

**TOWN OF EAST WINDSOR - ZONING BOARD OF APPEALS  
MINUTES OF REGULAR MEETING  
OCTOBER 1, 2012**

The East Windsor Zoning Board of Appeals held a meeting on Monday, October 1, 2012 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Scott Morgan, James Stremper and Thomas Talamini; and Alternate Members Mystica 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 7:30 p.m. by Chairman José Giner.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as four regular members and two alternates were present. Mystica Davis sat in as a voting member. Mr. Stremper read the legal notice as it appeared in publication.

**NEW BUSINESS:**

**ZBA #2012-08-** Application of Shamrock Motors for property located at 186 South Main Street, owned by LCC Partnership, for expansion of a location approval under Sec. 14-54 of the CGS for a used car dealer license [B-2 zone; Map 32, Block 5, Lot 76 & 76A]

Jay Ussery of J. R. Russo & Associates came forward along with the applicant, Ryan Conway of Shamrock Motors. Mr. Ussery explained that this application is for site approval for an expansion of a motor vehicle used car dealership. It is property that was approved by the ZBA about 15 years ago. He said Auto Works was the original dealership. Then there was Magistry Motors. Mr. Conway indicated that Shamrock Motors opened in June of 2010.

Mr. Ussery referred to the original site approval. He pointed out on the plans the area where the building was located and noted that the rest of the property was utilized by Southern Auto for inventory storage. He said Mr. Conway is expanding his business to include some additional area that Southern Auto is no longer using. It is shown on the plans as display and inventory parking. He will be taking the rest of the frontage so he can increase his display area along Route 5 and have more inventory storage to the rear. The remaining area will be inventory for Southern Auto when needed. Mr. Ussery noted that they have an application pending for the Planning & Zoning Commission for a modification of site plan.

Mr. Giner pointed out that they are acting as agent of the Department of Motor Vehicles and just need to determine whether this is the appropriate place to display inventory of cars. He noted that this has been used like that for many years.

Mr. Giner asked if anyone in the audience wished to speak. No one came forward.

**MOTION:** To close the hearing on **ZBA #2012-08.** Morgan / Stremper / Unanimous

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**MOTION:** To approve **ZBA #2012-08** the application of Shamrock Motors for property located at 186 South Main Street, owned by LCC Partnership, for expansion of a location approval under Sec. 14-54 of the CGS for a used car dealer license [B-2 zone; [Map 32, Block 5, Lot 76 & 76A] Talamini / Stremper / Unanimous

Mr. Giner said this has been the same use for 15 years. He noted that they still have to get site plan approval from the Planning & Zoning Commission.

**OTHER BUSINESS:**

There was no other business.

**PUBLIC PARTICIPATION:**

There was no public participation.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of August 6, 2012. Morgan / Talamini

**In Favor:** Morgan; Talamini; Stremper; Davis

**Abstain:** Giner

**DISCUSSION:**

**Change of Meeting Starting Time:**

Ms. Newton asked the board members if they would consider changing the starting time to 7:00 p.m. for future meetings. This was briefly discussed by the ZBA members.

**MOTION:** To change the starting time to 7:00 p.m. for future meetings.  
Morgan / Davis / Unanimous

**Attendance at Meetings:**

Ms. Newton indicated that one of the ZBA members has missed the last four meetings. She noted that there is an ordinance that allows for the removal of a board member who misses four consecutive meetings. She asked the ZBA members if they want to contact that person to see if they have a conflict for coming to meetings. Mr. Giner said it hasn't been a problem getting a

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quorum as the alternates have been conscientious about attending meetings. He said he would contact the ZBA member to determine if he still wants to serve on the board.

**ADJOURNMENT:**

**MOTION:** To adjourn. Morgan / Stremper / Unanimous

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

Respectfully submitted,

Marlene Bauer, Recording Secretary