

INTRODUCTION

Ellington Zoning Regulations regulate pools and their placement. Other regulations, such as Wetlands and Building Regulations, may impact the construction and placement of a pool as well. This brochure will explain most of the issues that govern the construction and placement of pools in Ellington. Any questions not covered in this brochure should be addressed directly to the Planning Department at (860) 870-3120.

All pools constructed or placed in the Town of Ellington require a zoning permit.

How close to a wetland can I install my pool?

Any construction/placement that lies within 100 feet of a wetland (250 feet in the Shempsit Lake Drainage Basin) must be presented to the Ellington Inland Wetlands Agency for their review and approval. This area is known as the Upland Review Area. The Wetlands Agency discourages any construction in the Upland Review Area. If there is no other alternative except to have the pool in the Upland Review Area, the applicant must show that there will be minimal adverse impact on the wetland and that there is no other way to accomplish the property owner's desire except to impact the wetland.

IMPORTANT NUMBERS

Planning Department

Phone: 860-870-3120

Fax: 860-870-3122

North Central District

Health Department

Phone: 860-745-0383

Fax: 860-745-3188

Building Department

Phone: 860-870-3124

Staff

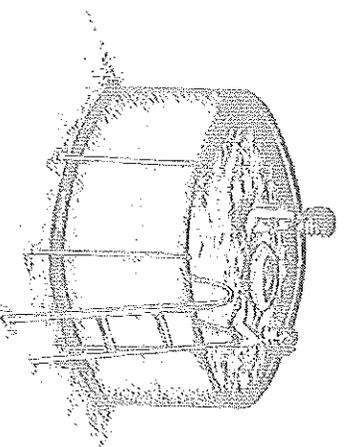
Lisa Houlihan, Town Planner
John Colonese, Assistant Town Planner,
ZEO/Wetland Agent
Troy Ciesco, Land Use Technician
Kristin Michaud, Planning Secretary

57 Main Street, P.O. 187
Ellington, Connecticut 06029

Town of Ellington Planning Department

Town of Ellington
Planning Department

I want a
Pool!



Pools and Zoning Regulations
Town of Ellington Requirements

I want a Pool!

What forms do I need to install a pool?

You must apply for a Zoning Permit and, in most cases, a Building Permit. To do so you will need a site plan, clearance from the North Central District Health Department (if you have a septic system and/or a well), a completed application, and the \$80 permit fee (\$60 State fee included).

Why do I need to go to North Central District Health Department (NCDHD) if I'm only putting in a pool?

You need to make sure your pool is not going to impact your septic system or well. The Connecticut Public Health Code, Section 19-13-B100 requires the review and approval by NCDHD before any Zoning Permit is issued.

What is a Site Plan?

A site plan shows the true boundaries of your property (from a survey or actually locating them), what is currently on the property (house, garage, shed, etc.) and what is proposed to be on the property (pool). It should show the road(s) in relation to your property. It should also show distinguishing features like wetlands.

Where do I get a Site Plan or find a survey?

The property owner or his/her agent normally prepares the site plan. This plan can be a previous survey you have that has the new information added. This plan can also be created by finding your property pins and drawing it to scale yourself. The Planning Department has GIS maps, but these are not completely accurate. It is best if you use the other methods first. If your house is less than 30 years old there is a good chance the town has a copy of the survey. If your house is more than 30 years old you can still check with the Building Department, but it is unlikely that a survey will be on file.

What needs to be on my Site Plan?

Ellington Zoning Regulations describe the elements of a site plan in Section 8.2. You should include: the exact property lines, area of the lot, current buildings (house, shed, garage) location and size of the pool, setback areas, distance from the pool to the property lines, and septic tank and leaching field (if you have a septic system) all to scale (ex. 1"=40'). Include the scale and north arrow. Also, write you name, address, and date on the plan.

Where is the edge of my property and how do I find my property pins?

Property boundaries are normally marked by metal property pins, but can be marked in other ways as well. Along the road edge of the property, pins can be located by looking about 10 to 15 feet from the edge of the pavement. Also, the property pins are normally shown on the property survey of the lot. A careful search normally reveals the pins. Sometimes a metal detector needs to be used when property pins have been covered or driven below the surface.

How close can my pool be to my neighbor's yard?

The Ellington Zoning Regulations regulate the locations of pools. Pools may not be constructed within the front, side, or rear yard setback as established by the Ellington Zoning Regulations. Setbacks are regularly the areas of your lot that are next to your neighbor's yard and next to the street. Most residential properties have a front yard setback of 35 feet, a side yard of 10 feet, and a rear yard of 10 feet. Front yard setbacks can be increased on some streets up to 60 feet. Multi-Family, Commercial and Industrial Zones have much larger setback requirements. Please ask for your specific setback regulations.

Do I need a fence around my pool?

Yes, a fence is required around your pool. Any questions regarding fences should be directed to the Building Department at 860-870-3124.

What about Waste Water Disposal/Pool Discharge?

All pools shall be equipped with facilities for completely emptying the pool water into a storm drainage system or watercourse. Pool water and backwash may be disposed of in a manner approved by the State Health Department, such as a dry well, subsurface spreading, or surface irrigation. Discharge, whether planned, emergency, or accidental shall not interfere with abutting landowners.

I have all the information, now what?

Bring in the completed application, one site plan, and permit fee; a file will be started. If you have a septic system and/or a well, NCDHD will fax us a copy of your approval. The files will be reviewed to make sure there is no missing information or other zoning issues. If there are any problems, you will be contacted and asked for additional information. If everything is okay, a Zoning Permit will be issued. Your Zoning Permit will be mailed to you.

For in ground pools the Zoning Permit will be issued with a condition that the Planning Department be contacted to inspect the staked out location of the in ground pool prior to excavation. This is completed to make sure it complies with the regulations. After inspection, if the proposed location is determined to be too close to a property line or easement a class A2 survey of the proposed in ground pool may be required. After sign-off from the Planning Department construction may begin, but only with an approved building permit.