

**TOWN OF EAST WINDSOR – ZONING BOAR OF APPEALS  
MINUTES OF REGULAR MEETING  
MAY 6, 2013**

The East Windsor Zoning Board of Appeals held a meeting on Monday, May 6, 2013 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Scott Morgan, Dan Noble, James Stremper and Thomas Talamini; and Alternate Members Nolan Davis and David Menard. The meeting was called to order at 7:00 p.m. by Chairman José Giner.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as 5 Regular Members and 2 Alternate Members were present.

**NEW BUSINESS:**

**ZBA #2013-04** – Application of Glenn DeMarco for Modification to Location Approval under Sec. 14-54 of the CGS for a used car dealer license at 248-250 South Main Street, owned by James Balch. [B-2 zone; Map 12, Block 5, Lots 88 & 89]

Mr. Giner explained that they were there to act on an application for modification to a location approval under the CT General Statutes. They were acting as an arm of the DMV.

Mr. DeMarco came forward to explain his application. He referred to plans of the property and pointed out that their original plan was approved for 5 parking spaces in the front and 18 on the side. They want to get that switched and have the 18 spaces in front. Mr. Giner pointed out that some of the proposed parking spaces would be in the State right-of-way. He said they need to make sure that the State is aware of this. Mr. Giner indicated that they will also need site plan approval from the Planning and Zoning Commission.

**MOTION:** To approve **ZBA #2013-04** the application of Glenn DeMarco for Modification to Location Approval under Sec. 14-54 of the CGS for a used car dealer license at 248-250 South Main Street, owned by James Balch, with the stipulation that they get something from the State saying that it is OK to use their property.  
Noble / Morgan / Unanimous

**OTHER BUSINESS:**

Mr. Giner said the last time they met and had the hearing on Mr. Marino on Sunview Drive, he heard that some people had some concerns that some of the board members were talking to people in the audience before the meeting. He said it gives the impression that there was some

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undue influence outside the hearing. Mr. Giner said sometimes they do not realize how that appears to someone else. It's a small town and sometimes hard to avoid. He suggested they keep that in mind before the hearing. Also, he said if someone talks to them outside or calls them and says they are against the application, they should state that on the record. He said the point of the hearing is to give the applicant the chance to give testimony and they should let it be known at the hearing that they talked to that person. That gives the applicant the chance to respond.

**Land Use Academy:**

Mr. Giner noted that Scott Morgan had given the ZBA members some material from the Land Use Academy seminar that he attended. He said they put on a good program. Mr. Giner indicated that we have limited funds for board members to attend these types of seminars and we would be glad to send them as long as the funds are available.

**PUBLIC PARTICIPATION:**

No one requested to speak.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of April 1, 2013. Talamini / Stremper / Unanimous

**ADJOURNMENT:**

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

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary