

**TOWN OF EAST WINDSOR**  
**ZONING BOARD OF APPEALS**  
11 RYE STREET  
BROAD BROOK, CT 06016  
(860) 623-6030

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**BOARD MEMBERS:**

José Giner	- Chairman		
Nolan Davis	- Vice Chairman	Mystica Davis	- Alternate
Thomas Talamini	- Secretary	Joe Sauerhoefer	- Alternate
Scott Morgan	- Regular	Bob Yosky	- Alternate
Dan Noble	- Regular		

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**AGENDA**  
**MONDAY, MAY 5, 2014 – 7:00 P.M.**  
**EAST WINDSOR ZONING BOARD OF APPEALS**  
*Meeting to be held at the East Windsor Town Hall*  
*11 Rye Street, Broad Brook, CT*

Board members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon on the day of the meeting.

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**I. ESTABLISHMENT OF QUORUM**

**II. PLEDGE OF ALLEGIANCE**

**III. NEW HEARING:**

**ZBA #2014-03** - Application of Noble East Windsor, LLC for property located at 7 Winkler Road, owned by Bernie Lavoie, for a variance of Section 501 *Bulk & Area Requirements – Business & Industrial Districts (Front Setback)* to allow a gas island canopy to be located less than the minimum 75 feet from the front property line at North Road; Section 600.2 *Landscaped Buffer Requirement* to allow a 50 foot buffer between a commercial and residential use where 100 feet is the requirement; and Section 601.3h.1. *Parking Lot Design*, to allow a driveway to be 20 feet from North Road where 25 feet is the minimum requirement. [B-3 zone; Map 113, Block 24, Lot 2]

**IV. OTHER BUSINESS**

**V. PUBLIC PARTICIPATION**

**VI. APPROVAL OF MINUTES:** April 7, 2014

**VII. ADJOURNMENT**