



# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MARCH 7, 2016

**PRESENT:** Kenneth Braga, Arthur Aube, Mark Spurling, Mort Heidari, Dale Roberson

**ABSENT:** Alternate Ron Brown, Alternate Ron Stomberg, and Alternate Rodger Hosig

### STAFF

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

### OTHERS

**PRESENT:** Robert Sandberg, Jr. & Mike Francis, Planning & Zoning Commission.

### I. CALL TO ORDER:

Acting Chairman Braga 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. #V201601 – Ellington Congregational Church, applicant/owner for a variance of Ellington Zoning Regulations Section 3.2.4–Bulk Height & Lot Coverage: to increase lot coverage to 70% for a parking area; Section 6.2.5(B & D)–Location of Parking Facilities: to reduce parking to a side property line to 5' and to reduce parking to a residential zone boundary to 0'; Section 6.2.7(A, B & C)–Landscaping: to allow exemption from screening a parking area from a residence or residential zone and landscaping a parking lot with interior landscaped islands and shade trees; Section 6.2.8–Landscaping and Lighting: to allow exemption from lighting the parking area at 72 Main Street, APN 063-040-0000 in Commercial (C) and Residential (R) Zones.

**TIME:** 7:01

**SEATED:** K. Braga, A. Aube, M. Spurling, M. Heidari, D. Roberson

Jack Hagopian, Trustee, Ellington Congregational Church and Rachel Dearborn, Landmark Surveys, LLC were present for the application.

Ms. Dearborn explained the church is interested in increasing their parking lot and number of parking spaces. She reviewed the variance requests with the commission and the reasons for them.

The commission questioned the parking demand at regular Sunday services. Mr. Hagopian stated additional vehicle spaces are currently needed as there is overflow during regular services. He believes the church is growing, and would like to meet their needs with additional parking.

Mike Francis, 80 Main Street, stated the church could do the proposed parking lot in pervious pavers eliminating the request for a lot coverage increase. He also suggested putting up a fence to provide privacy for his residence and eliminate the request for an exemption from screening a parking area to a residence.

Discussion ensued.

Commissioner Spurling asked the applicant if they could keep the lot coverage at 60%, which is the requirement in the commercial zone, adding 10% pervious pavers. Ms. Dearborn noted the church would prefer to use a gravel base or pave the parking lot area instead of including 10% pervious pavers.

Mr. Francis questioned the hardship for the variance requests. Ms. Dearborn stated the hardship as the use of the parcel, the lot being in a split zone, and the lot configuration.

**MOVED (SPURLING), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V201601.**

The commission held a brief discussion regarding the application.

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY REOPEN THE PUBLIC HEARING FOR #V201601.**

Ms. Dearborn inquired if the applicant were to change the lot coverage request to 60%, would that assist the commission in making a decision tonight. A couple commissioners expressed an interest to visit the site and review the application further.

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY CONTINUE THE PUBLIC HEARING TO A SPECIAL MEETING ON MONDAY, MARCH 14, 2016 AT 7:00PM AT THE TOWN HALL ANNEX, 57 MAIN STREET FOR #V201601.**

## **VI. NEW BUSINESS:**

1. Land Use Commission Training – Meeting Procedures, Ex Parte Communication, and Conflicts of Interest presented by Town Attorney Dorian Famiglietti.

Town Attorney Dory Famiglietti and Attorney Joe Capossela were present to discuss meeting procedures with the Commission. Subject matter included conducting a public hearing, making a motion, conflicts of interest, and other related topics.

**NO MOTIONS OR DECISIONS**

**VII. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 4, 2016, Meeting Minutes.

**MOVED (AUBE) SECONDED (HEIDARI) AND PASSED (ROBERSON - ABSTAINED) TO APPROVE THE JANUARY 4, 2016 MEETING MINUTES AS WRITTEN.**

2. Election of Officers for 2016

**MOVED (AUBE) AND SECONDED (SPURLING) TO NOMINATE AND ELECT KEN BRAGA AS CHAIRMAN FOR THE ZONING BOARD OF APPEALS FOR 2016.**

**MOVED (BRAGA) AND SECONDED (HEIDARI) TO NOMINATE AND ELECT ART AUBE AS VICE CHAIRMAN FOR THE ZONING BOARD OF APPEALS FOR 2016.**

**COMMISSIONERS K. BRAGA AND A. AUBE ACCEPTED THEIR RESPECTIVE NOMINATIONS.**

**HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.**

**THE MOTION TO ELECT KEN BRAGA AS CHAIRMAN AND ART AUBE AS VICE CHAIRMAN FOR THE ZONING BOARD OF APPEALS FOR 2016 PASSED UNANIMOUSLY.**

3. Correspondence/Discussion: NONE

**V. ADJOURNMENT:**

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:30 PM.**

Respectfully submitted,



Kristin Michaud  
Recording Secretary