

**TOWN OF EAST WINDSOR - ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
AUGUST 6, 2012**

The East Windsor Zoning Board of Appeals held a meeting on Monday, August 6, 2012 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members Scott Morgan, James Stremper and Thomas Talamini; and Alternate Members Nolan Davis and David Menard. Also present were Robin Newton, Zoning Enforcement Official, Richard Pippin, Board of Selectmen liaison to ZBA, and Kathy Pippin, Board of Finance member. The meeting was called to order at 7:31 p.m. by Acting Chairman Scott Morgan.

ESTABLISHMENT OF QUORUM:

A quorum was established as three regular members and two alternates were present. Mr. Davis and Mr. Menard both sat in as voting members. Mr. Stremper read the application description from the agenda.

NEW BUSINESS:

ZBA #2012-06 - Application of Eric C. James, for property located at 38 Prospect Hill Road, owned by Dean Rasmussen, for Location Approval under Sec. 14-54 of the CGS for a used car dealer license [M-1 zone; Map 92, Block 17, Lot 32]

Jay Ussery of J. R. Russo & Associates came forward. Also present was Eric C. James, the applicant. Mr. Ussery explained that this is an application for approval for a used car dealer and repairer license for property at 38 Prospect Hill Road. This property is located at the corner of Prospect Hill Road and Newberry Road. Mr. Ussery noted that Litgo Plumbing Supply is currently there. Also located there is Racers Automotive and they have a dealers license. To the rear is Heavy's Automotive, which has a used car and repairers license. Mr. Ussery pointed out that in the back is where the applicant would like to move his business, CT Hot Wheels. That portion is approximately 6,300 sq. ft. that he will lease from Mr. Rasmussen. Mr. Ussery indicated on the plans the areas for parking and inventory display. He said the site also includes an area in the State right-of-way owned by the DOT. Mr. Rasmussen has been leasing that land from the State.

Mr. Menard asked about the licensing. He said the ZBA application indicates only used car dealer license. Ms. Newton pointed out that a used car dealer license includes repairing. Mr. Talamini asked what would be in the display area. Mr. Ussery said it would just be cars. Mr. Morgan asked if there were any other entrances other than in the back. Mr. Ussery said there is a side entrance on Newberry Road. Mr. Morgan noted that there is a lot of traffic with people turning into Wendy's and asked if they could persuade them to move the entrance towards the back. Mr. Ussery said that will change once the new Walmart opens. He said there will be a new signal at the intersection.

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MOTION: To approve **ZBA #2012-06** the application of Eric C. James, for property located at 38 Prospect Hill Road, owned by Dean Rasmussen, for Location Approval under Sec. 14-54 of the CGS for a used car dealer license.
Stremper / Menard / Unanimous

OTHER BUSINESS:

There was no other business.

PUBLIC PARTICIPATION:

There was no public participation.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of July 2, 2012. Menard / Stremper / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Stremper / Morgan / Unanimous

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary