



TOWN OF ELLINGTON

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TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
JANUARY 4, 2016

PRESENT: Arthur Aube, Mark Spurling, Mort Heidari, Alternate Rodger Hosig and Alternate Ron Brown

ABSENT: Kenneth Braga, Dale Roberson, and Alternate Ron Stomberg

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning & Wetlands Enforcement Officer and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Acting Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:00 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): NONE

III. PUBLIC HEARINGS:

1. #V201524 – David Palazzolo, owner/applicant, for a variance of Ellington Zoning Regulations 6.3.7.A.2-Detached Signs Permitted in C, PC, I, and IP Zones: to reduce the setback to the front property line from 15' to 5' for a detached sign on property located at 38 West Road, APN 019-005-0002 in a C (Commercial) Zone.

TIME: 7:01

SEATED: A. Aube, M. Spurling, M. Heidari, R. Hosig, R. Brown

David Palazzolo, owner/applicant came forward for the application.

Acting Chairman Aube reviewed the history of the previous sign approval with the Commission. There is currently no detached sign at this property.

Mr. Palazzolo pointed out this is his wife's business. He reviewed the history of the old sign, and is requesting the new sign be located in the same location.

Commissioner Spurling inquired whether the Traffic Authority had commented on the application. John Colonese, Assistant Town Planner, stated there are no comments from staff in the file.

Commissioner Brown questioned the placement of the sign and if it would interfere with site lines. Mr. Palazzolo stated the sign will be placed 18' from the curb. Commissioner Heidari pointed out he remembers the old sign, and how there were no site line issues then.

MOVED (SPURLING), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V201524 – DAVID PALAZZOLO, OWNER/APPLICANT, FOR A VARIANCE OF ELLINGTON ZONING REGULATIONS 6.3.7.A.2-DETACHED SIGNS PERMITTED IN C, PC, I, AND IP ZONES: TO REDUCE THE SETBACK TO THE FRONT PROPERTY LINE FROM 15' TO 5' FOR A DETACHED SIGN ON PROPERTY LOCATED AT 38 WEST ROAD, APN 019-005-0002 IN A C (COMMERCIAL) ZONE.

MOVED (AUBE), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY APPROVE #V201524 – DAVID PALAZZOLO, OWNER/APPLICANT, FOR A VARIANCE OF ELLINGTON ZONING REGULATIONS 6.3.7.A.2-DETACHED SIGNS PERMITTED IN C, PC, I, AND IP ZONES: TO REDUCE THE SETBACK TO THE FRONT PROPERTY LINE FROM 15' TO 5' FOR A DETACHED SIGN ON PROPERTY LOCATED AT 38 WEST ROAD, APN 019-005-0002 IN A C (COMMERCIAL) ZONE.

HARDSHIP: DISTANCE FROM THE FRONT OF THE BUILDING TO SIDEWALK; NO OTHER REASONABLE LOCATION FOR THE SIGN.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the December 7, 2015, Meeting Minutes.

MOVED (BROWN), SECONDED (HOSIG) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 7, 2015 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

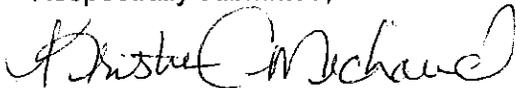
- a. **INVITATION:** Please join the Ellington and Tolland Economic Development Commissions for a free workshop; Fundamentals of Municipal Economic Development – A Transformational Approach, Wednesday, January 13, 2016, 6PM – 8PM, Town Hall Annex, 57 Main Street, Ellington.

SO NOTED

V. ADJOURNMENT:

MOVED (AUBE), SECONDED (SPURLING) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:10 PM.

Respectfully submitted,



Kristin Michaud
Recording Secretary