

TOWN OF EAST WINDSOR ZONING BOARD OF APPEALS

REGULAR MEETING

**Monday, August 2, 2021
7:00 p.m.**

Meeting available via remote ZOOM Teleconference
Meeting ID: 970 7256 5177

Meeting Minutes

**** These Minutes are not official until approved at a subsequent meeting****

Zoning Board of Appeal

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

ATTENDANCE: Zoning Enforcement Officer Ruthanne Calabrese hosted the remote meeting. Vice Chairman Davis, Commissioner Mystica Davis, Commissioner Dan Noble, Alternate Commissioner Kurt Kebscuell were present at the Call to Order; Commissioner Steve Smith signed in at 7:03, noting he was having technical difficulties..

ABSENT: Chairman Giner.

GUESTS/SPEAKERS signing in to teleconference remotely: Dan Coutu, d/b/a Mountain Spring Diesel.(applicant).

I. TIME AND PLACE OF MEETING:

Vice Chairman Davis called the August 2, 2021 Regular Meeting of the East Windsor Zoning Board of Appeals to Order at 7:00 p.m. via remote access..

II. ESTABLISH A QUORUM:

Vice Chairman Davis noted the Board has established a quorum with four members present remotely at the Call to Order; Commissioner Smith signed in at 7:03 p.m. bringing the quorum to five members.

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III. PLEDGE OF ALLEGIANCE:

Vice Chairman Davis led the Board in the Pledge of Allegiance.

IV. ELECTION OF OFFICERS (Held over for full board attendance @ April 5, 2021 meeting):

Vice Chairman Davis questioned if the Board joined him in considering waiting until Chairman Giner could join them and provide input regarding his agreement to continue to serve as Chairman. Commissioner Noble concurred, noting there was no rush on this issue.

MOTION: To TABLE Item IV. ELECTION OF OFFICERS until the next meeting of the Zoning Board of Appeals.

Davis moved/Noble seconded/DISCUSSION: None.

VOTE (by a show of hands):

**In Favor: N. Davis/M. Davis/Noble/Smith/Kebschull
(No one opposed/No abstentions)**

V. NEW HEARINGS/A. ZBA #2021-03 – Application of Daniel Coutu, d/b/a Mountain Spring Diesel, for location approval for a DMV Repairer's License for medium/heavy duty trucks and equipment at 32 North Road, Units 32-4 and 32-5. Map 113, Block 17, Lot 003A; Zone M-1:

Vice Chairman Davis requested Commissioner Noble to read the Legal Notice:

Commissioner Noble noted the following:

The East Windsor Zoning Board of Appeals will hold a public hearing on Monday, August 2, 2021 at 7:00 p.m. via the remote video conferencing platform, GoToMeeting:

ZBA #2021-03: Application from Mountain Spring Diesel for location approval for a DMV Repairer's License at 32 North Road (Map 113, Block 17, Lot 003A). Zone M-1.

Vice Chairman Davis requested the applicant to explain his application.

Dan Coutu, owner of Mountain Spring Diesel, joined the Board remotely. Mr. Coutu reported he is looking to establish his business in East Windsor to work on heavy duty equipment and trucks. This location is close to the highway so it's a good spot for him.

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Vice Chairman Davis asked if Mr. Coutu had gone through the Planning and Zoning (PZC) process? Mr. Coutu replied affirmatively. Vice Chairman Davis questioned that Mr. Coutu was aware of the conditions placed on the PZC approval? Mr. Coutu indicated he had not seen those conditions.

Vice Chairman Davis reviewed the following General Conditions with Mr. Coutu:

- **Customer vehicles, or “project cars” shall not be parked or stored outside:** Mr. Coutu reported he discussed what he would be doing with the owner of the building. He indicated that anything he did do would be by appointment; nothing would be parked outside. Most of the equipment he works ON is on site right now unless it’s something that would be a project to be worked on and that would be brought into the shop only; it wouldn’t sit outside.
- **Vehicles shall not be displayed for sale on the property:** Vice Chairman Davis asked if Mr. Coutu agreed to that; Mr. Coutu replied affirmatively.
- **Materials, supplies, vehicle parts or other business supplies shall not be stored outside:** Mr. Coutu indicated nothing would be stored outside; any parts would be stored in a parts room; scrap metal would be taken to a scrap metal yard, or he would have a bin inside the shop.
- **Any future signage on the property shall comply with Section 602 of the East Windsor Zoning Regulations:** Zoning Enforcement Officer Calabrese noted Mr. Coutu would have to apply for a sign permit for the business.

Vice Chairman Davis queried the other Commissioners for comments:

Discussion continued regarding the ZBA action regarding this application. ZEO Calabrese indicated this is not an appeal of a PZC decision. She noted the Connecticut General Statutes give the local ZBAs the authority to approve this DMV location; it’s an administrative approval by the local ZBA for the State.

Vice Chairman Davis queried the other Commissioners for comments again.

Commissioner Noble suggested this sounds like a well put together plan.

None of the other Commissioners had any questions. There were no members of the public signed in to the meeting to offer comments.

Vice Chairman Davis questioned what type of business had occupied the location before Mr. Coutu? Mr. Coutu suggested when he toured the facility it appeared to have been a storage facility for an insulation company; they appeared to be storing their trucks there as well.

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Vice Chairman Davis asked if Mr. Coutu planned to expand the business, or change the footprint of the property? Mr. Coutu cited the site is a 2,000 square foot unit with 2 overhead doors; it's plenty of space for him.

Hearing no requests for further discussion, Vice Chairman Davis called for a motion.

MOTION: To APPROVE Application ZBA #2021-03 – Application of Daniel Coutu, d/b/a Mountain Spring Diesel, for location approval for a DMV Repairer's License for medium/heavy duty trucks and

equipment at 32 North Road, Units 32-4 and 32-5. Map 113, Block 17, Lot 003A; Zone M-1.

Kebschull moved/Noble seconded/**DISCUSSION:** None.

VOTE (by a show of hands):

**In Favor: N. Davis/M. Davis/Noble/Smith/Kebschull
(No one opposed/No abstentions)**

VI. OTHER BUSINESS: None.

VII. PUBLIC PARTICIPATION:

Vice Chairman Davis noted there were no members of the public signed in to offer comments.

VIII. APPROVAL OF MINUTES/A. April 5, 2021:

Vice Chairman Davis asked if the Commissioners had any comments regarding the April 5, 2021 Minutes? Hearing no comments he requested a motion for approval.

MOTION: To APPROVE the Minutes of the April 5, 2021 East Windsor Zoning Board of Appeals.

Kebschull moved/Noble seconded/**DISCUSSION:** None.

VOTE (by a show of hands):

**In Favor: N. Davis/M. Davis/Noble/Smith/Kebschull
(No one opposed/No abstentions)**

IX. ADJOURN:

MOTION: To ADJOURN the meeting at 7:13 p.m.

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Noble moved/Kebschull seconded/DISCUSSION: None.

VOTE (by a show of hands):

**In Favor: N. Davis/M. Davis/Noble/Smith/Kebschull
(No one opposed/No abstentions)**

Respectfully submitted

Peg Hoffman, Substitute Recording Secretary, East Windsor Zoning Board of Appeals