

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
AUGUST 5, 2013**

The East Windsor Zoning Board of Appeals held a meeting on Monday, August 5, 2013 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 Member David Menard. Also present was Richard Pippin, Board of Selectmen liaison to the ZBA, and Kathy Pippin, Board of Finance member. The meeting was called to order at 7:00 p.m. by Chairman José Giner.

ESTABLISHMENT OF QUORUM:

A quorum was established as 4 Regular Members and 1 Alternate Member were present. Mr. Giner noted that David Menard would be sitting in as a voting member.

NEW HEARINGS:

ZBA #2013-05 - Application of James A. Chase for property located at 1 Fourth Street for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Lot Coverage)* to allow the placement of a storage shed that will exceed the maximum lot coverage of 15%. [R-3 zone; Map 62, Block 20, Lot 14]

James A. Chase came forward to explain his application. He noted that there was a shed there when he bought the house in the 70's. That shed is no longer there; it has rotted. He said he purchased the new shed to replace it. Mr. Giner said it looks like he has a non-conforming lot and doesn't have a lot of room to build on. He said the current zoning would require 30,000 sq. ft. minimum lot size.

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

Mr. Giner referred to a letter from Seth Renaud, the neighbor at 3 Fourth Street, dated 8/5/2013. The letter stated that Mr. Renaud has no problem with this variance.

MOTION: To close the hearing on **ZBA #2013-05**. Morgan / Talamini / Unanimous

MOTION: To approve **ZBA #2013-05** - Application of James A. Chase for property located at 1 Fourth Street for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Lot Coverage)* to allow the placement of a storage shed that will exceed the maximum lot coverage of 15%. [R-3 zone; Map 62, Block 20, Lot 14] in accordance with the plans submitted. The lot coverage is now 16%. Morgan / Stremper / Unanimous

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Mr. Giner said this looks pretty straightforward. The lot existed prior to present zoning.

ZBA #2013-06 – Application of John Melnick for property located at 47 Wells Road for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow the addition of a fireplace to the living room and a covered porch to an addition to an existing house, to be located less than the minimum of 50 feet from the front property line. [A-1 zone; Map 115, Block 28, Lot 34A]

Mr. Melnick came forward along with Tim Pikiell, his contractor. Mr. Melnick explained that the existing house was built in about 1900 before any zoning laws. It is limited to where he can add on. Mr. Giner pointed out that the house itself is sitting over the front setback. He referred to plans of the property and noted that the proposed addition would be added to the side of the house and makes the required setback. The variance is only for the proposed porch to be attached to the addition. The chimney would be added to the existing house that is already beyond the setback.

Mr. Giner opened up the hearing to the public. No one wished to speak.

MOTION: To close the hearing on **ZBA #2013-06**. Morgan / Talamini / Unanimous

MOTION: To approve **ZBA #2013-06** – Application of John Melnick for property located at 47 Wells Road for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow the addition of a fireplace to the living room and a covered porch to an addition to an existing house, to be located less than the minimum of 50 feet from the front property line. [A-1 zone; Map 115, Block 28, Lot 34A], in accordance with the plans submitted. Morgan / Talamini / Unanimous

Mr. Giner said that this is something that is pre-existing. The house was there before zoning.

OTHER BUSINESS:

Mr Menard asked is there was a maximum amount of out buildings allowed. It was noted that in the residential zones the maximum lot coverage allowed is 15%. Mr. Giner noted that as long as they are under the 15%, they can have as many out buildings as they want. It was also noted that there are maximum size requirements for out buildings depending on the zone.

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PUBLIC PARTICIPATION:

No one requested to speak.

APPROVAL OF MINUTES:

Mr. Morgan pointed out one spelling error on page one. On the first line, the D was eliminated from the word BOARD.

MOTION: To approve the minutes of May 6, 2013, with the one correction
Morgan / Stremper / Unanimous

ADJOURNMENT:

MOTION: To adjourn Stremper / Talamini / Unanimous

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

Respectfully submitted,

Marlene Bauer, Recording Secretary