



TOWN OF EAST WINDSOR
ZONING BOARD OF APPEALS
11 Rye Street, Broad Brook, CT 06016
860.623.6030 www.eastwindsor-ct.gov

Commission
Jose Giner, Chairman
Nolan Davis, Vice Chairman
Mystica Davis
Dan Noble
Steve Smith

Alternates
Kurt Kebschull

MINUTES OF REGULAR MEETING
April 5, 2021

The East Windsor Zoning Board of Appeals (ZBA) held a meeting on
Monday, April 5, 2021 via Zoom Meeting.

Regular Members present: Jose Giner, Nolan Davis, Mystica Davis, and Steve Smith

Alternate members present: None.

Staff present: None.

Public present: Tim Coon, J.R. Russo and William Ezedine, Central AS, LLC

- I. Establish Quorum – A quorum was established as Chairman Giner, Mystica Davis, Nolan Davis, and Steve Smith were present.

Chairman Giner gave the applicant a chance to not proceed with his application at this meeting as there were only 4 members present. The applicant indicated that he would like to proceed with his application.

- II. Pledge of Allegiance
The Board recited the Pledge of Allegiance.

- III. Election of Officers
This item was postponed to the next meeting until a full board is present.

- IV. New Hearings
A. ZBA #2021-01 – Application of Central AS LLC, for location approval for a DMV Repairer's License and Used Car Sales at 198 South Main Street. (Map 022, Block 05, Lot 079) Zone B-2.

Tim Coon of J.R. Russo was present representing Bill Ezedine of Central AS, LLC. Mr. Coon shared his screen to show which parcel the application is for. He informed the Board that the applicant is proposing to demolish the existing house and construct a 9,600 SF building that will have up to 8 tenant spaces for automotive repair. There will be 55 parking spaces, serviced by public sewer, public water, natural gas, and an onsite stormwater system. Mr. Coon told the Board that his applicant has wetlands and planning and zoning approvals.

Chairman Giner clarified for the Board that this is not a variance and that we are acting as an agent of the DMV under the Connecticut General Statutes. Chairman Giner expressed that he could not see why this wouldn't be approved. He opened questions and comments to the Board members. There were no questions or comments from members of the Board.

Chairman Giner asked if anyone in the audience wanted to speak. No one from the public requested to speak.

MOTION: to close the hearing.
N. Davis / M. Davis / Unanimous

MOTION: to approve the application ZBA #2021-01 in accordance with the plans submitted.
N. Davis / S. Smith / Unanimous

Discussion: Chairman Giner stated that we are acting as an agent of DMV, PZC already approved the Special Use Permit, and there are similar uses along Route 5.

V. Other Business

VI. Public Participation
None.

VII. Approval of Minutes
A. December 7, 2020

MOTION: to approve the minutes of December 7, 2020
N. Davis / S. Smith / Unanimous.

Chairman Giner expressed condolences to the Yosky family. Mr. Yosky passed away and was a valued member of the Zoning Board of Appeals and he asked everyone to say a little prayer for him and remember his contributions to the Town of East Windsor.

VIII. Adjourn
MOTION: to Adjourn
N. Davis / S. Smith / Unanimous

Respectfully submitted,


Amanda Calve
Recording Secretary