

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
AUGUST 1, 2005**

The East Windsor Zoning Board of Appeals held a Regular Meeting on Monday, August 1, 2005 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, Connecticut. The following members were present: Regular Members Thomas Arcari, Michael Ceppetelli, Cliff Nelson and Stan Paleski; and Alternate Members Thomas Gudzunus and Dan Leone. Nancy Rudek, Zoning Enforcement Official, was also present.

Mr. Ceppetelli called the meeting to order at 7:32 p.m. Mr. Nelson read the Legal Notice as it appeared in publication. Mr. Ceppetelli noted that four regular members and two alternates were present. It was determined that Tom Gudzunus would be sitting in as a voting member.

NEW HEARING:

ZBA #2005-13 Application of Amy Douglas for property located at 7 Harrington Road for a variance of Section 18 *Residential Bulk and Area Requirements (rear setback)* to allow an 8' x 10' shed to be located 1' from the rear property line where 10' is the minimum requirement. [R-3 zone; Map 16, Block 29, Lot 24].

Ms. Rudek noted that this application had inadvertently been listed as #2005-12 but actually should be #2005-13.

Ms. Douglas came forward to explain her application. She referred to plans of the property and pointed out the location of her proposed shed. Her house which is within 10' of the property line, was built in 1900. She said that due to the location of the septic system and well and drainage from the sump pump, there isn't any other place to locate the shed. She has a crawl space basement and needs the additional storage.

Mr. Ceppetelli opened up the hearing to the public. No one came forward.

MOTION: To close the hearing on **ZBA #2005-13.** Nelson / Gudzunus / Unanimous

Discussion and vote:

Mr. Nelson said the house was built before the current zoning regulations. He felt that this suits the surroundings and there are a lot of sheds in that neighborhood. Mr. Paleski said that this is a small lot and due to the location of the leach field, there isn't any other area where you can place the shed.

MOTION: To approve **ZBA #2005-13.** Nelson / Arcari / Unanimous

APPROVAL OF MINUTES:

MOTION: To approve the minutes of June 6, 2005. Arcari / Nelson Unanimous

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ADJOURNMENT:

MOTION: To adjourn.

Nelson / Arcari / Unanimous

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary