

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS  
MINUTES OF REGULAR MEETING  
JULY 11, 2016**

The East Windsor Zoning Board of Appeals held a meeting on Monday, July 11, 2016 at the Scout Hall Youth Center assembly hall, 28 Abbe Road, East Windsor, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan and Thomas Talamini; and Alternate Member Robert Yosky. Also in attendance was 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 one alternate member were present. It was determined that Robert Yosky would be sitting in as a voting member in the absence of Dan Noble.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**NEW BUSINESS:**

**ZBA #2016-08** – Application of Munich Motorsports, LLC for property located at 54 Newberry Road, owned by Tilden Associates, LLC, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer/Repairer License. [M-1 zone; Map 93, Block 19, Lot 5]

Representing the applicant was Jay Ussery of J. R. Russo & Associates, LLC. He referred to plans of the property and explained that this is a site location for DMV approval for a general repairer and used car sales license. The property is located on the south side of Newberry Road almost directly opposite Aqua Pool. It was a print shop for a number of years. Mr. Ussery indicated that the applicant has an agreement to purchase the property. They do general repair work on mostly foreign cars and do some used car sales. He pointed out on the plan that they have 5 parking spots for employees, 6 display spaces and 16 spaces for customer parking. The applicant wants to move his business from South Windsor to East Windsor. Mr. Ussery noted that they have submitted an application for site plan approval from the Planning & Zoning Commission.

**MOTION:** To approve **ZBA #2016-08** – Application of Munich Motorsports, LLC for property located at 54 Newberry Road, owned by Tilden Associates, LLC, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer/Repairer License. [M-1 zone; Map 93, Block 19, Lot 5]

Talamini / Morgan / Unanimous

**ZBA #2016-09** – Application of Arvind Persaud for property located at 298 South Main Street, owned by Gregory Lattarulo, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer License. [B-2 zone; Map 2, Block 5, Lot 99]

Arvind Persaud came forward to explain his application. He noted that this property borders the mobile home park to the north and the town line of South Windsor to the south. It is just under one-half acre. He plans to build a 3-bay garage with an office. They will have 3 parking spaces for employees, 8 spaces to display cars, and 3 spaces for customer parking. Mr. Giner asked if he will be doing repairs. Mr. Persaud said he will do some repairs but he is mostly doing used car sales. He said he is currently operating in East Windsor and this will be an extension of his business. He purchases cars at the auction. There will be no junk cars or parts.

**MOTION:** To approve **ZBA #2016-09** – Application of Arvind Persaud for property located at 298 South Main Street, owned by Gregory Lattarulo, for Location Approval under Section 14-54 of the CGS for a Used Car Dealer License.  
[B-2 zone; Map 2, Block 5, Lot 99]

Morgan / Yosky / Unanimous

### **PUBLIC PARTICIPATION**

No one requested to speak.

### **APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of June 6, 2016.

Morgan / Davis / Unanimous

### **ADJOURNMENT:**

**MOTION:** To adjourn.

Morgan / Davis / Unanimous

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

Respectfully submitted,

Marlene Bauer, Recording Secretary