



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
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 12, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

ABSENT: Mort Heidari and Alternate Ron Stomberg

STAFF

PRESENT: John Colonese, Assistant Town Planner/ZEO 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. V201606 – Sandra Cangemi, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.2–Lot Requirements: to reduce the minimum lot size for a two-family dwelling from 60,000 square feet to 36,590 square feet on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

TIME: 7:01 PM

SEATED: Braga, Aube, Spurling, Roberson, Hosig

Sandra Cangemi was present to represent the application, along with Todd Gegesky. John Colonese, Zoning Enforcement Officer, read from his staff report and explained the history of the property.

Ms. Cangemi explained she was told by the previous Building Official that she could build her addition as an apartment when she pulled a permit for such activity in 2008. She stated she was unaware she could not use it as an apartment and that it could not be rented out.

Mr. Gegesky stated he is Ms. Cangemi's son and he was also the electrician on the job. He explained the Building Official and the Assessor visited the property throughout the construction process and recalled the Assessor commenting on the quality of the kitchen. He stated he recently split the meter into two services.

Mr. Colonese explained the difference between a two-family dwelling and an accessory apartment according to the zoning regulations. He noted there was no mention of either in the building and zoning approvals from 2008, and that it was approved as an addition.

Commissioner Spurling asked the applicant if her intent was to use the space as an accessory apartment. Ms. Cangemi answered in the affirmative, but added that she now wants to use the structure as a two-family dwelling. Commissioner Spurling noted that it seemed more appropriate as an accessory apartment.

Commissioner Brown asked about the origin of the complaint that the structure was an illegal two-family dwelling. Mr. Colonese stated it was one of the tenants. Ms. Cangemi noted the tenant is in the process of an eviction.

Harold Rasey, 4 Cedar Street, asked if the issue is the single-family home and accessory apartment changed to a two-family dwelling. Mr. Colonese noted there is not approval for either use.

Mr. Gegesky noted they have the construction plans from when the addition was done which show the second kitchen. There was a discussion between the commission and the applicant about the possibility of applying for an accessory apartment instead of a two-family dwelling. Ms. Cangemi agreed to continue the application to the next regular meeting.

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING FOR V201606 – Sandra Cangemi, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.2–Lot Requirements: to reduce the minimum lot size for a two-family dwelling from 60,000 square feet to 36,590 square feet on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

IV. NEW BUSINESS: (NONE)

V. ADMINISTRATIVE BUSINESS:

1. Approval of the August 1, 2016 Meeting Minutes.

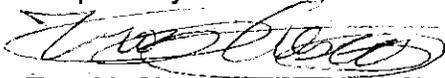
MOVED (AUBE) SECONDED (SPURLING) AND PASSED UNANIMOUSLY APPROVE the August 1, 2016 Regular Meeting Minutes as written.

2. Correspondence/Discussion: NONE

VI. ADJOURNMENT:

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:46 PM.

Respectfully submitted,



Troy M. Ciesco – Recording Clerk