

**TOWN OF EAST WINDSOR
ZONING BOARD OF APPEALS**
11 RYE STREET
BROAD BROOK, CT 06016

SCHEDULE OF MOTIONS

Monday, February 5, 2024
7:00 p.m.

Zoning Board of Appeals

Nolan Davis
Steve Smith
Mystica Davis
Dan Noble
Elizabeth McGuire

Alternates

David Swaim
Scott Morgan

Join Zoom Meeting <https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 8971799 Dial
by your location

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York)

Meeting ID: 714 8971799

Find your local number: <https://us06web.zoom.us/j/7148971799>

ATTENDANCE: Director of Planning & Zoning Enforcement Officer Ruthanne Calabrese, Vice Chairman Elizabeth McGuire, Regular Members: Mystica Davis, Dan Noble; Alternate members David Swaim and Scott Morgan were present at the Call to Order.

ABSENT: Chairman Nolan Davis, Secretary Steve Smith.

GUEST: Glenn Moule applicant, Victor and Susan DeCapua, neighbors.

I. TIME AND PLACE OF MEETING:

Elizabeth McGuire called the February 5, 2024 Special Meeting of the East Windsor Zoning Board of Appeals to Order at 7:00 p.m. in person and via Zoom.

II. ESTABLISH QUORUM:

Vice Chairman Elizabeth McGuire noted the Board has established a quorum with three Members present in-person and two Alternate Members at the Call to Order. Alternate Members David Swaim and Scott Morgan were appointed as a Regular Members for this meeting.

III. PLEDGE OF ALLEGIANCE:

Elizabeth McGuire led the Board in the Pledge of Allegiance.

IV. NEW HEARING:

ZBA# 2024-01 Variance Request—requesting a side yard setback variance of 6ft where 10ft. is required per sections 301.7 and 401 of the East Windsor Zoning Regulations. Owner/Applicant: Glenn Moule. Address: 29 Tromley Road, East Windsor. M: 62 B:19 L:070. Zone R-3.

MOTION To **CLOSE** Public Hearing
Noble moved/Swaim seconded/**DISCUSSION:** None

VOTE: by a show of hands:
In Favor: Davis/McGuire/Noble/ Morgan/Swaim
(No one opposed/No abstentions)

MOTION: To **Grant a 6-foot Variance** to the 10-foot side yard setback requirement for accessory structures of Section 401 Bulk Area Requirements of the East Windsor Zoning Regulations.

Noble moved/Swaim seconded/**DISCUSSION:** None
VOTE: by a show of hands:
In Favor: Davis/McGuire/Noble/ Morgan/Swaim
(No one opposed/No abstentions)

V. OTHER BUSINESS:

A. 2024 Revisions to Bylaws (continued from 2/1/2024)

MOTION: To **APPROVE** the BYLAWS of the Town of East Windsor Zoning Board of Appeals.

Noble moved/Davis seconded/**DISCUSSION:** None
VOTE: by a show of hands:
In Favor: Davis/McGuire/Noble/Swaim/Scott
(No one opposed/No abstentions)

VI. APPROVAL OF MINUTES:

A. January 17, 2024, Special Meeting.

The following corrections were suggested:

- ☐ *Steve Smith was not present at the meeting.*
- ☐ *David Swaim was not seated as a Regular Member as the Board had all Regular Members present.*
- ☐ *Page 2, David Swaim seconded a motion not Smith.*
- ☐ *Scott Morgan who was seated as a Regular Member.*
- ☐ *Page 1 states that Nolan Davis was still a Vice Chairman as the election of officers did not occur at that time.*

MOTION: To **APPROVE** the meeting minutes as amended.

Swaim moved/ Davis seconded/ **DISCUSSION:** None

VOTE by a show of hands:

In Favor: Davis/Noble/McGuire/Swaim/Morgan
(No one opposed/ No abstentions)

VII. ADJOURN:

MOTION: To **ADJOURN** the meeting at 8:03 p.m.

Noble moved/McGuire seconded/ **DISCUSSION:** None

VOTE by a show of hands:

In Favor: Noble/Davis/McGuire/Swaim/Morgan
(No one opposed/ No abstentions)

Respectfully submitted,
Sabo Khalilova, Recording Secretary, East Windsor Zoning Board of Appeals