

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
JULY 2, 2018**

The East Windsor Zoning Board of Appeals held a meeting on Monday, July 2, 2018 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members Nolan Davis, Scott Morgan, Dan Noble and Tom Talamini, and Alternate Members Mystica Davis, Bob Slate and Bob Yosky. The meeting was called to order by Vice Chairman Nolan Davis at 7:08 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as four regular members and three alternate members were present. It was determined that Bob Yosky would be sitting in as a voting member.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited. Mr. Talamini read the Legal Notice as it appeared in publication.

NEW HEARING:

ZBA #2018-02 – Application of Laurence S. Johnson for property located at 12 Spring Street, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Yard Setback)*, to allow a 24' x 24' garage to be located 22 feet from the front property line where 35 feet is the minimum requirement. (R-1 zone; Map 101, Block 9, Lot 2A & 4).

Mr. Johnson came forward to explain his application. He referred to plans and explained that the house faces Spring Street. The area where you park in on Dean Avenue. The people he bought the house from had a shed that they took down. Mr. Johnson said he would have preferred to keep it there so he wouldn't lose the grandfathering. He said in order to put the garage up it can only feasibly go in that spot where the shed was located. He's moving it within 22 feet of the property line rather than where it used to be. The slab is there. Mr. Johnson said he would get the garage from Kloter Farms. He noted that the corner of the house is 22 feet from the property line. He said this fits with everything else in the neighborhood, down the street and across the street.

Mr. Talamini asked why he can't put the garage further back. Mr. Johnson responded that he would have to take down the trees. He noted that his property is on a sewer. The house was built in the 1860's.

Mr. Johnson said his hardship is because of the shape of the lot. There is only 86 feet in the front. He would have to tear down the trees to put it in the back. The asphalt and concrete is on the Dean Avenue side.

Mr. Noble said it is set back further than the existing slab. He is trying to make it more conforming. Mr. Talamini said he is keeping in line with the house. It is the village look that they

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are going for in Warehouse Point. Mr. Slate said on the other side of Dean Avenue the garage on one property is about one foot from the line and the garage on the other side is also about a foot away. He said it is a vast improvement from what he has now.

At this time Mr. Davis opened up the hearing to the public. No one wished to speak.

MOTION: To close the hearing on **ZBA #2018-02**. Talamini / Morgan / Unanimous

MOTION: To approve **ZBA #2018-02** – Application of Laurence S. Johnson for property located at 12 Spring Street, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Front Yard Setback)*, to allow a 24' x 24' garage to be located 22 feet from the front property line where 35 feet is the minimum requirement. (R-1 zone; Map 101, Block 9, Lot 2A & 4). Approved in accordance with plans provided. Talamini / Morgan / Unanimous

OTHER BUSINESS:

None

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of May 7, 2018.
Talamini / Yosky

In Favor: Talamini, Yosky, N. Davis, Noble

Abstain: Morgan

ADJOURNMENT:

MOTION: To adjourn. Morgan / Talamini / Unanimous

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,
Marlene Bauer, Recording Secretary