

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
MARCH 7, 2016**

The East Windsor Zoning Board of Appeals held a meeting on Monday, March 7, 2016 at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan and Thomas Talamini; and Alternate Members Mystica Davis and Robert Yosky. Also in attendance was Dick Pippin, Board of Selectman member 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. It was determined that Mystica Davis would be sitting in as a voting member in the absence of Dan Noble.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

NEW HEARINGS:

Chairman Giner explained that it takes four votes in favor to approve a variance. Mr. Talamini read the Legal Notice as it appeared in publication.

ZBA #2016-03 – Application of Craig Fletcher for property located at 12 Broadview Lane, for a variance of Section 401 *Bulk & Area Requirements (Building Coverage)* to allow a 24' x 32' pole barn with a resulting building coverage that exceeds the maximum of 15%. [R-3 zone; Map 103, Block 17, Lot P146]

Mr. Craig Fletcher came forward and explained that he has a ranch style house which is on a slab. He has no storage so he wants to build a pole barn for that purpose. He has a shed on the property that he will be taking down. With the shed his building coverage would be 17%. Without the shed it would be 16%.

Chairman Giner opened up the hearing to the public.

Rand Stanley of 87 Rye Street said he is familiar with this property. He would be in favor of this application. He knows Mr. Fletcher. He said Mr. Fletcher has always lived in East Windsor and has always followed the rules.

MOTION: To close the hearing on **ZBA #2016-03.**

Morgan / Talamini / Unanimous

MOTION: To approve **ZBA #2016-03** - Application of Craig Fletcher for property located at 12 Broadview Lane, for a variance of Section 401 *Bulk & Area Requirements (Building Coverage)* to allow a 24' x 32' pole barn with a resulting building coverage of 16%, where the maximum requirement is 15%. [R-3 zone; Map 103, Block 17, Lot P146]
Talamini / Morgan / Unanimous

Mr. Giner said this lot pre-existed present zoning. There isn't a lot of room for storage. This is one of the older subdivisions in town. He said he didn't have a problem ruling that it is a hardship on this property.

ZBA #2016-04 – Application of Lashion Robinson for property located at 3 Hayfield Lane, for a variance of Section 401 *Bulk & Area Requirements (Front Setback)* and Section 203 *Definitions – Yard Front, Corner Lots* to allow an in-ground pool to be located less than the required 40 feet from the front property line. [R-2 zone; Map 76, Block 40, Lot 17-5]

Mr. Lashion Robinson came forward. He referred to plans of his property and explained that he wants to build an in-ground pool but he is limited because of his septic location and due to the fact that he has a corner lot and therefore has to have two 40 foot front setbacks. Mr. Robinson noted that his driveway is off of Hayfield Lane. The pool will be behind the third car garage. It was noted that if this was not a corner lot, the setback requirement would be 10 feet. Mr. Giner asked if the pool would be screened on the side. Mr. Robinson said there are arborvitaes all along the Rye Street side.

Chairman Giner opened up the hearing to the public.

Rand Stanley of 87 Rye Street said there is full screening along Rye Street. He said this will be an enhancement to the neighborhood. As a neighbor he has no problem with this taking place.

Richard Pippin said due to the uniqueness of the lot with the septic and being on a corner, he would be in favor of this.

MOTION: To close the hearing on **ZBA #2016-04**.
Morgan / M. Davis / Unanimous

Mr. Giner recommended that the variance should only be for Section 401 and not Section 203 as that is only a definition of corner lots.

MOTION: To approve the application of Lashion Robinson for property located at 3 Hayfield Lane, for a variance of Section 401 *Bulk & Area Requirements (Front Setback)* to allow an in-ground pool to be located 26 feet from the front property line, where the minimum requirement is 40 feet. [R-2 zone; Map 67, Block 40, Lot 17-5] Morgan / Talamini / Unanimous

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of February 1, 2016.
Morgan / N. Davis / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Morgan / Talamini / Unanimous

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary