

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
APRIL 7, 2014**

The East Windsor Zoning Board of Appeals held a meeting on Monday, April 7, 2014 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Scott Morgan and Thomas Talamini; and Alternate Members Joe Sauerhoefer and Robert Yosky. Also present was Steve Dearborn, Board of Selectmen liaison to the ZBA, and Robin Newton, Zoning Enforcement Official. The meeting was called to order at 7:05 p.m. by Chairman José Giner.

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members and two Alternate Members were present. Mr. Giner noted that both Alternates, Mr. Sauerhoefer and Mr. Yosky, would be sitting as voting members.

The Pledge of Allegiance was recited.

Mr. Talamini read the legal notice as it appeared in publication.

NEW HEARINGS:

ZBA #2014-02 - Application of Ronald Masters for property located at 312 Rye Street, owned by Ronald and Nancy Masters, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a proposed addition to the rear of the existing house to be located partly in front of the required 50' front setback. [A-1 zone; Map 15, Block 42, Lot 26]

Mr. Morgan noted that he knows the applicant through Boy Scouts but that will not affect his decision tonight.

Ronald and Nancy Masters came forward to explain their application. Mr. Masters explained that the house was built in 1757 which predates all zoning regulations. He said they want to build a 15' x 16 two-story addition off the back of the house. About one-half is within the 50 foot front setback. Mrs. Masters noted that the addition is for a kitchen on the first floor and a studio on the second floor.

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

MOTION: To close the hearing on **ZBA #2014-02.**

Morgan / Yosky / Unanimous

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MOTION: To approve **ZBA #2014-02** the application of Ronald Masters for property located at 312 Rye Street, owned by Ronald and Nancy Masters, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a proposed addition to the rear of the existing house to be located 8 feet in front of the required 50’ front setback, in accordance with the plans submitted. [A-1 zone; Map 15, Block 42, Lot 26]

Discussion and Vote:

Mr. Giner said it looks straightforward. The house existed before zoning and you can’t put on a rear addition without violating the front setback.

In Favor: Unanimous

OTHER BUSINESS:

There was no other business to discuss.

PUBLIC PARTICIPATION:

No one requested to speak.

APPROVAL OF MINUTES:

The following corrections were noted: Page 1, second paragraph, line 3 should read: “Mr. **Giner** welcomed....” Page 3, the paragraph after the approval motion, line 3, it should read: “.....was to maintain a streetscape on Route 140 and that **it was not intended for Winkler Road.**” Page 4, second paragraph, line 5, it should read: “That would also require four votes to **overturn or to sustain the Zoning Enforcement Official’s decision.**”

MOTION: To approve the minutes of March 3, 2014, as corrected.
Morgan / Sauerhoefer / Unanimous

ADJOURNMENT:

MOTION: To adjourn Morgan / Talamini / Unanimous

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary