



# TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
MONDAY, FEBRUARY 6, 2017, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

**ABSENT:** Alternate Rodger Hosig

**STAFF**

**PRESENT:** John Colonese, Assistant Town Planner/Zoning Enforcement Officer and Savannah Blantz, 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. V201701 – Benjamin D. Carlson, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 50' to 27' for front steps and side addition to an existing house at 179 Mountain Street, APN 047-035-0000 in an R (Residential) zone.

**TIME: 7:00PM**

**SEATED:** Chairman Kenneth Braga, Vice Chairman Arthur Aube, Mark Spurling, Mort Heidari, and Alternate Ron Stomberg

Mr. Benjamin D. Carlson came before the commission and reviewed the pending variance application. He explained to the commission that he would like to construct a side addition to the existing house at 179 Mountain Street that would be a total width of 12 feet. Additionally, he would like to add front steps to the house. The commission supported the requested variance.

**MOVED (HEIDARI), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V201701.**

**MOVED (SPURLING), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO APPROVE V201701 – Benjamin D. Carlson, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 50' to 27' for front steps and side addition to an existing house at 179 Mountain Street, APN 047-035-0000 in an R (Residential) zone.**

**HARDSHIP: Preexisting foundation predating current zoning regulations; reasonable to have ingress and egress from the front for emergency rescue purposes.**

**IV. NEW BUSINESS: NONE**

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of the December 5, 2016 Meeting Minutes.

**MOVED (SPURLING) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 5, 2016 MEETING MINUTES AS WRITTEN.**

2. Election of Officers.

**MOVED (BRAGA) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER MARK SPURLING FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2017.**

**COMMISSIONER MARK SPURLING ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.**

**BY CONSENSUS, COMMISSIONER MARK SPURLING WAS ELECTED CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2017.**

**MOVED (SPURLING) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER ART AUBE FOR VICE CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2017.**

**COMMISSIONER ART AUBE ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.**

**BY CONSENSUS, COMMISSIONER ART AUBE WAS ELECTED VICE CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2017.**

3. Correspondence/Discussion:

- a) Connecticut Land Use Law Seminar for Municipal Land Use Agencies, Boards, and Commissions, March 25, 2017, at Wesleyan University.

**VI. ADJOURNMENT**

**MOVED (AUBE), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:13 PM.**

Respectfully submitted,

Savannah Blantz  
Recording Secretary