

**TOWN OF EAST WINDSOR
ZONING BOARD OF APPEALS
11 RYE STREET
BROAD BROOK, CT
MINUTES OF SPECIAL MEETING**

Wednesday, January 17, 2024

*****These minutes are not approved until at a subsequent meeting*****

Commissioner	Present	Commissioner	Present
Nolan Davis, Vice Chairman	X	Dan Noble	X
Steve Smith, Secretary	X	Davis Swaim	
Mystica Davis	X	Scott Morgan	X
Elizabeth McGuire	X		

I. TIME AND PLACE OF MEETING

East Windsor ZBA – Wednesday January 17, 2023, 7:00 PM (EDT)

Vice Chairmen Davis called the meeting to order at 7:01 PM, noting there was technical difficulties with the Zoom Platform.

II. Establish Quorum

Vice Chairmen Davis noted there was a quorum and with Commissioner Smith absent, he asked Alternate Morgan to take the role of a voting member for the meeting.

III. Pledge of Allegiance

Members and staff participated in the Pledge of Allegiance.

IV. New Hearings

It was noted by Chairman Davis that there were no applications on the agenda.

V. Other Business

Chairman Davis noted that Commissioner Smith joined the meeting at 7:02pm.

A. Elect Officer's

There was discussion on the role of Secretary, the Board was polled for interest in the position. The current Secretary, Commissioner Smith, agreed to continue.

Motion: To elect **Stephen Smith as Secretary** of the Zoning Board of Appeals.

Moved/Dan Noble/Seconded/Scott Morgan

Vote: Unanimous

The Board discussed that because Nolan Davis has been in the role of Vice

Chairman for several years, his experience made him the best candidate for the role of Chairman. The Board was polled for interest in the position. Nolan Davis agreed to be nominated. No one else expressed interest in the position.

Motion: To elect **Nolan Davis as Chairman** of the Zoning Board of Appeals.

Moved/Dan Noble/Seconded/Steve Smith

Vote: Unanimous

Commissioners Mystica Davis and Dan Noble relayed they were not seeking an officer role on the Board. The group asked Commissioner McGuire if she had interest in the role of Vice Chairman. After discussion of the role and support available, Commissioner McGuire said she would take the role. interest in the position. Nolan Davis agreed to be nominated. No one else expressed interest in the position.

Motion: To elect **Elizabeth McGuire as Vice Chairman** of the Zoning Board of Appeals.

Moved/Dan Noble/Seconded/Mystica Davis

Vote: Unanimous

B. Review Bylaws

The Bylaws were reviewed by the Board. A few edits were discussed regarding the term “member in attendance” and making the document gender neutral. It was also noted that any revisions to the Bylaws would have to be made at a Regular Meeting of the Board. There for the discussion and vote on any changes should be continued to the February 5, 2023, meeting.

MOTION: To continue the discussion of revisions to the Bylaws to the February 5, 2023, meeting.

Moved/Dan Noble/Seconded/Steve Smith

VOTE:

In favor: Unanimous

VI. Public Participation None

VII. Approval of Minutes

A. March 6, 2023

The Board reviewed the minutes of the March 6, 2023 meeting. Chairman Davis noted his name was mis-spelled as “David Nolan” on page 3 of the minutes. Commissioner Morgan noted the need to correct the spelling of Jennifer Ragalia’s last name on that same page.

MOTION: To approve the minutes of the March 6, 2023, Zoning Board Appeals meeting corrected as discussed.

Moved/Dan Noble/Seconded/Steve Smith

VOTE:

In favor: Nolan Davis/Mystica Davis/Steve Smith/Scott Morgan

Abstentions: Elizabeth McGuire/Dan Noble

B. December 23, 2023

The Board discussed the content of the minutes and concluded no

changes were necessary.

MOTION: To approve the minutes of the December 13, 2023, Zoning Board Appeals as written.

moved/ Elizabeth McGuire/Seconded/ Dan Noble

VOTE:

In favor: Nolan Davis/Mystica Davis/Dan Noble/Elizabeth McGuire

Abstentions: Steve Smith/Scott Morgan

VIII. Adjourn

Motion: To adjourn the meeting at 7:21 PM.

Moved by Commissioner Morgan/ Seconded/ Commissioner Noble.

Vote: Unanimous

Respectfully submitted,
Ruthanne Calabrese – Director of Planning and Development