

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
MAY 2, 2016**

The East Windsor Zoning Board of Appeals held a meeting on Monday, May 2, 2016 at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Scott Morgan and Thomas Talamini; and Alternate Members Mystica Davis and Robert Yosky. Also in attendance was Dick Pippin, Board of Selectman member and Kathy Pippin, Board of Finance member. The meeting was called to order by Chairman José Giner at 7:00 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as three regular members and two alternate members were present. It was determined that both Mystica Davis and Robert Yosky would be sitting in as voting members in the absence of Nolan Davis and Dan Noble.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

NEW HEARING:

Chairman Giner explained the procedure for the public hearing and noted that it takes four votes in favor to approve a variance. Mr. Talamini read the Legal Notice as it appeared in publication.

ZBA #2016-05 – Application of Diamond Estates, LLC for property located at 55 Winkler Road, owned by Walter Bass, Jr. for a variance of Section 802.11a. and 802.11c. *Multi Family Development District – Storage* to allow relief from the requirement of 1,400 cubic feet of storage for each multi-family unit. [MFDD zone; Map 114, Block 24, Lot 5A]

Representing the applicant was Patrick Snow and his associate Andreas Hadji. Mr. Snow explained that they have put the property under contract to purchase the 20 condominium units that have been previously approved. He said they are doing due diligence and have verified all of the approvals. He said they were told by the town sewer department that the property is very wet. The elevation at the street is 110 and within the property it is 101. Mr. Snow noted that there is an issue with ground water. If they were to create a full basement with storage there would be a problem. He said their hardship is an environmental problem that they did not create. They want to do a slab rather than a basement. They don't feel that it will be detrimental to the project. It will enhance the project. They tried to come up with additional options. They feel that there is no need for additional storage. Many people just store junk. They have talked to the architect to redesign the buildings. They would put the utilities for each unit within the unit, not in the basement.

Mr. Snow explained that there are 2 two-story buildings with five units on the first floor and five on the second floor for each building. Chairman Giner asked if they have considered alternatives such as a storage building. Mr. Snow said there are a lot of wetland areas. If you start putting enough drainage in that area it becomes costly. He said there is one area that could be an alternative but he didn't know if that would meet all the required footage. They need 1,400 cubic feet for the storage for each unit. Mr. Giner said the intent of the regulation is to prevent people from storing things outside. He said he didn't feel comfortable second-guessing what the Planning & Zoning Commission felt when they created the regulations. He suggested maybe allowing somewhat less than the 1,400 cubic feet. Mr. Snow said if you have storage buildings near the condominium buildings, parking would have to be moved. Mr. Giner suggested having their engineer look at putting it somewhere else. He suggested continuing the hearing. He would like to see other alternatives. He said he didn't feel comfortable granting a variance for convenience. He said we can always grant something less than what is advertised. Mr. Talamini agreed. He said he thought the intent of the PZC was to provide storage.

MOTION: To continue the hearing on **ZBA #2016-05** until the next meeting on June 6, 2016 at the town hall unless otherwise posted.
Morgan / Talamini / Unanimous

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of March 7, 2016.
Morgan / Talamini / Unanimous

ADJOURNMENT:

MOTION: To adjourn.
Morgan / Talamini / Unanimous

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary