



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MONDAY, APRIL 3, 2017, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

ABSENT: Mort Heidari, Alternate Rodger Hosig and Alternate Ron Stomberg

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:

BY CONSENSUS, THE COMMISSION AGREED TO GO OUT OF AGENDA ORDER AND HEAR ITEM 3 FIRST.

1. V201705 – Michael Schmidt, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks: to reduce the front setback requirement from 35' to 12' for a three season room and garage on property located at 8 Walnut Street, APN 020-184-000 in an R (Residential) Zone.

TIME: 7:01 PM

SEATED: Chairman Mark Spurling, Vice Chairman Arthur Aube, Ken Braga, Dale Roberson, and Alternate Ron Brown

Michael Schmidt of 8 Walnut Street appeared before the commission to request a variance of the Ellington Zoning Regulations Section 3.2.3 to reduce the front yard requirement from 35' to 12' for the addition of a three season room and garage to the existing structure. He distributed a photo to each of the commissioners to further explain his case.

Commissioner Ron Brown asked Mr. Schmidt if the existing shed and concrete slab will be removed from the property. Mr. Schmidt confirmed this to be true. Chairman Mark Spurling asked Mr. Schmidt if there is any reason why the proposed three season room and garage cannot be setback from the existing structure. Mr. Schmidt explained that he would like to be able to continue to exit the home into the three season room from the door at the right front corner of the home as shown in the photo. In general, the commission supported the application.

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201705.

MOVED (BROWN), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE V201705 – Michael Schmidt, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks: to reduce the front setback requirement from 35' to 12' for a three season room and garage on property located at 8 Walnut Street, APN 020-184-000 in an R (Residential) Zone.

HARDSHIP: EXISTING HOME IS NON-CONFORMING TO CURRENT ZONING REGULATIONS; PROPERTY HAS THREE FRONT YARDS

BY CONSENSUS, THE COMMISSION AGREED TO GO BACK TO AGENDA ORDER

2. V201703 – Naples Investments LLC, owner/WordCom Inc., applicant, for a variance of the Ellington Zoning Regulations Section 6.2.3-Off Street Parking Requirements: to allow a 26' x 48' second floor area to be finished as a conference room/meeting room without increasing the number of parking spaces on property located at 56 Main Street, APN 064-014-0000 in a C (Commercial) Zone.

MOVED (SPURLING), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ACCEPT THE REQUEST TO WITHDRAW APPLICATION V201703 – Naples Investments LLC, owner/WordCom Inc., applicant, for a variance of the Ellington Zoning Regulations Section 6.2.3-Off Street Parking Requirements: to allow a 26' x 48' second floor area to be finished as a conference room/meeting room without increasing the number of parking spaces on property located at 56 Main Street, APN 064-014-0000 in a C (Commercial) Zone.

3. V201704 – James & Karen Whitesell, 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 rear yard setback from 25' to 18' and increase maximum lot coverage to 47% to build a house with attached garage and deck on property located at 30 Aborn Road, APN 149-085-0000 in an R (Residential) Zone.

BY CONSENSUS, THE COMMISSION AGREED TO TABLE THE OPENING OF THE PUBLIC HEARING FOR V201704 TO THE NEXT REGULAR MEETING ON MONDAY, MAY 1, 2017 AT 7:00PM.

4. V201706 – Sandra Cangemi, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.1.2(4)-Residential Uses: to waive the requirement for a Special Permit for an accessory apartment, and Section 7.1-Accessory Apartments: to waive all the requirements of Section 7.1 on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

BY CONSENSUS, THE COMMISSION AGREED TO ACCEPT THE REQUEST TO WITHDRAW WITHOUT PREJUDICE APPLICATION V201706 – Sandra Cangemi, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.1.2(4)-Residential Uses: to waive the requirement for a Special Permit for an accessory apartment, and Section 7.1-Accessory Apartments: to waive all the requirements of Section 7.1 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 March 6, 2017 Meeting Minutes.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 6, 2017 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: NONE

VI. ADJOURNMENT

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:10 PM.

Respectfully submitted,

Savannah Blantz
Recording Secretary