

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

**MINUTES OF REGULAR MEETING**

**Monday, July 11, 2022**

**\*\*\*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

Dial by your location

+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:** Zoning Enforcement Officer Ruthanne Calabrese hosted the hybrid meeting – in person and via Zoom. Danielle Miller, Assistant Town Planner Enforcement Official & Wetlands Agent. Chairman Jose Giner (via Zoom), Vice Chairman Nolan Davis (in person), Regular Member Mystica Davis (in person), Regular Member Steve Smith (via Zoom), Regular Member Dan Noble (via Zoom), David Swaim (via Zoom), and Scott Morgan were present at the Call to Order.

**ABSENT:** Alternate Commissioner Kurt Kebschull

TOWN OF EAST WINDSOR  
ZONING BOARD OF APPEALS  
Regular Meeting Minutes – July 11, 2022

**GUESTS/SPEAKERS signing in to teleconference remotely:** Some Zoning Board of Appeal Members noted above; William Ezedine, the applicant (via Zoom)

**I. TIME AND PLACE OF MEETING:**

Chairman Giner called the July 11, 2022 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:**

Chairman Giner noted the Board has established a quorum with four all Members present in-person and via Zoom at the Call to Order.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Giner led the Board in the Pledge of Allegiance.

**IV. NEW HEARING: ZBA #2022-02:** Central A/S Service, William Ezedine, location approval for a used car dealership license/sales & repair license at 5 Stoughton Road, East Windsor CT and more particularly described as MBL: 032-21-067, B-2 Zone.

Chairman Giner requested Ruthanne Calabrese, Director of Planning and Development/Town Planner, read the application.

The Board raised some questions pertaining to the location and the applicant provided all the answers.

Chairman Giner called for a motion to approve the application as written.

Vice Chairman Nolan Davis called for a motion of approval.

**MOTION:** To APPROVE as written Central A/S Service, William Ezedine, location approval for a used car dealership license/sales & repair license at 5 Stoughton Road, East Windsor CT and more particularly described as MBL: 032-21-067, B-2 Zone.

Nolan Davis moved/Mystica Davis seconded/**DISCUSSION:** None  
**VOTE** by a show of hands:  
**In Favor:** All  
(No one opposed/No abstentions)

TOWN OF EAST WINDSOR  
ZONING BOARD OF APPEALS  
Regular Meeting Minutes – July 11, 2022

V. **OTHER BUSINESS:**  
None

VI. **PUBLIC PARTICIPATION:**  
None

VII. **APPROVAL OF MINUTES:**

**A. April 4, 2022:**

Vice Chairman Davis questioned if anyone had any comments, or edits, to the Minutes for April 4, 2022 as presented? No one requested any changes.

Vice Chairman Davis called for a motion of approval.

**MOTION: To APPROVE the Minutes of the Zoning Board of Appeals dated April 4, 2022 as presented.**

**Nolan Davis moved/Steve Smith seconded/DISCUSSION:** None.

**VOTE by a show of hands:**

**In Favor: All**

VIII. **ADJOURN:**

**MOTION: To ADJOURN the meeting at 7:10 p.m.**

**Nolan Davis moved/Steve Smith seconded/DISCUSSION:** None.

**VOTE by a show of hands:**

**In Favor: All**

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