



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JULY 6, 2020, 7:00 PM TOWN HALL ANNEX & ZOOM MEETING

PRESENT: Chairman Arthur Aube, and Vice Chairman Ken Braga; Present via ZOOM meeting: Regular Members Mort Heidari, Sulakshana Thanvanthri, Erin Stavens, and Alternate Ron Brown.

ABSENT: Alternates Ron Stomberg and Rodger Hosig

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning Enforcement Officer; Present via ZOOM meeting: Barbra Galovich, Land Use Assistant/Recording Clerk

CALL TO ORDER:

Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:07 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

John Colonese, Assistant Town Planner/Zoning Enforcement Officer, explained general procedures for how the meeting will be conducted.

I. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): None

II. PUBLIC HEARINGS:

1. V202002 – Widlansky Solo 401K Trust, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 60' to 20.4' (20.4' existing) on Sandy Beach Road and 35' to 8' (7.8' existing) on Crystal Street to demolish and rebuild a house at 227 Sandy Beach Road, APN 129-083-0000 in a Lake Residential (LR) zone.

TIME: 7:11PM

SEATED: Aube, Braga, Heidari, Stavens, and Thanvanthri

Keith Widlansky, 63 Evergreen Lane, South Windsor, CT and Russ Heintz, Tarbell Heintz & Associates, 1227 Burnside Avenue #31, East Hartford, CT 06108 were present to represent the application.

Mr. Widlansky explained he would like to demolish the existing house and rebuild on a nearly identical footprint. He said the house was donated to the local fire department for training purposes and is now a safety risk. Commissioner Brown asked for an explanation of what nearly identical means. Mr. Heintz stated the footprint will be similar but not identical. The existing setbacks to the streets will be maintained but the foundation will be expanded a little to the side and rear as shown on the site plan.

Commissioner Brown asked if the project would create a risk to the lake. Mr. Widlansky said there will not be any risk to the lake. Commissioner Thanvanthri asked about the Health Department's comment about making sure the surface water runoff doesn't drain towards the well. Mr. Heintz said the existing grades show the sheet flow running towards the well, however they will work with the North Central District Health Department to satisfy any of their concerns and requirements. Commissioner Stavens inquired about the stockpile area location on the plan and when it would be used. Mr. Heintz explained that during construction the Department of Energy and Environmental Protection (DEEP) has guidelines, which are shown on the plan and the Zoning Enforcement Officer would make sure those guidelines are followed during the construction phase of the project.

Mr. Colonese asked how the grade difference from the top of the new foundation to the grade around the home will be addressed. Mr. Heintz said there will be a concrete walkway and stairs leading up to the front of the house. Mr. Widlansky explained the foundation level will be a walk-out basement with a garage, the first floor will have a bedroom, kitchen, laundry room and living room, and the second floor will have two bedrooms, a bathroom and open space living area.

Mr. Colonese read a letter of support for the application from Andy and Cheryl Kebalo of 1 Crystal Street dated July 6, 2020.

Chairman Aube recommended that the requirements of the Water Pollution Control Authority and North Central District Health Department be added as conditions of approval. Vice-Chairman Braga asked that the final building plans for the house be reviewed by the Zoning Enforcement Officer.

MOVED (HEIDARI), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202002.

MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS V202002 – Widlansky Solo 401K Trust, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to

reduce the front yard setback from 60' to 20.4' (20.4' existing) on Sandy Beach Road and 35' to 8' (7.8' existing) on Crystal Street to demolish and rebuild a house at 227 Sandy Beach Road, APN 129-083-0000 in a Lake Residential (LR) zone.

Conditions:

- Water Pollution Control Authority sewer permit required.
- North Central District Health Department approval required.
- Final building plans to be reviewed by the Zoning Enforcement Officer.

HARDSHIP: Lot configuration; existing dwelling is nonconforming to current setback requirements.

III. ADMINISTRATIVE BUSINESS:

1. Approval of the February 3, 2020 Regular Meeting Minutes.

MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 3, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

IV. ADJOURNMENT:

MOVED (AUBE), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:34 PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Clerk