



TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MONDAY, JULY 11, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Kenneth Braga, Vice Chairman Arthur Aube, Mark Spurling, Dale Roberson (arrived at 7:08 PM), Mort Heidari, Alternate Ron Brown and Alternate Rodger Hosig

ABSENT: Alternate Ron Stomberg

STAFF

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

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. V201603 – Sharon Perkins, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3–Minimum Yard Setbacks: to reduce the front yard setback from 35' to 10' feet on West Shore Road and from 60' to 1' on Stafford Road, and to reduce the side yard setback from 10' to 7' for a shed at 130 West Shore Road, APN 168-115-0000 in a Lake Residential (LR) Zone.

TIME: 7:01 PM

SEATED: Braga, Aube, Spurling, Heidari, Brown

Attorney Jason Doucette was present to represent the application, along with Sharon Perkins. Attorney Doucette explained the existing shed was built in the 1920's and was in a state of disrepair, and that the insurance company recently asked the owner to demolish the structure, but the concrete slab remains. He stated that the owner intends to install a 12' x 20' shed with a height of 16' from Kloter Farms in place of the old shed.

Attorney Doucette reiterated the requested variances and explained that the hardship is the shape of the existing lot. He noted that this shed is an accessory structure to 131 West Shore Road across the street. Attorney Doucette further described the history of the area and stated that there is no way to place the structure without variances.

Ms. Perkins submitted photos of the old shed and the proposed shed for the record and further described the condition of the old shed.

In response to a question from Commissioner Brown, the applicant noted that the shed will be smaller than the existing concrete slab. Commissioner Hosig asked about the proximity to the roadbed on Route 30. Attorney Doucette noted that there is a steep slope between the road and the property.

Chairman Braga stated that he visited the site and has no concerns with the application.

MOVED (SPURLING), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201603.

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE V201603 – Sharon Perkins, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3–Minimum Yard Setbacks: to reduce the front yard setback from 35' to 10' feet on West Shore Road and from 60' to 1' on Stafford Road, and to reduce the side yard setback from 10' to 7' for a shed at 130 West Shore Road, APN 168-115-0000 in a Lake Residential (LR) Zone.

CONDITIONS:

1. Approval based on Improvement Location Survey prepared for Sharon Perkins, 130 West Shore Road, dated 6/21/16.

HARDSHIP: The existing configuration of the lot and frontage on more than one street.

Commissioner Roberson arrived at 7:08 PM.

2. V201604 – Alan & Bonnie Wexelman, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35' to 0' and the side yard setback from 10' to 6' for a front deck at 20 Lake Street, APN 149-051-0000 in a Lake Residential (LR) Zone.

TIME: 7:14 PM

SEATED: Braga, Aube, Spurling, Heidari, Roberson

Alan and Bonnie Wexelman were present to represent the application. Mr. Wexelman described the disrepair of his front steps and explained his proposal to install a deck 7' wide along the front of the home. He explained that the house was built in 1923 and that the hardship is the existing location of the house in relation to the front property line. He also noted that this proposal will make his home similar to others on the street.

Commissioner Roberson asked if the deck will be in the town right-of-way, and Commissioner Brown asked if the steps will extend to the road. Mr. Wexelman answered no to both questions.

Commissioner Spurling expressed his concern with the distance of the road to the property line in the case of an eventual road expansion, along with the request for a 0' setback. Mr. Wexelman stated the deck will still be far from the road; Mrs. Wexelman pointed out that there will be 10' of grass even after the road is repaired.

Commissioner Hosig stated he lives in the neighborhood and pointed out that other existing structures along the street keep the road from expanding too close to the property lines.

Chairman Braga expression concern with a 0' setback but noted that it is in character with the rest of the street. Commissioner Spurling pointed out that the board should try to keep properties in compliance with the regulations as much as possible.

Commissioner Aube stated that he would be comfortable with a 6' deck. Mr. Wexelman agreed to this proposal. Commissioner Heidari pointed out that the road used to be private and expressed no issue with the application. Commissioner Roberson requested that the structure stay out of the town right-of-way.

John Colonese, Zoning Enforcement Officer, suggested the step for the deck could be detached and made from granite or a similar material. Mr. Wexelman agreed to this proposal, as did the board.

MOVED (HEIDARI), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201604.

MOVED (AUBE), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS V201604 – Alan & Bonnie Wexelman, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35' to 2' and the side yard setback from 10' to 6' for a front deck at 20 Lake Street, APN 149-051-0000 in a Lake Residential (LR) Zone.

CONDITIONS:

1. The applicant shall install a concrete or stone step instead of an attached wooden step.
2. The deck shall extend no more than 6' from the house and no closer than 2' to the front property line.
3. Approval based on Improvement Location Survey prepared for Alan & Bonnie Wexelman, 20 Lake Street, dated 6/23/16 for a front deck, not as shown as a porch.

HARDSHIP: The existing configuration of the lot.

IV. NEW BUSINESS: (NONE)

V. ADMINISTRATIVE BUSINESS:

1. Approval of the May 2, 2016 Meeting Minutes.

MOVED (AUBE) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY APPROVE the May 2, 2016 Regular Meeting Minutes as written.

2. Correspondence/Discussion: NONE

VI. ADJOURNMENT:

MOVED (AUBE), SECONDED (HOSIG) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:32 PM.

Respectfully submitted,



Troy M. Ciesco – Recording Clerk