

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
FEBRUARY 1, 2016**

The East Windsor Zoning Board of Appeals held a meeting on Monday, February 1, 2016 at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan and Thomas Talamini; and Alternate Members Mystica Davis and Robert Yosky. 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 Robert Yosky would be sitting in as a voting member in the absence of Dan Noble.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

NEW BUSINESS:

ZBA #2016-01 – Application of Recovery Auto Collision, LLC for property located at 22 Wagner Lane, owned by Styles Brook Storage, LLC, for Location Approval under Section 14-54 of the CGS for a Repairer License. [B-1 zone; Map 81, Block 11, Lot 3]

Chairman Giner explained that this is just a location approval under Statute number 14-54. The ZBA is acting as an arm of the DMV.

Jay Ussery of J. R. Russo & Associates came forward along with Joel Reyes of Recovery Auto Collision. Mr. Ussery presented GIS area maps showing the location. He noted that this is an application for site approval for a repairer license to operate an auto body shop at 22 Wagner Lane. He said it is located behind the self-storage buildings. The applicant is going to be occupying an area that is 88' x 50' which is approximately one-half of the building. There are 21 parking spaces for their use. Mr. Ussery noted that this is an allowable use in that zone. This will have to go before the Planning & Zoning Commission for their approval.

Mr. Giner asked if there will be any long-term storage of cars. Mr. Reyes said they do not do towing. They just do dealerships and the auction. There is no area where it will be fenced off. Mr. Talamini said there are a lot of cars parking in the field there. Mr. Reyes said there is already an auto detailing business there that has parked cars.

MOTION: To approve **ZBA #2016-01** – Application of Recovery Auto Collision, LLC for property located at 22 Wagner Lane, owned by Styles Brook Storage, LLC, for Location Approval under Section 14-54 of the CGS for a Repairer License. [B-1 zone; Map 81, Block 11, Lot 3] Morgan / Yosky / Unanimous

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

NEW HEARING:

ZBA #2016-02 – Application of Greg Bristow, The Sign Connection for property located at 1 Shoham Road, owned by Olender Family Limited Partnership, for a variance of Section 602.4 a. *Signs – Business and Industrial Districts*, to allow a wall sign to be larger than the required maximum of 116.7 sq. ft. (based on 77.8 lineal feet of building frontage on Shoham Road). [M-1 zone; Map 113, Block 17, Lot S1]

Greg Bristow of The Sign Connection came forward along with Jeff Olender. Mr. Bristow explained that this is a 22,470 sq. ft. facility. They have 78 lineal feet facing Shoham Road and 280 lineal feet facing Route 140. The address is on Shoham Road. Based on the frontage on Shoham Road they are allowed 116.7 sq. ft. of signage. They are looking to go to 145 sq. ft. Mr. Bristow noted that there is an existing 4' x 8' pylon sign and a small sign on the face of the building that faces Route 140. It is behind the building that directly faces Route 140. Mr. Olender said that sign was placed before the bank building was built. As you turn up Shoham Road you see it. It isn't visible from 140.

Mr. Bristow referred to drawings of the proposed sign. Mr. Olender said they did a similar sign at their Vernon shop. He said that shop is close to the road. He noted that at this location they occupy the entire building.

Reference was made to a letter from James Ussery of J. R. Russo & Associates dated January 28, 2016 stating that he supports this application and that it will give the Olender's business some visibility from North Road. Reference was also made to a letter from Robin Myers, Branch Manager at Windsor Federal Savings at 1 Shoham Road, stating that they have no objection to this application. These were both read into the record by Mr. Talamini.

Chairman Giner opened up the hearing to the public.

Richard Pippin said this is a unique situation. He felt that this sign would be a plus for them.

Steve Dearborn said as a citizen he is in favor. The way the building is situated, this is going to help them have more business. He asked if the decision would be noted in the newspaper. Mr. Giner replied that it would be. Mr. Dearborn said by allowing this to happen it is showing businesses that come to East Windsor that we are a more business friendly town.

MOTION: To close the hearing on **ZBA #2016-02**. Morgan / N. Davis / Unanimous

MOTION: To approve **ZBA #2016-02** – Application of Greg Bristow, The Sign Connection for property located at 1 Shoham Road, owned by Olender Family Limited Partnership, for a variance of Section 602.4 a. *Signs – Business and Industrial Districts*, to allow a wall sign to be 145 sq. ft. which is larger than the required maximum of 116.7 sq. ft. (based on 77.8 lineal feet of building frontage on Shoham Road), as shown on the submitted plans. [M-1 zone; Map 113, Block 17, Lot S1]

Morgan / Talamini / Unanimous

Mr. Morgan said if you are not from East Windsor it would be difficult to know where Shoham Road is, never mind where Olender's is. Mr. Giner said normally he is not in favor of sign variances. He believes that the Zoning Regulations should be changed to allow signage like this. He said a lot of towns will allow you to take the frontage on the longest side of the building, particularly on corner lots. He noted that this building is set back quite far.

OTHER BUSINESS:

Election of Officers

MOTION: To approve José Giner as Chairman. Morgan / Davis
In Favor: Morgan; Davis; Talamini; Yosky
Abstain: Giner

MOTION: To approve Nolan Davis as Vice Chairman. Morgan / Yosky
In Favor: Morgan; Yosky; Giner; Talamini
Abstain: Davis

MOTION: To approve Tom Talamini as Secretary. Morgan / Davis
In Favor: Morgan; Davis; Giner; Yosky
Abstain: Talamini

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of November 2, 2015.
Morgan / Davis / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Morgan / Yosky / Unanimous

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary