



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES
MONDAY, MARCH 14, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Kenneth Braga, Vice Chairman Arthur Aube, Mark Spurling, Mort Heidari, Dale Roberson, and Alternate Ron Brown

ABSENT: Alternate Ron Stomberg and Alternate Rodger Hosig

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning & Wetlands Enforcement Officer and Troy M. Ciesco, Recording Clerk

OTHERS

PRESENT: Mike Francis, Planning & Zoning Commission.

I. CALL TO ORDER:

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

Rachel Dearborn of Landmark Surveys and Jack Hagopian of the Ellington Congregational Church were present to represent the application. Ms. Dearborn explained she adjusted the lot coverage calculations since the last meeting and handed out revised plans. She noted

the current lot coverage is 38% and the area of pervious pavers currently on the property will not be removed. Ms. Dearborn stated the proposed parking area will increase lot coverage to 52% and requested a variance to 60% to account for variations during the construction process. She pointed out the property originally had 60.3% lot coverage before the owners purchased an acre and added it to the existing lot area in 2005.

Ms. Dearborn further explained their original proposal included a row of evergreens at the rear property line, but after discussions with the abutter it was decided to propose a 6' white vinyl fence to match the current fence on the property and block headlights more effectively.

John Colonese, Assistant Town Planner/Zoning and Wetlands Enforcement Officer, clarified that the board was considering the application for the requests made in the legal notice.

Ms. Dearborn reviewed the plan with the board and clarified the size of the parking lot and the location of zone and property lines.

Commissioner Spurling suggested the planting of deciduous trees to the south of the parking lot to make up for the lack of landscaped islands. Mr. Hagopian asked how many should be planted; Commissioner Spurling responded with three. Mr. Hagopian was in agreement. Mr. Colonese read from the Ellington Zoning Regulations in regards to landscaped islands.

Commissioner Spurling clarified that they should consider a variance to 60% lot coverage instead of 70% lot coverage. Commissioner Heidari concurred with the suggestion to plant three trees. Commissioner Roberson was also in agreement, and noted he visited the site on Saturday.

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

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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 60% 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.

CONDITIONS:

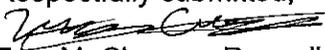
1. The applicant shall plant 3 deciduous trees no less than 2 inches in caliper within the next year.

HARDSHIP: The lot is bisected by the Residential and Commercial Zones; proposed parking lot allows for continuity to the existing parking lot.

V. ADJOURNMENT:

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:17 PM.

Respectfully submitted,


Troy M. Ciesco – Recording Clerk