



TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MONDAY, AUGUST 1, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Vice Chairman Arthur Aube, Ron Stomberg, Dale Roberson, and Mort Heidari

ABSENT: Chairman Kenneth Braga, Mark Spurling, Alternate Ron Brown and Alternate Rodger Hosig

STAFF

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

I. CALL TO ORDER:

Vice Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:05 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. PUBLIC HEARINGS:

1. V201605 – Ron Poulin, LLC, owner/LaRoche Builders, LLC, applicant for a variance of the Ellington Zoning Regulations Section 4.2.1–Lot Area, Width & Yard Requirements: to reduce the front yard setback from 100' to 60' on West Road for the construction of a covered porch on property located at 47 West Road, APN 019-013-0000 in a Commercial (C) Zone.

TIME: 7:05 PM

SEATED: Aube, Stomberg, Roberson, Heidari

Andrew LaRoche was present to represent the application. He briefly described the site and explained that the porch will provide cover over the access to a rear door. In response to a question from Commissioner Heidari, he explained that the proposal is the only feasible location and that the door provides handicap access.

Commissioner Stomberg noted that the porch will be an asset to the property.

John Colonese, Assistant Town Planner/Zoning and Wetlands Enforcement Officer, pointed out that the applicant may have to return for additional variances once there is a more specific plan for business occupancy. Mr. LaRoche voiced his concurrence and explained that they wish to accomplish the project one piece at a time.

MOVED (STOMBERG), SECONDED (ROBERSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201605.

MOVED (AUBE), SECONDED (ROBERSON) AND PASSED UNANIMOUSLY TO APPROVE V201605 – Ron Poulin, LLC, owner/LaRoche Builders, LLC, applicant for a variance of the Ellington Zoning Regulations Section 4.2.1–Lot Area, Width & Yard Requirements: to reduce the front yard setback from 100' to 60' on West Road for the construction of a covered porch on property located at 47 West Road, APN 019-013-0000 in a Commercial (C) Zone.

HARDSHIP: The existing configuration of the building and lot.

IV. NEW BUSINESS: (NONE)

V. ADMINISTRATIVE BUSINESS:

1. Approval of the July 11, 2016 Meeting Minutes.

MOVED (HEIDARI) SECONDED (ROBERSON) AND PASSED (STOMBERG ABSTAINED) TO APPROVE the July 11, 2016 Regular Meeting Minutes as written.

2. Correspondence/Discussion: NONE

VI. ADJOURNMENT:

BY CONSENSUS, THE COMMISSION AGREED TO ADJOURN THE MEETING AT 7:12 PM.

Respectfully submitted,



Troy M. Ciesco – Recording Clerk