

TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF SPECIAL MEETING
MAY 24, 2016

The East Windsor Zoning Board of Appeals held a Special Meeting on Tuesday, May 24, 2016 at the Scout Hall Youth Center assembly hall, 28 Abbe Road, 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.

Also in attendance was Roy S. Brown, Architect; Dr. Theresa Kane, Superintendent of Schools, Rich Labrie of Futures Education, Consultant to the East Windsor school system; Jim Guiliano of Futures Education; Al Rodrigue, Chairman, Building Commission; Dick Pippin, Board of Selectman and Building Commission member; Joe Sauerhoefer, Building Commission member; Roger Baker, Facilities Manager 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 four regular members and two alternate members were present. Chairman Giner explained the procedure for the public hearing and noted that it takes four votes in favor to approve a variance.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

NEW HEARING:

Mr. Talamini read the Legal Notice as it appeared in publication. Mr. Talamini stated that he is a member of the Building Commission and recused himself from voting on this matter. Chairman Giner noted that Mystica Davis would be sitting in as a voting member in place of Scott Morgan and Bob Yosky would be sitting in as a voting member in place of Tom Talamini.

ZBA #2016-06 – Application of East Windsor Board of Education for property located at 14 Rye Street, aka Broad Brook Elementary School, owned by the Town of East Windsor, for a variance of Section 604, *Refuse Storage*, to allow the location of dumpsters to be visible, and within the 40 foot front yard setback. [R-2 zone, Map 77, Block 38, Lot 12].

Roy S. Brown, Architect represented the Board of Education. He referred to plans of the property and explained that renovations were being done to the kitchen, cafeteria, main office and gym at the Broad Brook School. The four-unit classroom addition has already been constructed. He noted that until recently the dumpsters were outside of the kitchen. Most of the

refuse that the school generates is from the kitchen. Mr. Brown said that with the four-unit classroom addition and the 10-unit addition, parking is at a premium. The Board of Education has received an Alliance Grant allowing them to have a secure arrangement. One of the projects from the grant is to put in a new vestibule so that anyone coming into the school offices will have to come into the vestibule and can be seen by the secretaries. It is impossible to have a dumpster there. Mr. Brown said they looked at all kinds of alternatives for locating the dumpster. It is a very tight parcel. One of the options was to locate the dumpsters on the north side of the north parking lot. The distance was too far to be negotiable in all kinds of weather. Mr. Brown said this proposed location is the only reasonable location for the dumpsters. It is screened with arborvitaes. It is angled so a truck driver can drive in and back up and drive out again without a problem. It is the best alternative. There will also be a fence around it. Mr. Giner asked when the trash gets picked up. Joe Sauerhoefer said on Tuesdays and Fridays approximately between 7:00 and 8:00 a.m.

Chairman Giner opened up the hearing to the public.

Dick Pippin stated that he is a member of the Building Commission. He said the alternative site on the north end is not good. This is a difficult site. He said he didn't know what you can do to make it any better.

MOTION: To close the hearing on **ZBA #2016-06**.

N. Davis / M. Davis / Unanimous

MOTION: To approve **ZBA #2016-06** the application of East Windsor Board of Education for property located at 14 Rye Street, aka Broad Brook Elementary School, owned by the Town of East Windsor, for a variance of Section 604, *Refuse Storage*, to allow the location of dumpsters to be visible, and within the 40 foot front yard setback. Approved in accordance with plans submitted. [R-2 zone, Map 77, Block 38, Lot 12].

Noble / N. Davis / Unanimous

Chairman Giner said he felt that there was a hardship regarding putting the dumpsters anywhere else. They have considered alternatives that are not feasible regarding the circumstances.

At this time Mr. Talamini took his place as a voting member and Mr. Yosky was excused.

PUBLIC PARTICIPATION:

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of May 2, 2016.

N. Davis / Talamini / Unanimous

ADJOURNMENT:

MOTION: To adjourn.

Talamini / M. Davis / Unanimous

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

Respectfully submitted,

Marlene Bauer
Recording Secretary