

**ZONING BOARD OF APPEALS**  
**June 29, 2023**  
**TOWN OF EAST HARTFORD**  
**740 MAIN STREET**  
**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 Sr., and Daron Ross.

**Also Present:** Vilma de Leon, Assistant Zoning Enforcement Official 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. 66 Burnside Avenue, LLC, **66 Burnside Avenue**, is appealing against the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a rooming house, a violation of **Section 3.2** – Business Zones and Uses of the zoning regulations. **(Zone B-2). [Withdrawn by the applicant]**
2. Milton East Hartford Investments, LLC, **99-101 East River Drive**, requests a variance from **Section 3.2** – Business Zones and Uses, to permit a college facility (Arizona College of Nursing). **(Zone B-4). [Postponed to July 27, 2023 meeting by the request of the owner]**
3. VN Family Property, LLC, **110 Main Street**, is appealing the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a rooming house, a Barber Shop, a Spa and a Nail Salon, a violation of **Section 3.2** – Business Zones and Uses and **Section 3.2.B.3/Section 6.5.A.1** – Personal Service Establishments Type 2 of the zoning regulations. **(Zone B-1).**

**III. HEARINGS DISCUSSION AND BOARD DECISIONS:**

1. 66 Burnside Avenue, LLC, **66 Burnside Avenue**, is appealing against the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a rooming house, a violation of **Section 3.2** – Business Zones and Uses of the zoning regulations. **(Zone B-2). [Withdrawn by the applicant via email]**
2. Milton East Hartford Investments, LLC, **99-101 East River Drive**, requests a variance from **Section 3.2** – Business Zones and Uses, to permit a college facility (Arizona College of Nursing). **(Zone B-4). [Postponed to July 27, 2023 meeting by the request of the owner]**

3. VN Family Property, LLC, **110 Main Street**, is appealing the order of the Assistant Zoning Enforcement Official to Cease and Desist the operation of a rooming house, a Barber Shop, a Spa and a Nail Salon, a violation of **Section 3.2 – Business Zones and Uses** and **Section 3.2.B.3/Section 6.5.A.1 – Personal Service Establishments Type 2** of the zoning regulations. **(Zone B-1)**.

On September 1, 2022, a detailed email from Vilma DeLeon, Assistant Zoning Enforcement Official was sent to the applicants on September 1, 2022 explaining the Business (B-1) zone and the different Tiers (1 and II).

On Monday, May 22, 2023, Town Fire, Building, Development, and Health Staff conducted a site visit at 110 Main Street with the applicant. It was determined that the existing barber, spa, and nail salon business on the first floor of the building at the subject property had been in operation without proper Planning, Zoning, Fire, Building and Health approvals. Additionally, during the site visit, it was determined that the second floor of the building was being used as a rooming house. There are no Building Department permits or Certificates of Occupancy for the above-mentioned uses.

The applicant stated that she did not know the rooming house was illegal and has asked the tenants to vacate the rooming house.

**Commissioner John McElroy made a motion to continue the hearing until next month so the applicant can meet with legal services and the town to clarify what is needed and how to go about resolving it, and to hire an architect for to provide building proposed plans. - Seconded by Fady El-Hachem.**

**[Erwin Hurst, Sr. abstained – He recused himself and left the room] (Approved by a vote of 5/0)**

**IV. OLD BUSINESS - NONE**

**V. NEW BUSINESS**

Commissioner John McElroy stated that it is mandated that all commissioners are due for their annual training session sometime in October or November.

**VI. MISCELLANEOUS – NONE**

**VII. APPROVAL OF ZBA MINUTES FOR MAY 25, 2023-**

Corrections to minutes – spelling of names: Harrison Amadasun and Erwin Hurst, Sr.

**David Repoli made a motion to approve the minutes with amendments and Seconded by Harrison Amadasun. Vote 6-0**

**VIII. PAYMENT OF BILLS**

**A. Payment of Clerk - \$100.00**

**Harrison Amadasun made a motion to remit payment to the clerk. Seconded by David Repoli. Vote 6-0**

**IX. ADJOURNMENT - There being no further business –**

**Daron Ross made a motion to adjourn at 7:45pm – Seconded by Erwin Hurst, Sr. Vote 6-0**

The next regular meeting of the Zoning Board of Appeals is scheduled for Thursday, July 27, 2023.

Respectfully submitted by Juliet Relph, Clerk.