

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

MINUTES OF REGULAR MEETING

Monday, March 06, 2023

*****These minutes are not official until approved at a subsequent meeting*****

Zoning Board of Appeal

Jose Giner, Chairman
Nolan Davis, Vice Chairman
Steve Smith
Mystica Davis
Dan Noble

Alternates

Kurt Kebschull
David Swaim
Scott Morgan

Join Zoom Meeting

<https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 897 1799

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+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York)

Meeting ID: 714 897 1799

Find your local number: <https://us06web.zoom.us/j/7148971799>

ATTENDANCE: Director of Planning & Zoning Enforcement Officer Ruthanne Calabrese, Vice Chairman Nolan Davis, Regular Member Mystica Davis, Regular Member Steve Smith (via Zoom), Alternate Member David Swaim, Alternate Member Scott Morgan were present at the Call to Order.

ABSENT: Chairman Jose Giner, Regular Member Dan Noble, and Alternate Member Kurt Kebschull

GUESTS/SPEAKERS in person and via Zoom: All Zoning Board of Appeal Members noted above; Rachel Salch, Applicant/Owner; Mike Mahoney of Musco lighting; Jay Ussery, JR Russo & Associates; Joe Unsworth, 9 Matthew Lane; Jen Ragagha, 64 Miller

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Road; Candi Howard; D. Romero; OBG Staff; Tony; and Recording Secretary Sabohat Maniscalco

I. TIME AND PLACE OF MEETING:

Vice Chairman Davis called the March 06, 2023 Regular 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 Davis noted the Board has established a quorum with five Members (Steve Smith via Zoom) present in-person at the Call to Order.

III. PLEDGE OF ALLEGIANCE:

Vice Chairman Davis led the Board in the Pledge of Allegiance.

IV. NEW HEARING: ZBA #2023-01:

Applicant/Owner: United AG & Turf/SCF Funding IV, LLC, is requesting a variance to relocate their current sign per the East Windsor Zoning Regulations Section 602. MBL: 052-20-061-1, Zone TZ-5.

Vice Chairman Davis read the Legal Notice for the record.

LEGAL NOTICE

EAST WINDSOR ZONING BOARD OF APPEALS

The East Windsor Zoning Board of Appeals will hold a public hearing on Monday, March 6th at 7:00 p.m. at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT to consider the following application:

The East Windsor Zoning Board of Appeals will hold a public hearing on Monday, March 6th, 2023 at 7:00 p.m. to consider the following application. The meeting will be held at The East Windsor Town Hall, 11 Rye Street, Broad Brook, CT and online. Details regarding how to attend will be published on the Commission's Agenda and will be made available on the Town's website.

ZBA #2023-01: Applicant/Owner: Rachel Salch-BSG Group Inc/Town of East Windsor, is requesting a variance to the East Windsor Zoning Regulations Section 603.2d Illumination Height Requirements for property located at 28 Abbe Rd, East Windsor CT and more particularly described as MBL: 002-23-008, A-1 Zone.

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A full copy of the application is available in the Planning & Development Office at East Windsor Town Hall and will be posted online with the Commission's Agenda at www.eastwindsor-ct.gov. At this meeting, interested persons may be heard and written communications received. Information for how to attend this meeting will be published on the Commissions' website and meeting agenda a minimum of 24 hours before the meeting.

Vice Chairman Davis clarified the process of the hearing for applicant. First, the applicant would explain his request then the staff provides their reasoning followed by the Board Members to ask the questions including the Public.

Rachel Salch, Applicant and Owner of the BSG Group Inc., located in Town of East Windsor, is requesting a variance to the East Windsor Zoning Regulations Section 603.2d Illumination Height Requirements for property located at 28 Abbe Rd, East Windsor CT and more particularly described as MBL: 002-23-008, A-1 Zone.

Vice Chairman Davis opened the hearing to public participation.

John Unsworth from 9 Matthew Lane in Broad Brook expressed his enthusiasm for request. He has stated that the town needs the lights for the soccer sport that is becoming popular among kids.

Jennifer Ragagha from 64 Miller Road also emphasized the importance of lights for the town and how children need it to play soccer.

Jay Ussery from JR Russo representing the neighbor at 33 Abbe Road has stated the pole height variances must meet the requirement and regulations in terms of glare and spillover over the budding property. He understands that it might not be the right place for this concern and that it could be related to Planning and Development. And, he hopes that they would take it into the consideration process.

David Nolan has asked the Zoom participants for any input or questions.

Rachel Salch mentioned that they would address each point of outdoor lighting and orientation of the lights so they would reduce the spillover. And, that the outdoor light standards would be located not to interfere with the parking or commute including the neighborhood. The lighting fixtures would be positioned to reduce the glaring. All the lighting will be turned off for after hours.

Candi Howard 25 Wendi Road (via Zoom) stated that her children play the soccer and that she wanted to highlight how important it was for children's sport.

OBG staff (via Zoom) agreed and clapped!

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Tony (joined via Zoom) at 7:27 pm to comment for the public section of the hearing. He just wanted to support this project for the soccer club. It was hard to not have the lights as it gets dark. It would be a great addition for the East Windsor sports club.

Vice Chairman Nolan Davis asked how late would the light be on in the evening.

Rachel Salch answered that it should be till nine and then they shut off automatically. There usually a restriction installed for that.

Melissa Maltese, Director of Parks and Recreation also added that in regards to field usage they are not currently looking for installing any restrictions. The department would also rent the facility to sports groups for additional revenue. They would like to put in 10 pm caveat as the guide so they could utilize it for renting it out. It would be controlled by the Public Works or Parks and Recreations. They would also utilize the phone app to regulate the lights.

Commissioner David Swaim: Do you think it would keep our youth in town to be engaged in this sport?

Melissa Maltese: Definitely.

Vice Chairman Davis queried the Board for comments; no one raised any questions.

Chairman Giner called for a motion to close the Public Hearing.

MOTION: To CLOSE THE PUBLIC HEARING on **ZBA #2023-01:** Applicant/Owner: Rachel Salch-BSG Group Inc/Town of East Windsor, is requesting a variance to the East Windsor Zoning Regulations Section 603.2d Illumination Height Requirements for property located at 28 Abbe Rd, East Windsor CT and more particularly described as MBL: 002-23-008, A-1 Zone.

Scott Morgan moved/David Swaim seconded/DISCUSSION: None
VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/David Swaim/Scott Morgan
(No one opposed/No abstentions)

Vice Chairman Davis called for a motion to approve the request.

MOTION: To APPROVE the request for a variance as presented and for the reasons stated on the record for **ZBA #2023-01:** Applicant/Owner: Rachel Salch-BSG Group Inc/Town of East Windsor, is requesting a variance to the East Windsor Zoning Regulations Section 603.2d Illumination Height Requirements for property located at 28 Abbe

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Rd, East Windsor CT and more particularly described as MBL: 002-23-008, A-1 Zone.

Scott Morgan moved/David Swaim seconded/DISCUSSION: None

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/David Swaim/Scott Morgan
(No one opposed/No abstentions)

V. OTHER BUSINESS:

a. Review Bylaws (Tabled)

b. Review Bylaws

MOTION: To TABLE item b to review at the next meeting.

Scott Morgan moved/David Swaim seconded/DISCUSSION: None

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/David Swaim/Scott Morgan
(No one opposed/No abstentions)

VI. PUBLIC PARTICIPATION:

None

VII. APPROVAL OF MINUTES:

A. November 7, 2022:

MOTION: To TABLE the approval of meeting minutes.

Scott Morgan moved/David Swaim seconded/DISCUSSION: None

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/David Swaim/Scott Morgan
(No one opposed/No abstentions)

VIII. ADJOURN:

MOTION: To ADJOURN the meeting at 7:37 p.m.

Scott Morgan moved/David Swaim seconded/DISCUSSION: None.

VOTE by a show of hands:

In Favor: All

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