



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
Mystica Davis
Dan Noble
Steve Smith

Alternates
Robert Yosky

MINUTES OF REGULAR MEETING
December 7, 2020

The East Windsor Zoning Board of Appeals (ZBA) held a meeting on
Monday, December 7, 2020 via Zoom Meeting.

Regular Members present: José Giner, Nolan Davis, Mystica Davis, Dan Noble Steve Smith

Alternate Members present: Bob Yosky

Staff present: None.

Public present: First Selectman Jason Bowsza, Jay Ussery, J. R. Russo & Associates, Chief Jim Barton, Selectwoman Sarah Muska

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

- I. ESTABLISHMENT OF QUORUM – A quorum was established as José Giner, Nolan Davis, Mystic Davis, Dan Noble and Steve Smith 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 #2020-03** – Application of Warehouse Point Fire Department for property located at 89 Bridge Street, for a variance of Section 501 Bulk and Area Requirements to allow the proposed addition 18' +/- from the rear property line, where 30' is required. A variance of Section 501 to allow 27.1 +/- % building coverage, where 20% is required. A variance of 8% is being requested. The property is owned by the applicant and is identified as Map 111, Block 12, Lot 002. Zoning District B-1.

Nolan Davis read the attached legal notice aloud. *See Attachment A.*

Chairman Giner outlined the process by informing the public that first they allow the applicant to present, followed by any questions from the commission and then the commission will open it up to the public for questions or comments.

Mr. Ussery of J.R. Russo & Associates was present representing the Warehouse Point Volunteer Fire District. He explained that the variance application submitted is for two variances to allow an addition for the existing firehouse located in Warehouse Point. The first variance request is for the rear yard setback and the second variance request is for

building coverage. Mr. Ussery shared his screen with the Board and explained where the proposed addition would be located. See *Attachment B*. He informed the Board that it will be located on an existing concrete pad. He then gave a brief overview of the property. It was purchased by the fire department back in 1951 and predates the zoning regulations. The original building was built around 1963. There was an addition added to the rear of the building in the 1970s. They were told there was a variance that may have been recorded but because of COVID they were not able to get into the Town Clerk's Office to locate it. He informed the Board that this is a hardship as the property was purchased pre-dated zoning regulations and in terms of public safety there is a need here.

Discussion: Chairman Giner asked if the amount of runoff will increase since this would be increasing the lot coverage and if there would be improvements or any new drainage requirements. Mr. Ussery responded that this went before Inland Wetlands and was approved and is now going before the Planning and Zoning Commission. He assured Chairman Giner there will be a new drainage basin located at the southeast corner which will provide detention and treatment that is not currently there. He indicated the detention will take care of any storm events in terms of any increases downstream. He recalled from past experience that there are some issues with culvert crossings at Spring and Holcomb Streets with flooding this area. He told the Board that normally he may have not detained this close to the river, however, in this situation they felt it was necessary. He added that Town Engineer Len Norton reviewed it and didn't have any comments.

Mr. Smith asked if any adjacent properties commented on the proposed variance. Mr. Ussery stated that he is not aware of any comments and that all notice requirements were met including mailing out the legal notices and posting signs on the property.

Chief Barton addressed Chairman Giner and expressed the need for the addition. He informed the Board that they are proposing this addition for the fire apparatus because their existing bay doors are too small to put the new fire trucks in. He said the new doors are going to be much larger and they will have more room. He explained that the new trucks are a lot higher than they were in the 60s and 70s because of the emissions on the newer trucks and because of the weight and water that is in them.

Mr. Davis asked what the concrete pad is currently being used for and if it is structurally sound to be able to build on top of it or if it will need to be rebuilt.

Mr. Ussery replied that the concrete pad will need be removed, and a new foundation will need to be put down. Currently there is a storage shed/garage located on the pad. Chief Barton told Mr. Davis that it is used for storing the 86,000 lb. ladder truck.

MOTION: to close the Public Hearing:

Noble / N. Davis / Unanimous

MOTION: to approve ZBA #2020-03 Application of Warehouse Fire Department as

presented.

Discussion: Mr. Noble added that it is important to have a fire department downtown in the community especially in a commercial area and that it is their duty on the Board and as citizens to do what they can to keep the fire department in that area instead of forcing them out to find a larger parcel. He believes this is a good move and he is glad to be a part of it.

Chairman Giner agreed with Mr. Noble and stated that this lot was purchased before zoning regulations and the fact that firefighting has evolved over the last 60 years, makes this a unique challenge. He added it still has to go through Planning and Zoning and he has no problem voting in favor of this variance.

Noble / N. Davis / Unanimous

IV. Other Business

V. Public Participation

None.

VI. Approval of Minutes – November 2, 2020

MOTION: To Approve the Minutes of November 2, 2020

Noble / N. Davis / Unanimous

Discussion: Mystica Davis noted that she was listed as an Alternate Member in the last meeting and she is a Regular Member.

VII. Adjournment

MOTION: To adjourn.

Chairman Giner wished everyone a great holiday season and that everyone stays safe. He looks forward to a New Year.

Noble / N. Davis / Unanimous

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,


Amanda Calve, Recording Secretary



TOWN OF EAST WINDSOR

Planning & Development

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

PUBLIC HEARING LEGAL NOTICE **EAST WINDSOR ZONING BOARD OF APPEALS**

The East Windsor Zoning Board of Appeals will hold a public hearing on Monday, December 7, 2020 at 7:00 p.m. via the remote video conferencing platform, 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 #2020-03:

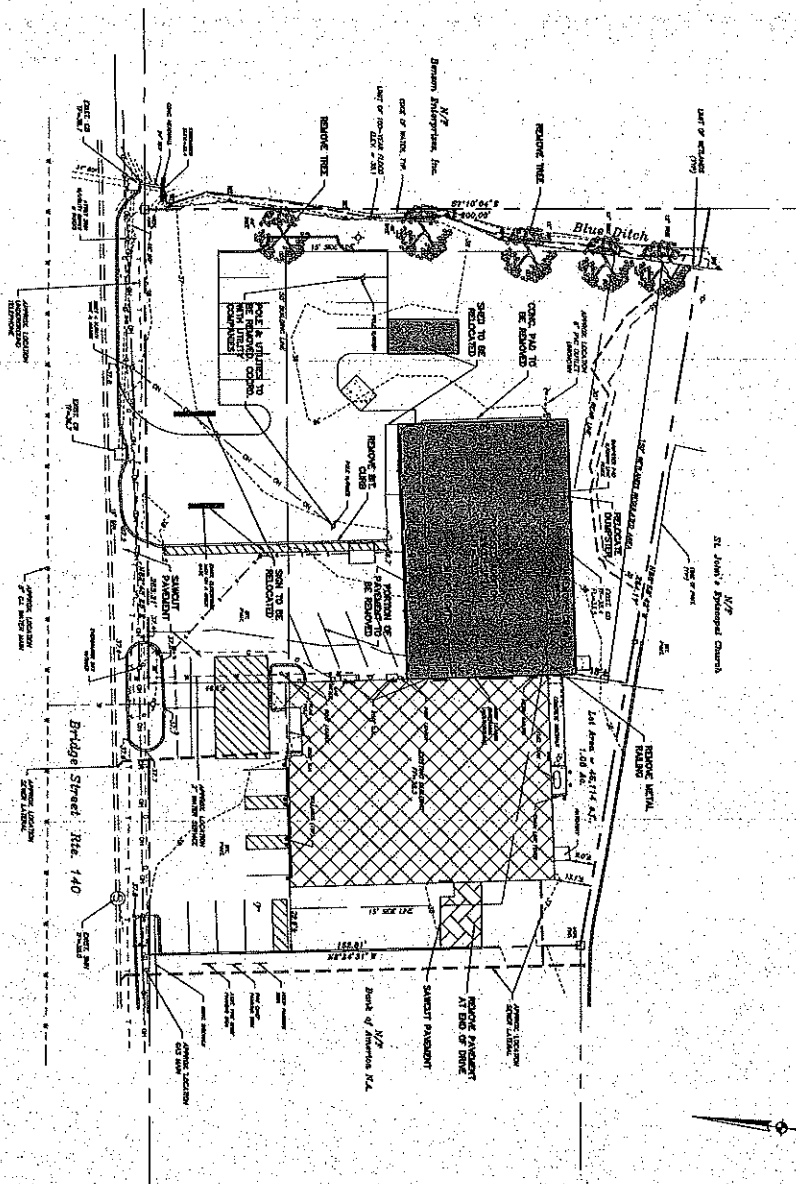
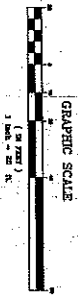
Application of Warehouse Point Fire Department for property located at 89 Bridge Street, for a variance of Section 501 Bulk and Area Requirements to allow the proposed addition 18' +/- from the rear property line, where 30' is required. A variance of 13' is being requested. A variance of Section 501 to allow 27.1 +/- % building coverage, where 20% is required. A variance of 8% is being requested. The property is owned by the applicant and is identified as Map 111, Block 12, Lot 002. Zoning District B-1.

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, November 25, 2020
Wednesday, December 2, 2020

cc: Jay Ussery, J.R. Russo
Amy Lam, Town Clerk
Jason Bowsza, First Selectman
Helen Totz, Town Assessor
Rand Stanley, Building Official
file



DATA BLOCK (ZONE B-1)

ITEM	DESCRIPTION	REMARKS
1. LOT AREA	10,000 S.F.	44,414 S.F.
2. LOT AREA	10,000 S.F.	44,414 S.F.
3. LOT AREA	10,000 S.F.	44,414 S.F.
4. LOT AREA	10,000 S.F.	44,414 S.F.
5. LOT AREA	10,000 S.F.	44,414 S.F.
6. LOT AREA	10,000 S.F.	44,414 S.F.
7. LOT AREA	10,000 S.F.	44,414 S.F.
8. LOT AREA	10,000 S.F.	44,414 S.F.
9. LOT AREA	10,000 S.F.	44,414 S.F.
10. LOT AREA	10,000 S.F.	44,414 S.F.

THIS SURVEY WAS PREPARED BY THE PROFESSIONAL ENGINEER AND SURVEYOR, AND THE SURVEYOR'S CERTIFICATE OF PRACTICE IS HEREBY SUBMITTED TO THE RECORDING OFFICE FOR THE RECORD. THE SURVEYOR'S CERTIFICATE OF PRACTICE IS HEREBY SUBMITTED TO THE RECORDING OFFICE FOR THE RECORD. THE SURVEYOR'S CERTIFICATE OF PRACTICE IS HEREBY SUBMITTED TO THE RECORDING OFFICE FOR THE RECORD.



LEGEND

1	EXISTING UTILITY POLE
2	EXISTING SOIL
3	EXISTING WATER LINE
4	EXISTING SANITARY SEWER
5	EXISTING UNDERGROUND TIE/CO.
6	EXISTING CATCH BASIN
7	EXISTING STORM SEWER
8	EXISTING SANITARY SEWER
9	EXISTING SANITARY SEWER
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16	EXISTING SANITARY SEWER
17	EXISTING SANITARY SEWER
18	EXISTING SANITARY SEWER
19	EXISTING SANITARY SEWER
20	EXISTING SANITARY SEWER

- NOTES:**
1. The survey was conducted by the Professional Engineer and Surveyor, and the surveyor's certificate of practice is hereby submitted to the recording office for the record.
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Attachment B

<p>Prepared For</p> <p>Warehouse Point Fire Department</p> <p>89 Bridge Street East Windsor, Connecticut Map 111 Block 12 Lot 002 Zone: B-1</p>		<p>DATE: 11-02-2020</p> <p>SCALE: 1"=20'</p> <p>ALLOTTED: 20'00"</p> <p>1 of 1</p>	<p>RUSSO</p> <p>SURVEYORS-ENGINEERS</p> <p>SERVING CT & NJ</p> <p>1R, Russo & Associates, LLC</p> <p>1100 Main Rd East Windsor, CT 06026 - CT 60260009 - FAX 603-765-1515</p> <p>www.1russo.com 1russo@1russo.com</p>
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