

Town of East Windsor
Zoning Board of Appeals
11 Rye Street
Broad Brook, Connecticut 06016
(860) 623-6030

MINUTES OF THE REGULAR MEETING,
May 7, 2018 at 7:00 p.m.

These minutes are not official until approved at a subsequent meeting.

The East Windsor Zoning Board of Appeals held a meeting on Monday, May 7, 2018 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, Connecticut. The following members were present: Regular Members Jose Giner and Thomas Talamini; Alternate Members Mystica Davis, Bob Yosky and Bob Slate. The meeting was called to order by Chairman Jose Giner at 7:00 p.m.

ESTABLISHMENT OF A QUORUM:

A quorum was established as two regular members and three alternate members were present. It was determined that Mystica Davis, Bob Yosky and Bob Slate would be sitting in as voting members.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited. Mr. Talamini read the Legal Notice as it appeared in the publication. Chairman Giner explained the procedure for the public hearing and noted that it takes four votes in favor to approve variance.

NEW HEARING:

ZBA #2018-01 – Application of John Sollecito for property located at 117 Wells Road, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Side Yard Setback)*, to allow a 12' x 18' storage shed to be located 2 feet from the side property line where 10 feet is minimum requirement. (A-1 zone, Map 95, Block 30, Lot 113).

Mr. Sollecito came forward to explain his application. He stated that he lives at 117 Wells Road. He and his wife, Nora, are requesting a variance to allow them to place a 12' x 18' storage shed two feet away from the neighboring property line. He explained his property is pie shaped and tapers in where they wish the shed to be placed. There is a septic in the backyard and they would not be able to place it close to the septic and if they place it near the house, it would block the kitchen window. Mrs. Sollecito noted the neighbor's property is a large parcel and goes back very deep. Where they are requesting to place the shed will not infringe on the neighbor's

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privacy. It will be located six feet from the garage, making easy access. There will be about a six foot alley way in order to access the shed. She noted this is the only place where the shed will work on their property. He was asked about a chain-linked fence which is shown on the picture and Mr. Sollecito indicated the fence goes all the way to the back of that property as the previous owners of the property had dogs. The shed they wish to purchase is from the Barn Yard and they both feel it will add to the appearance of their property.

The Board Members asked questions about the septic system, one that was abandoned and one that is currently in use. The applicant indicated that they are on city water but the septic is still being used. Another reason for putting the shed next to the garage is for easy access as they will be storing lawn mowers, snow blowers and other outside equipment. It was noted the map that was being used during this hearing was dated 1979 so there have been a few changes since then to the property, for instance, a deck was built off the house. At that time, the septic system was moved. The Board inquired about emergency vehicles having access to the property if needed. It was noted that there is a driveway on one side and a gate on the other side so vehicles could get back there if they needed to get back there. There was a concern there was no room between the shed and garage. Mrs. Sollecito indicated there is about a six foot alleyway which seems to be an ample amount of space to get in and out of there. It was also asked where the sign was located on their property as he was unable to see it when he drove by. He was told it is on the side front yard as there are trees and shrubs so it is shaded and doesn't stand out.

MOTION: To close the hearing on ZBA #2018-01. Talamini/Slate/Unanimous

MOTION: To approve ZBA #2018-01 – Application of John Sollecito for property located at 117 Wells Road, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Side Yard Setback)*, to allow a 12' x 18' storage shed to be located 2 feet from the side property line where 10 feet is minimum requirement. (A-1 zone, Map 95, Block 30, Lot 113). Talamini/Davis, M./Unanimous

OTHER BUSINESS:

None

PUBLIC PARTICIPATION:

None.

APPROVAL OF MINUTES:

MOTION: To approve the Minutes of December 4, 2017.

Talamini/Davis, M.
In Favor: Giner, Talamini, Davis, M.
and Yosky
Abstain: Slate
Motion Passed.

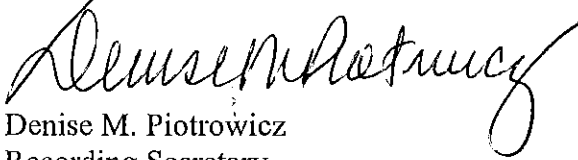
ADJOURNMENT:

MOTION: To adjourn.

Talamini/Yosky/Unanimous

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,



Denise M. Piotrowicz
Recording Secretary