



# TOWN OF EAST WINDSOR

## ZONING BOARD OF APPEALS

11 Rye Street, Broad Brook, CT 06016

860.623.6030 www.eastwindsor-ct.gov

### Commission

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

### Alternates

Mystica Davis  
Robert Yosky

## MINUTES OF REGULAR MEETING

November 2, 2020

The East Windsor Zoning Board of Appeals (ZBA) held a meeting on Monday, November 2, 2020 via Zoom Meeting.

**Regular Members present:** José Giner, Nolan Davis and Steve Smith

**Alternate Members present:** Mystica Davis and Bob Yosky

**Staff present:** None

**Public present:** Jay Ussery, J.R. Russo & Associates

The meeting was called to order by Chairman, Jose Giner at 7:00 pm.

- I. ESTABLISHMENT OF QUORUM – A quorum was established as Nolan Davis, Mystica Davis, José Giner, Steve Smith and Bob Yosky were present.
- II. PLEDGE OF ALLEGIANCE - The Board did not recite the Pledge of Allegiance as the meeting was held via Zoom Meeting.
- III. NEW HEARINGS
  - A. **ZBA #2020-02** – Application of Christopher Donahue for property located at 26 Rye Street, for a variance of Section 401 Bulk and Area Requirements, of the Zoning Regulations, to allow a proposed lot with 18.4% building coverage where 15% maximum is allowed. A variance of 3.4% is being requested. The property is owned by the applicant and is identified as Map 077, Block 40, Lot 001. Zoning District R-2.

Chairman Giner read the attached legal notice aloud. *See Attachment A.*

Chairman Giner shared the following process for the public hearing: The applicant will present the application, then questions will be allowed, staff then can make any comments, and finally they will open it up to anyone from the public with questions and/or comments. He added that 4 positive votes are required to pass the variance.

Mr. Ussery clarified that the Zone is R-2 and shared his screen to show the Variance Plan. *See Attachment B.* He gave an overview of the plan and stated that the applicant would like to create a new lot and build a new home for himself. He explained that the proposed lot meets the minimum requirements for the zone and noted that there was plenty of room to have a house and driveway. He added that sanitary sewer and Connecticut Water is available to service the house. However, doing this would reduce the overall lot area of the

existing house and barn and would exceed the minimum building coverage by 3.4%. Mr. Ussery said that they could have reduced the barn by 1,900 SF so that it would not exceed the minimum building coverage but decided to instead apply for a variance as the barn has historical significance and is in great condition. The use of the barn was suggested to be for storage.

**MOTION:** To close the public hearing.  
N. Davis / Yosky / Unanimous

**MOTION:** To approve **ZBA #2020-02** subject in accordance with the record and as submitted.  
N. Davis / M. Davis / Unanimous

**Discussion:** Chairman Giner said the barn is unique to the property, a landmark in town, has been well maintained, is in great shape, and has been located there since at least 1934. He added, that the variance applied for is the least amount that can be granted to preserve the farm building and the Board would hate to see the historical building be reduced in size or altered resulting in the historical value being diminished.

IV. Other Business

A. Approval of 2021 Meeting Schedule

**MOTION:** To approve 2021 meeting dates, changing July 5 to July 6, September 6 to September 7, and November 2 to November 8.  
N. Davis / M. Davis / Unanimous

V. Public Participation

None.

VI. Approval of Minutes – November 4, 2019

**MOTION:** To approve the minutes of November 4, 2019 as written.  
N. Davis / Yosky / Unanimous

VII. Adjournment

**MOTION:** To adjourn.  
Yosky / N. Davis / Unanimous  
The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

  
Amanda Calve, Recording Secretary

Attachment \*



# TOWN OF EAST WINDSOR

## Planning & Development

11 Rye Street, Broad Brook, CT 06016  
860.623.6030 www.eastwindsor-ct.gov

### LEGAL NOTICE EAST WINDSOR ZONING BOARD OF APPEALS

The East Windsor Zoning Board of Appeals will hold a public hearing on Monday, November 2, 2020 at 7:00 p.m. via Zoom Meeting:

<https://zoom.us/j/3326833563>

**Meeting ID: 332 683 3563**

One tap mobile

+16465588656,,3326833563# US (New York)

+13126266799,,3326833563# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US

Meeting ID: 332 683 3563

**ZBA #2020-02** – Application of Christopher Donahue for property located at 26 Rye Street, for a variance of Section 401 Bulk and Area Requirements, of the Zoning Regulations, to allow a proposed lot with 18.4% building coverage where 15% maximum is allowed. A variance of 3.4% is being requested. The property is owned by the applicant and is identified as Map 077, Block 40, Lot 001. Zoning District R-2.

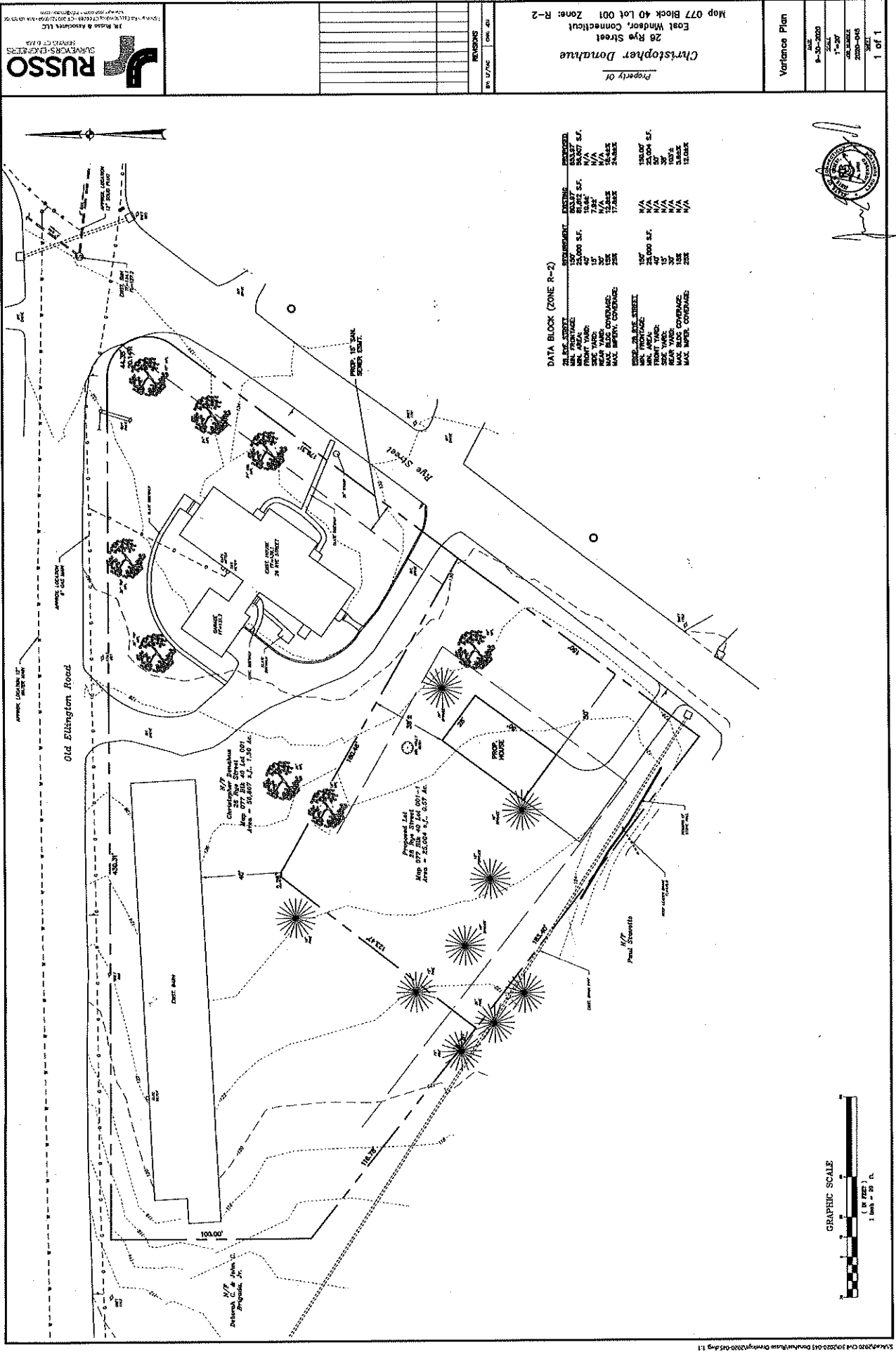
Interested persons may attend and be heard. Copies of the above application are available on the Town Clerk's and Zoning Board of Appeal's webpage of the Town website. All interested persons may attend the online meeting and public hearing to be heard on this topic.

Jose Giner, Chairman  
East Windsor Zoning Board of Appeals

**JOURNAL INQUIRER:** Wednesday, October 21, 2020  
Wednesday, October 28, 2020

cc: Christopher Donahue, Applicant and Owner  
Amy Lam, Town Clerk  
Jason Bowsza, First Selectman  
Helen Totz, Town Assessor  
Rand Stanley, Building Official  
file

Attachment B



DATA BLOCK (ZONE R-2)

28 RYE STREET	EXISTING	PROPOSED
MIN. FRONT YARD	15' 0" 0.00 S.F.	15' 0" 0.00 S.F.
MIN. SIDE YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.
MIN. REAR YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.
MIN. FRONT YARD	15' 0" 0.00 S.F.	15' 0" 0.00 S.F.
MIN. SIDE YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.
MIN. REAR YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.
MIN. FRONT YARD	15' 0" 0.00 S.F.	15' 0" 0.00 S.F.
MIN. SIDE YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.
MIN. REAR YARD	5' 0" 0.00 S.F.	5' 0" 0.00 S.F.

**RUSO**  
 SURVEYORS & ENGINEERS  
 100 N. Main Street, Suite 100  
 Middletown, CT 06457  
 Tel: 860.336.1234  
 Fax: 860.336.1235  
 Email: info@rusosurveyors.com

Property Of  
**Christopher Donahue**  
 28 Rye Street  
 East Windsor, Connecticut  
 Map 077 Block 40 Lot 001 Zone: R-2

**Variance Plan**

DATE: 8-30-2020  
 SCALE: 1" = 20'  
 SHEET: 1 of 1