

TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
APRIL 3, 2017

The East Windsor Zoning Board of Appeals held a meeting on Monday, April 3, 2017 at the Park Hill Community Room, 1-A Park Hill, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Dan Noble and Thomas Talamini; and Alternate Members Mystica Davis and Robert Yosky. Regular Member Scott Morgan arrived later in the meeting. Also in attendance was Shawn Rairigh, Zoning & Wetlands Enforcement Official / Assistant Planner. The meeting was called to order by Chairman José Giner at 7:00 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as four regular members and two alternate members were present. It was determined that Mystica Davis would be sitting in as a voting member in the absence of Scott Morgan. Mr. Morgan arrived later in the meeting but Ms. Davis continued to sit in as a voting member.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES:

MOTION: To go out of order to take Approval of Minutes.
N. Davis / Noble / Unanimous

MOTION: To approve the minutes of October 3, 2016. Talamini / N. Davis / Unanimous

NEW HEARING:

Mr. Talamini read the Legal Notice as it appeared in publication.

ZBA #2017-01 – Application of Leonard Norton, DPW Director / Town Engineer for property located at 11 Rye Street, owned by the Town of East Windsor, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Impervious Coverage)* and Section 601.3.h *Parking Lot Design (Yard Requirements for Parking Spaces)* to allow additional parking spaces that will result in impervious coverage in excess of the required 25% and with the parking spaces to be located less than the required 25 from the front property line and 10 feet from the side and rear property lines.

Leonard Norton came forward to explain this application. He referred to plans of the site and noted that anyone that has tried to park at the town hall if they are having events at the Broad Brook School knows that it is difficult to park. People park on the lawn and on the street.

At this point in the meeting Scott Morgan arrived. He did not participate as a voting member and Mystica Davis continued to sit in.

Mr. Norton pointed out on the plans where they want to add parking spaces for town staff and visitor parking to the rear of the town hall to help with the problem of the town hall parking. He said hopefully the town staff will get used to parking there and there will also be spaces near the building for the public. Mr. Norton said that on the southern side along Old Ellington Road they want to add a double row of parking and add another entrance off Old Ellington Road. They are trying to maximize the number of parking spaces that they can get on this property somewhat safely. They would be adding a total of 35 additional spaces.

Mr. Norton noted that impervious coverage is already at 56% and they are proposing it to be 67% ±. He said the maximum impervious coverage in a residential zone is 25%. He said this is not a residential use. In the industrial zone it is 75% and in the business zones it is 65%. He said this is not much different from a business zone. This is pretty much how it is being used. He said he hopes that this additional parking will help with the problem.

Chairman Giner said they are a little bit over what it would be for a business zone such as for a town center. He said this morning he saw cars parked all over the street and on the grass. Mr. Talamini said that is just for a normal drop-off day. Mr. Giner said his only concern is still having a problem that cars might be parking on the lawn. Mr. Norton said he had a conversation with Town Planner Laurie Whitten and she asked if he could run a sidewalk there. He said out of the sidewalk fund they can put a sidewalk there and possibly in front of the school and put a legal crosswalk there.

Mr. Giner suggested possibly changing the regulations to allow institutional uses in residential zones by special use permit to have increased coverage. He said if you allow schools in residential zones you have to anticipate cars and buses. That is something to think about going forward.

Mr. Giner asked about parking at the school. Mr. Norton said they lost some parking at the north end when the modular classrooms came in because they were longer than the previous ones. They tried to get parking at the southern side of the modulars but the playground is there.

At this time Mr. Giner opened up the hearing to the public.

Cathy Simonelli stated that she is a member of the Board of Education and the Capital Improvements Committee. She said as a parent she knows from when her kids attended the Broad Brook School that clearly they need more parking. This doesn't eliminate the problems but she hopes it will help to some extent, especially during a regular day. She said she would strongly encourage the board to pass this.

MOTION: To close the hearing on **ZBA #2017-01.** Talamini / M Davis / Unanimous

Mr. Giner said this is an existing site. It is an old town hall. The school has made some changes over the years. There is no other way of dealing with the parking. With the layout and the limitations you can't add parking anywhere else. He said it shows a hardship that is unique to this property.

MOTION: To approve **ZBA #2017-01** – Application of Leonard Norton, DPW Director / Town Engineer for property located at 11 Rye Street, owned by the Town of East Windsor, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Impervious Coverage)* and Section 601.3.h *Parking Lot Design (Yard Requirements for Parking Spaces)* to allow additional parking spaces that will result in impervious coverage of 67.3% where 25% is the maximum required; and with the parking spaces to be located up to 1.5' from the front property line where 25' is the minimum required and up to 3.7' from the rear property line and up to 1.8' from the side property line where 10' is the minimum required. Approved in accordance with plans presented. Talamini / N. Davis / Unanimous

OTHER BUSINESS:

ZBA #2017-02 – Application of Christopher Riggs for property located at 140 South Main Street, owned by Jason Hicking for Location Approval under Sec. 14-54 of the CGS for a used car dealer license.

Christopher Riggs came forward. He referred to plans of the property and explained that he would like to have a single-car used car dealer license. He said he spoke with the property owner and he will give him one parking space for him to park a vehicle. He also has use of his office for the license. He already does repairs of vehicles. He has parking down the street at Southern Auto. He said Mr. Hicking agreed that he can park one car there and anything extra would be down the street. He runs cars at Southern Auto so that allows him to keep cars there. He has no need to park additional cars at this location.

MOTION: To approve **ZBA #2017-02** – Application of Christopher Riggs for property located at 140 South Main Street, owned by Jason Hicking for Location Approval under Sec. 14-54 of the CGS for a used car dealer license. Noble / N. Davis / Unanimous

PUBLIC PARTICIPATION

No one requested to speak.

ADJOURNMENT:

MOTION: To adjourn. Morgan / Davis / Unanimous

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Marlene Bauer, Recording Secretary