

**TOWN OF SOUTH WINDSOR  
ZONING BOARD OF APPEALS**

**Minutes**

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**March 7, 2019**

**MEMBERS PRESENT:** Erik Dabrowski, Wayne Kilburn, Steven Carty, James Kupchunos, Teri Parrott

**ALTERNATES PRESENT:** Edwina Futtner (left prior to public hearing)

**STAFF PRESENT:** Donna Thompson, Recording Secretary

The following are motions made during the March 7, 2019 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:30 pm.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, February 23, 2019 and Saturday, March 2, 2019.

**Public Hearing / Madden Room**

App. 2829-19 – Francis Bordua – request for a 50 ft variance to Table 3.1.2A to allow a 128 ft by 32 ft addition to an existing non-conforming tobacco barn 0 feet from the front property line (50 feet required), on property located at 1467R Main Street, A-40 zone.

Mr. Bordua presented application. Mr. Bordua stated that tobacco barns are built at the edge of the property in order to provide the most land available for farming. The addition to the existing barn would be following this concept and continue to allow the most use of the farmland. Mr. Bordua stated that placing the shed even 50 feet into the field would lose ½ acre of agricultural production.

Close hearing @ 7:40 pm  
Was made by Board Member Kilburn  
Seconded by Board Member Kupchunos  
The motion: Carried  
Vote: Unanimous

**Deliberations**

App. 2829-19 – Francis Bordua – request for a 50 ft variance to Table 3.1.2A to allow a 128 ft by 32 ft addition to an existing non-conforming tobacco barn 0 feet from the front property line (50 feet required), on property located at 1467R Main Street, A-40 zone.

Commissioners were in agreement that farming is very significant to the town and should be encouraged.

Hardship: placing the barn addition further into the field would negatively impact the use of the land for farming

Motion to: approve Appl 2829-19 as submitted  
Made by: Board Member Kilburn  
Second: Board Member Parrott  
Motion: Carried

**Public Hearing**

App. 2830-19 – Ana Rodriguez dba Eagle Auto Collision Center, LLC – request for approval of a Department of Motor Vehicle General Repairer License, on property located at 1505 John Fitch Blvd, Industrial zone.

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Ana Rodriguez and Rafael Otero represented the applicant. They have an established business and would like to expand it to 1505 John Fitch Blvd. The owner of the property, Frank Amodio, attended the meeting in support of the application.

Attorney Clifford Thier, representing Recovery Auto Collision, another tenant of 1505 John Fitch Blvd, requested that the hearing on App. #2830-19 remain open for thirty days in order to resolve some issues with the leasing of the property and which tenant could rightfully apply for a DMV license. Attorney Thier attended the meeting as well as submitting his request via email to town staff. Chair Dabrowski read Attorney Thier's email into the record.

Motion to: leave hearing on App. 2830-19 open until the next meeting, April 4, 2019

Was made by Board Member Kupchunos

Seconded by Board Member Parrott

The motion: Carried

Vote: Unanimous

**Approval of Minutes**

Motion to: approve minutes of February 7, 2019

Was made by Board Member Carty

Seconded by Board Member Kupchunos

The motion: Carried

Vote: 4 yea – Dabrowski, Kilburn, Carty, Kupchunos; Parrott abstained due to absence

**New Business:** none

**Old Business:** none

**Correspondence:** none

**Adjournment:**

Motion to: adjourn the meeting at 8:07 pm

Was made by Board Member Kilburn

Seconded by Board Member Parrott

The motion: Carried

Vote: Unanimous

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: April 4, 2019**