

**ZONING BOARD OF APPEALS
January 26, 2023
TOWN OF EAST HARTFORD
50 Chapman Place
Community Cultural Center Auditorium
EAST HARTFORD, CT 06108**



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 Community Cultural Center Auditorium.

PRESENT: Members: James McElroy, David Repoli, Fady El-Hachem, Harrison Amadasun, Erwin Hurst and Daron Ross.

Also Present: Vilma de Leon, Assistant Zoning Enforcement Official, Steve Hnatuck, Interim Town Planner, and Juliet Relph, Clerk

ABSENT: None

Pledge of Allegiance led by Chairman, James McElroy

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. Kaye Simpson, 62 Adam Street is appealing the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a short-term rental business (Airbnb) in a residential zone, a violation of **Section 304.1** Permitted uses of the zoning regulations. (**Zone R-4**)

III. HEARINGS DISCUSSION AND BOARD DECISIONS:

1. Kaye Simpson, 62 Adam Street is appealing the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a short-term rental business (Airbnb) in residential zone, a violation of **Section 304.1** Permitted uses of the zoning regulations. (**Zone R-4**)

Numerous complaints were submitted to the Town of East Hartford Assistant Zoning Enforcement regarding problems at 62 Adams Street; The complaint listed loud noise, garbage and loud music. It was also said that the house is being used as an Airbnb and is disturbing the neighbors.

Ms. Simpson stated that the house is not an Airbnb but is a rooming house for nurses and business travelers. She said she is very strict, and all necessary precautions are in place. Maybe the complaints were filed by someone trying to get back at her.

She would like clarification on what is being violated. It is not a rooming house. She rents to travelling professionals, like nurses, and it does not fall under a rooming house. There are no parties or events. The exterior and interior are well maintained.

A discussion was held and it was asked if the police were notified at any time and the answer was no. Town Planner, Steve Hnatuck stated that the use of this property due to short-term is not permitted in the Town of East Hartford, and several violations were submitted by a neighbor. Property is listed as an Airbnb on the internet and that creates an issue.

Chairman McElroy said he has many questions regarding this issue and will send to the Town's corporate counsel and would like to table until the next meeting in February 23, 2023.

Chairman James McElroy made a motion to table until next meeting and seconded by David Repoli. Motion approved by Vote 6-0.

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

A. Larry Hampton, Oasis Barbershop & Salon, LLC v. Town of East Hartford Zoning board of Appeals – WITHDRAWN

B. ONS Investments, LLC v. Town of East Hartford Zoning board of Appeals – WITHDRAWN

VI. MISCELLANEOUS –

A. New Members – Daron Ross and Erin Hurst were welcome by the Board.

VII. APPROVAL OF ZBA MINUTES FOR November 17, 2022

David Repoli made a motion to approve the minutes. Seconded by Harrison Amadusun. Motion approved by Vote 4-0

VIII. PAYMENT OF BILLS

A. Payment of Clerk - \$100.00

David Repoli made a motion to remit payment to the clerk. Seconded by Fady El-Hachem Motion approved by Vote 6-0

IX. ADJOURNMENT - There being no further business –

Daron Ross made a motion to adjourn at 8:08pm – Seconded by Erwin Hurst. Motion approved by Vote 6-0

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, February 23, 2023.

Respectfully submitted by Juliet Relph, Clerk.