



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
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**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
MONDAY, MARCH 6, 2017, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

**ABSENT:** Dale Roberson, Alternate Rodger Hosig, and Alternate Ron Brown

**STAFF**

**PRESENT:** John Colonese, Assistant Town Planner/Zoning Enforcement Officer and Savannah Blantz, Recording Clerk

**I. CALL TO ORDER:**

Chairman Spurling called the Zoning Board of Appeals (ZBA) meeting to order at 7:01 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

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

**III. PUBLIC HEARINGS:**

1. V201702 – Jean Lavoie, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks and 3.2.4-Lot Coverage: to reduce the front yard setback from 35' to 9' and northern side yard setback from 10' to 3', and increase maximum lot coverage to 46% to rebuild a house, porch and deck on property located at 21 Hall Road, APN 149-041-0000 in a LR (Lake Residential) Zone.

**TIME: 7:01PM**

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

Alan Bongiovanni, licensed land surveyor with The Bongiovanni Group, came before the commission to represent Jean Lavoie. Mr. Bongiovanni explained that the Lavoie family would like to transform their current lake house into a comfortable home. He stated the house would utilize the existing footprint with the exception of expanding the back of the house by a few feet and replacing the porch and deck. Mr. Bongiovanni stated the applicant is requesting a reduction in the front yard setback from 35' to 9'. On the side of the house, the applicant is seeking to reduce the setback from the required 10' to 3'. Mr. Bongiovanni

explained that the last variance request is to increase the lot coverage from 43.2% to 46% due to the extra foot and a half that will be added to the back of the house.

Chairman Spurling asked Mr. Bongiovanni if the plans reflect both a 14' x 12' deck and porch. Mr. Bongiovanni confirmed this to be true. Chairman Spurling then asked if the porch would infringe closer upon the side boundary line than the current existing structure. Mr. Bongiovanni confirmed that the footprint would be expanded so that the proposed porch would be closer to the side property line than the existing porch.

Mr. Colonese made the commission and those present aware that all structures as well as the stone driveway are defined as impervious surface per the zoning regulations. Mr. Bongiovanni stated that some of the stone driveway could be removed in order for the property lot coverage to remain at 43.2%. Chairman Spurling expressed his preference in the impervious coverage remaining at 43.2%. Commissioner Heidari expressed favor in granting the lot coverage expansion. Commissioner Braga expressed favor in the impervious coverage remaining at 43.2%.

Larry Piretti of 19 Hall Road expressed his concern with the layout of the front of the proposed house. Mr. Piretti explained that this reduction in setback of the proposed house would intrude on his view of the lake. Frank Kirchof of 15 Hall Road also expressed concern regarding losing his view of the lake. Mr. Bongiovanni confirmed that the house was not moving any closer to the road and the only protrusion installed on the structure of the house would be a gutter overhang.

Michelle Gallicchio, daughter of Jean Lavoie, was present at the hearing to state the importance of the approval of the variances requested to her family and parents as they are aging and would like to make their lake home more comfortable.

**MOVED (BRAGA), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #V201702.**

**MOVED (SPURLING), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS V201702 – Jean Lavoie, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks and 3.2.4-Lot Coverage: to reduce the front yard setback from 35' to 9' and northern side yard setback from 10' to 3', and increase maximum lot coverage to 46% to rebuild a house, porch and deck on property located at 21 Hall Road, APN 149-041-0000 in a LR (Lake Residential) Zone.**

**CONDITIONS:**

- 1. Approval based on map by The Bongiovanni Group, Inc. dated 2-14-17, Revision 2-16-17 as submitted**
- 2. Approval allows for additional space for gutters and accessories associated with gutters**
- 3. Lot coverage to remain at 43.2%**

**HARDSHIP: Era in which structure was initially built; small parcel size**

**IV. NEW BUSINESS: NONE**

## V. ADMINISTRATIVE BUSINESS:

1. Approval of the February 6, 2017 Meeting Minutes.

**MOVED (BRAGA) SECONDED (SPURLING) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 6, 2016 MEETING MINUTES AS WRITTEN.**

2. Revision to the October 3, 2016 Meeting Minutes

**MOVED (SPURLING) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO REVISE THE OCTOBER 3, 2016 MEETING MINUTES MOTION ON PAGE 2 OF 4 TO STATE “MOVED (BRAGA), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO DENY V201606(A) – 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.”**

3. Correspondence/Discussion:

- a. 10 Cedar Street, Sandra Cangemi

Mr. Colonese reviewed the reasons for denial of the Special Permit for an accessory apartment by the Planning & Zoning Commission at their February meeting.

## VI. ADJOURNMENT

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:27 PM.**

Respectfully submitted,

Savannah Blantz, Recording Secretary