



TOWN OF EAST WINDSOR

ZONING BOARD OF APPEALS

11 Rye Street, Broad Brook, CT 06016

860.623.6030 www.eastwindsor-ct.gov

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

MINUTES OF REGULAR MEETING

Monday, May 6, 2024

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

Present: Vice Chairman Elizabeth McGuire, Regular Member Mystica Davis, Alternate Member David Swaim, & Alternate Member Scott Morgan were present at the Call to Order.

Absent: Chairman Nolan Davis & Regular Member Steve Smith.

Guest/Speakers identified in person:

Ruthanne Calabrese, Town Planner; Inland Wetlands Agent/Zoning Enforcement Officer, Danielle Boudreau; & George C. Winn, Jr., East Windsor.

Guest/Speakers identified remotely via Zoom: Lisa Caruso, Recording Secretary.

I. TIME AND PLACE OF MEETING

John Daly Meeting Room
& Remotely via ZOOM
Meeting ID: 714 897 1799

The meeting was opened by Vice Chairman McGuire at **7:10 PM EDT**.

II. Establish Quorum

A quorum was established with **Two Regular** and **Two Alternate** members in attendance.

III. Pledge of Allegiance

Not recited

IV. New Hearings:

Due to the number of voting members present, and the need for four affirmative votes (unanimous) to pass a decision, in regard to **ZBA-2024-03**, the Board gave the option to Mr. George Winn, appellant, to table the hearing to a future date. Mr. Winn expressed his desire to wait until more voting members were present.

The Board also discussed the fact that there was no representation from Island View

Farms, LLC/ Route Five Diversified present to represent **ZBA-2-24-02**. They asked the Zoning Enforcement Officer, Danielle Boudreau, if she would like to move forward with the deliberations. Ms. Boudreau requested to postpone the hearing, to give the party seeking the appeal the opportunity to attend.

MOTION: To **POSTPONE the public hearings**, ZBA-2024-02 Applicant/Owner: Island View Farms LLC/ Route Five Diversified LLC is requesting an appeal of a Notice of Violation of Section 601.5 of the East Windsor Zoning Regulations located at 140-142 S. Main St, East Windsor, MBL: 42-05-064; Zone B-2; ZBA-2024-03 Applicant George C. Winn Jr. is requesting an appeal for a Notice of Violation of section 404 (b) of the East Windsor Zoning Regulations located at 118 Phelps Road, East Windsor, MBL: 54-21-020; Zone R-3, to a future meeting.

Swaim Moved/ Davis Seconded/ DISCUSSION: None.

VOTE: In favor McGuire, Davis, Swaim, Morgan.
(No one opposed/no abstentions)

V. Other Business
None.

VI. Public Participation
None.

VII. Approval of Minutes

MOTION: To **APPROVE the February 5, 2024** minutes with the replacement of the word *Scott* with the word *Morgan* on the roster of votes under *Section V. Other Business*

Swaim Moved/ Morgan Seconded/ DISCUSSION: None.

VOTE: In favor McGuire, Davis, Swaim, Morgan.
(No one opposed/no abstentions)

VIII. Adjourn

MOTION: To adjourn the meeting at 7:22 PM.

Morgan Moved/ Davis Seconded/ DISCUSSION: None.

VOTE: In favor McGuire, Davis, Swaim, Morgan.
(No one opposed/no abstentions)

Respectfully submitted,

Lisa Caruso, Recording Secretary