

TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
AUGUST 4, 2014

The East Windsor Zoning Board of Appeals held a meeting on Monday, August 4, 2014 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members Scott Morgan, Dan Noble, and Thomas Talamini; and Alternate Members Mystica Davis, Joe Sauerhoefer, and Bob Yosky. Also present were Selectman Richards, and Assistant Town Planner Robin Newton. The meeting was called to order at 7:00 p.m. by Commissioner Noble.

ESTABLISHMENT OF QUORUM:

A quorum was established as three (3) Regular Members and three (3) Alternate Members were present. The record shall note that Alternate Commissioner Yosky will fill in for Chairman Giner, and Alternate Commissioner Mystica Davis will fill in for Vice Chairman Nolan Davis.

The Commission Bylaws indicate that the longest serving member will serve as Acting Chairman in the absence of the regular Chairman. Commissioner Nolan declined to serve as Acting Chairman.

MOTION: To APPOINT Scott Morgan as Acting Chairman to take over the duties of Commissioner Noble.

Talamini moved/Mystica Davis seconded/VOTE: Unanimous

PLEDGE OF ALLEGIANCE:

Acting Chairman Morgan led the Commission in the Pledge of Allegiance.

LEGAL NOTICE:

The Legal Notice, which appeared in the Journal Inquirer on Wednesday, July 23, 2014, and Wednesday, July 30, 2014, was read by Commissioner Talamini.

- **ZBA #2014-04** – Application of Dennis Clarke for property located at 3 Fieldstone Lane, owned by Dennis & Zeta Clarke, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a front door overhang to be located partly in front of the required 50 foot front set back. [A-1 Zone; Map 18, Block 68, Lot 16-1].

NEW HEARING: ZBA #2014-04 – Application of Dennis Clarke for property located at 3 Fieldstone Lane, owned by Dennis & Zeta Clarke, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a front door overhang to be

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located partly in front of the required 50 foot front setback. [A-1 Zone; Map 18, Block 68, Lot 16-1]

Mr. Clarke came forward to discuss the proposal for installation of an overhang over the front door entrance to his home. He noted that he has had to replace the front door frame in the past due to deterioration from rain and snow. Installation of the overhang will protect the replacement door system. Mr. Clarke noted that installation of the overhang projects too far into the front yard setback; he is seeking a three (3) foot variance of the regulation prohibiting the protrusion.

Commissioner Mystica Davis questioned if the overhang will be attached to the original stairs? Mr. Clarke, referencing a manufacturer's product photo, indicated the overhang will be attached to the dwelling but will protect the original stairs. Commissioner Talamini questioned if Mr. Clarke will need to enlarge the stairs? Mr. Clarke replied negatively.

Acting Chairman Morgan queried the public for comments; no one present in the audience requested to speak.

Acting Chairman Morgan noted the lack of comments from the audience; he queried the Commission for a motion to close the Public Hearing.

MOTION: To CLOSE the Public Hearing on ZBA Application #2014-04 – Application of Dennis Clarke for property located at 3 Fieldstone Lane, owned by Dennis & Zeta Clarke, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a front door overhang to be located partly in front of the required 50 foot front setback. [A-1 Zone; Map 18, Block 68, Lot 16-1].

Talamini moved/Noble seconded/ VOTE: In Favor: Unanimous

Commissioner Talamini suggested granting this variance may encourage other homeowners in this subdivision to apply for similar variances, as many of the other lots are laid out in a similar fashion to Mr. Clarke's property. Assistant Town Planner Newton suggested Mr. Clarke's lot is unique as it is a double frontage lot; she felt that to maximize the lot the developer moved the house forward further than other lots. She also noted Mr. Clarke's lot is impacted by the septic system to the side of the dwelling. Assistant Town Planner Newton noted the regulations allow for projections into the front yard but the projections don't include overhangs. She clarified that the request is for a three (3) foot variance.

MOTION: To APPROVE ZBA Application #2014-04 – Application of Dennis Clarke for property located at 3 Fieldstone Lane, owned by Dennis & Zeta Clarke, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Setback)* to allow a front door overhang to be located partly in front of the required 50 foot front setback. [A-1 Zone; Map 18, Block 68, Lot 16-1].

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Noble moved/Mystica Davis seconded/VOTE: In Favor: Unanimous (No one opposed/No abstentions).

OTHER BUSINESS: None.

PUBLIC PARTICIPATION: No one requested to speak.

APPROVAL OF MINUTES/May 5, 2014:

MOTION: To approve the Minutes of May 5, 2014 as presented.

Noble moved/Talamini seconded/VOTE: In Favor: Unanimous (No one opposed/No abstentions).

ADJOURNMENT:

MOTION: To adjourn this Meeting at 7:15 p.m.

Noble moved/Talamini seconded/VOTE: In Favor: Unanimous

Respectfully submitted: _____
Peg Hoffman, Substitute Record Secretary, East Windsor Zoning Board of Appeals.