

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS  
MINUTES OF REGULAR MEETING  
DECEMBER 1, 2014**

The East Windsor Zoning Board of Appeals held a meeting on Monday, December 1, 2014 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan, Dan Noble and Thomas Talamini; and Alternate Members Joe Sauerhoefer and Robert Yosky. The meeting was called to order by Chairman José Giner at 7:00 p.m.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as all five regular members and two alternate members were present.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

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

**NEW HEARINGS:**

**ZBA #2014-10** - Application of David K. Pitney for property located at 6 Winton Road, owned by Jacqueline R. Couture, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Minimum Lot Size)* to allow a parcel with 25,000 ± sq. ft. where 30,000 sq. ft. is the minimum lot size. [R-3 zone; Map 52, Block 5, Lot W41]

Jay Ussery of J. R. Russo & Associates came forward. He explained that after doing some research and work in the office and speaking with Robin Newton, they would like to withdraw their application. Reference was made to a letter dated December 1, 2014 from Mr. Ussery on behalf of their client David K. Pitney withdrawing the application. Mr. Ussery said this is a complicated lot. Some land was attached to it and there is a deed that had some errors in it. They used the lot area on the Assessor's card and found an error of about 7,000 sq. ft. Mr. Pitney wants to purchase a piece of land behind his house that is owned by his mother-in-law. It appeared based on the deeds and the Assessor's map that they would need a variance. Mr. Ussery said it now looks like they will be able to meet the 30,000 sq. ft. requirement.

**MOTION:** To close the hearing on **ZBA #2014-10**.

Talamini / Noble / Unanimous

**MOTION:** To accept the withdrawal of the application for **ZBA #2014-10**.

Talamini / Noble / Unanimous

**OTHER BUSINESS:**

**2015 Meeting Schedule**

**MOTION:** To approve the meeting schedule for 2015.

Morgan / Davis / Unanimous

**PUBLIC PARTICIPATION**

No one requested to speak.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of November 3, 2014.

Morgan / Noble / Unanimous

**ADJOURNMENT:**

**MOTION:** To adjourn.

Morgan / Davis / Unanimous

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Marlene Bauer, Recording Secretary