

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
AUGUST 6, 2018**

The East Windsor Zoning Board of Appeals held a meeting on Monday, August 6, 2018 at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT. The following members were present: Regular Members Nolan Davis, Scott Morgan and Tom Talamini, and Alternate Members Bob Slate and Bob Yosky. Also present was Matt Tyksinski, Assistant Planner, Zoning Enforcement Official, Wetlands Agent. The meeting was called to order by Vice Chairman Nolan Davis at 7:09 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as three regular members and two alternate members were present. It was determined that Bob Slate and Bob Yosky 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 publication.

NEW HEARING:

ZBA #2018-03 – Application of Nicholas Laskos for property located at 177 Windsorville Road, for a variance of Section 408.3 – *Minimum Standards for Rear Lots* to allow a rear lot with 15 feet of frontage where 30 is the minimum required. (R-3 zone; Map 48, Block 60, Lot 19A)

Nicholas Laskos came forward to explain his application. He said he moved to East Windsor about two years ago. He is a graduate of horticulture studies at UConn. He is on the Town Agricultural and Conservation Commissions and the Economic Development Commission. Mr. Laskos said he is a small farmer, currently growing sunflowers. He noted that there is a barn on the property. When he purchased this property it was overgrown. He spent last year cutting trees and bringing it back. He said he was able to get electricity from Eversource. It was approved for a septic and it has a well. He said the site has everything it needs for a house. He would like to be able to have a house there and walk out to the farm. He noted that he is also growing hops. He said he owns a small farm house where he is currently living. He wants to sell that house and move to this property.

Mr. Laskos said he understands there are rules for a reason. They would need to be able to get emergency vehicles in. He said Blaine Simpkins lives across the street. He said Mr. Simpkins said hypothetically if the barn was on fire they would be able to get in there. Mr. Laskos said if it was hard to get in there it would be hard to get insurance. He said that is the risk that he will be willing to take. Mr. Lasko indicated that the zoning regulations require a 12-foot wide gravel driveway with 3 feet of passable area on either side. He said he has a 16-foot driveway and is asking for a 14 foot variance. Mr. Talamini said he would want to see a letter from the fire department stating that they would be able to get emergency vehicles onto the property. He said it is one thing to lose a barn and another to lose a house.

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Mr. Slate noted that to the left of the property is Town property. Mr. Morgan referred to previous correspondence from Laurie Whitten where she stated that she was concerned about the safety and didn't think that we would approve it. The correspondence also brought up the possibility of purchasing a portion of the adjacent property from the Town. Mr. Laskos said he felt that this was the easier way to go about it. It was noted that this would need Planning & Zoning Commission approval if this is approved.

At this time Mr. Davis opened up the hearing to the public.

Dick Pippin stated that the lot has been in existence for years. He said fire trucks are only about 8' 6" wide. He said the land there is good. It is all sand and gravel. He said you can't go to the right because the septic tank is there. He said you could take the fence down between the park and his property and fire trucks could go there.

MOTION: To close the hearing on **ZBA #2018-03**. Morgan / Yosky / Unanimous

MOTION: To approve **ZBA #2018-03** the application of Nicholas Laskos for property located at 177 Windsorville Road, for a variance of Section 408.3 – *Minimum Standards for Rear Lots* to allow a rear lot with 15 feet of frontage where 30 is the minimum required, with the stipulation that the Planning & Zoning Commission get a letter from the fire department stating that the driveway is adequate for emergency vehicles to get access. Talamini / Morgan / Unanimous

Mr. Talamini told Mr. Laskos that he would have to have the letter before he goes to the Planning & Zoning Commission.

OTHER BUSINESS:

None

PUBLIC PARTICIPATION

No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of July 2, 2018. Morgan / Yosky / Unanimous

ADJOURNMENT:

MOTION: To adjourn. Morgan / Talamini / Unanimous

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Marlene Bauer, Recording Secretary