did on the inside of the building. He gutted the plumbing and electrical and rebuilt the whole inside of the building. Mr. Lariviere said there hasn't been a license there since the Sweenys moved.

Mr. Davis asked about the Broad Brook Garage sign. Mr. Lariviere said it will stay there. He would like to preserve the location.

Dick Pippin said this used to be a new car dealer. It has a history of cars from way back.

MOTION: To approve **ZBA #2019-02** – Application of Fair Dealer Services, LLC for property located at 129 Main Street, Broad Brook, owned by Christopher Lariviere, for Location Approval under Section 14-54 of the CGS for a Used Car Dealers License. (B-1 zone; Map 88, Block 45, Lot 22) Morgan / Talamini / Unanimous

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the September 10, 2018 Special Meeting.
Talamini/ Morgan / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Morgan / Yosky / Unanimous

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,
Marlene Bauer, Recording Secretary