

**ZONING BOARD OF APPEALS
March 31, 2022
TOWN OF EAST HARTFORD
740 MAIN STREET
EAST HARTFORD, CT 06108**

Robert J. Bask
**2022 APR -5 AM 9:21
TOWN CLERK
EAST HARTFORD**



REGULAR MEETING

The Regular Meeting of the Zoning Board of Appeals was called to order by Chairman James McElroy at 7:00 p.m. in the Town Council Chambers.

PRESENT: Members: James McElroy, David Repoli, Timothy Siggia and Harrison Amadasun.

Also Present: Vilma de Leon, Assistant Zoning Enforcement Official, Gary Zalucki, Former Assistant Zoning Enforcement Official, Jeffrey Cormier, Town Planner, Bruce Cohen, Building Department and Clerk, Juliet Relp

ABSENT: Daniel Bogosian, Fady El-Hachem (Excused), Randolph Krause

I. CHAIRMAN James McElroy – Called meeting to Order – 7:00 p.m.

II. HEARING OF ITEMS TO COME BEFORE THE BOARD; CALL OF ITEMS:

1. **Adam J. Teller, Agent for Riverview Plaza, LLC, 20 Hartland Street, (AKA 99 Founders Plaza),** is appealing the order of the Zoning Enforcement Official, 404.1(b)(2), for illegal uses found in the building, a violation of **Section 404.1- Permitted Uses**, of the zoning regulations (**Zone B-4**). **(Continued from the February 24, 2022 meeting.)**
2. **Ronnie Mirabal, 122 Walnut Street - Requests a variance from Section 214.2 (a & b) Accessory Structures,** to permit a swimming pool in the side yard. (**Zone R-3**)
3. **Carlos Costa, Costa East LLC, 1014 Main Street – Requests a variance from Section 222.1(a)(1),** to permit alcoholic sales within 500 feet from a public program. (**Zone B-5**).
4. **Jose Moreno, 370 Burnside Avenue – Requests a variance from Section 401.2(b),** to permit a convenience store within 1,000 feet from another convenience store. (**Zone B-1**)

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

The Chairman stated that there is not a quorum of 5 to vote and the parties have an option of postponing until the next meeting. If they choose to go forward, they can appeal but not because of the fact that it is only 4 members.

1. **Adam J. Teller, Agent for Riverview Plaza, LLC, 20 Hartland Street, (AKA 99 Founders Plaza),** is appealing the order of the Zoning Enforcement Official, 404.1(b)(2), for illegal uses found in the building, a violation of **Section 404.1- Permitted Uses**, of the zoning regulations (**Zone B-4**). **(Continued from the February 24 2022 meeting.)**

Mr. McElroy stated that since there is not a quorum, the hearing would be continues to the next meeting on April 28, 2022.

2. **Ronnie Mirabal, 122 Walnut Street** – Requests a variance from **Section 214.2(a & b) Accessory Structures**, to permit a swimming pool in the side yard. **(Zone R-3).**

(Desire Aponte spoke on behalf of Ronnie Mirabal) – They would like to put a pool at the side of the house because of consideration for their neighbors regarding he noise. She already spoke to the neighbors and they agreed.

Gary Zalucki, Former Assistant Zoning Enforcement Official and David Repoli both stated that accessory structure should be in the backyard and are there any other restrictions.

Ms. Aponte stated that the backyard is uneven and there is also a fireplace and lots of trees.

Mr. Repoli made a motion to approve the application. Seconded by Mr. Siggia. Variance Approved 4-0

3. **Carlos Costa, Costa East LLC, 1014 Main Street** – Requests a variance from **Section 222.1(a)(1)**, to permit alcoholic sales within 500 feet from a public program. **(Zone B-5).**

Mr. Costa would like the opportunity to have a liquor license for his restaurant.

Gary Zalucki, Former Assistant Zoning Enforcement Official stated that a similar variance was granted to the building next door and the Town doesn't have a problem with a restaurant having a liquor license.

Mr. Repoli made a motion to approve the application. Seconded by Mr. Amadasun. Variance Approved 4-0.

4. **Jose Moreno, 370 Burnside Avenue** – Requests a variance from **Section 401.2(b)**, to permit a convenience store within 1,000 feet from another convenience store. **(Zone B-1).**

Mr. Moreno postponed Variance until the next meeting on April 28, 2022.

IV. NEW BUSINESS –

Re-introduced new clerk

Mandatory training for new ZBA members to take place starting next year.

V. APPROVAL OF ZBA MINUTES FOR February 24, 2022

Mr. Repoli made a motion to approve the minutes. Seconded by Mr. Amadasun. Vote 3-0

VI. PAYMENT OF BILLS

A. Payment of Clerk - \$100.00

Mr. Amadasun made a motion to remit payment to the Clerk. Seconded by Mr. Repoli. Vote 4-0.

VII. ADJOURNMENT

There being no further business – **Motion to adjourn at 7:46pm – APPROVED BY Mr. Repoli.**

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, April 28, 2022.

Respectfully submitted by Juliet Relph, Clerk.