



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

**ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 14, 2020, 7:00 PM
ZOOM MEETING**

**PUBLIC IN-PERSON ATTENDANCE NOT PERMITTED DUE TO COVID19, INSTRUCTIONS TO
JOIN VIRTUAL MEETING PROVIDED BELOW**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. V202004 – Gondal Corporation, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 6.3.7.3-Detached Signs Permitted in C, PC, I and IP Zones: to allow a 72 square foot detached sign (existing is a 48 square foot sign, 18 feet in height; requirement is a 20 square foot sign, 8 to 10 feet in height) at 83 West Road, APN 028-056-0000 in a Commercial (C) zone.
2. V202005 – Dallas Reid, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 2ft and the rear yard setback from 10ft to 3ft for a shed at 211 Pinney Street, APN 053-33-0000 in a Rural Agricultural Residential (RAR) zone.
3. V202006 – David Wittig, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 0.5ft for a lean-to attached to the detached garage at 9 Deborah Drive, APN 160-043-0000 in a Rural Agricultural Residential (RAR) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the August 3, 2020 Regular Meeting Minutes.
2. Correspondence/Discussion:

V. ADJOURNMENT:

Join Meeting via ZOOM Video Communications:

In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details will be provided on the Agenda and posted on the Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Zoning Board of Appeals.

Join Zoom Meeting via link:

<https://zoom.us/j/95407539694>

Meeting ID: 954 0753 9694

Password: 469766

Join Zoom Meeting by phone:

1-646-558-8656 US (New York)

Meeting ID: 954 0753 9694

Password: 469766

Note: Next regular meeting is scheduled for 10/05/2020

Town of Ellington

Zoning Board of Appeals Application

Type of Application: ☒ Variance ☐ Appeal of Decision ☐ Auto Dealer / Repairer License

Application #
V202004
Date Received
8/20/2020

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: GONDAL CORPORATION
Mailing Address: 10 ATTORNEY BRUCE FADER
JACOBS WALKER, RICE & BARRY LLC
146 MAIN ST.
MANCHESTER, CT 06042
Email: bfader@JWRB.COM

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-646-0121

Secondary Contact Phone #: 860-716-1187

Owner's Signature: [Signature] Date: 08/14/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Board or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: - SAME -
Mailing Address: _____
Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☒ No

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted.

RECEIVED

Street Address: 83 WEST ROAD

Assessor's Parcel Number (APN): 028 - 056 - 0000 Zone: C

Public Water: ☒ Yes ☐ No Public Sewer: ☒ Yes ☐ No

If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No

Is the project in a public water supply watershed area? ☐ Yes ☒ No

If YES, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail, return receipt within 7 days of application Conn. Gen. Stat. §8-31(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

Previous Variances related to this property? ☐ Yes ☒ No If yes, specify date _____

Requesting a Variance to Zoning Regulations Section: (For Variance Application only) 6.3.7

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)

REPLACE EXISTING 48 SQ. FT. FRONT YARD SIGN WITH 72 SQ. FT. SIGN

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)

EXISTING SIGN IS LEGALLY NON-CONFORMING. NEW SIGN
AND EXISTING WALL SIGN WILL BE ONLY SIGNS ON THIS
CORNER LOT. WHICH IS FOR A GAS STATION/AS A SINGLE USE
CONVENIENCE STORE

AUG 20 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

MICHAEL J. RICE

DAVID M. BARRY, JR.

MARIA K. TOUGAS

GREGORY W. MCCrackEN

ALEXANDRA B. BOWEN

BRUCE P. FADER

TELEPHONE (860) 646-0121

FAX (860) 645-6229

www.jwrbcioa.legal

LEONARD JACOBS (RETIRED 2017)

RONALD JACOBS

1927-2017

15 NORTH MAIN STREET

SUITE 100

WEST HARTFORD, CT 06107

August 14, 2020

SENT VIA EMAIL (jcolonese@ELLINGTON-CT.GOV) AND US MAIL, POSTAGE
PREPAID

Arthur Aube, Chairperson
Town of Ellington Zoning Board of Appeals
Town Hall Annex
57 Main Street
Ellington, CT 06029
ATTN: John Colonese, Zoning Enforcement Officer

Re: Variance Application – Signage Regulation under Section 6.3.7A
Applicant: Gondal Corporation
Property: 83 West Road (Rt. 83)

Dear Mr. Aube, Board Members, and Mr. Colonese:

On behalf of my client, Gondal Corporation, I wish to submit the attached Application which is seeking a variance of the square footage of the existing detached sign located within 65 feet of the front lot line of the property. The existing sign, which is legally, non-conforming, is 48 square feet and the applicant is seeking to replace it with a new sign and logo containing a total of 72 square feet.

In support of the Application, please find enclosed:

1. A check in the amount of \$210 for the application fee, paid to the order of the Town of Ellington.
2. Twelve (12) copies of the sign diagram.
3. List of Property Owners Within 100' of the property.
4. Legal description of the property, if necessary.

I would appreciate that you place the subject Variance Application on the agenda of the next available ZBA meeting.

RECEIVED

AUG 20 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Pg 1 of 2

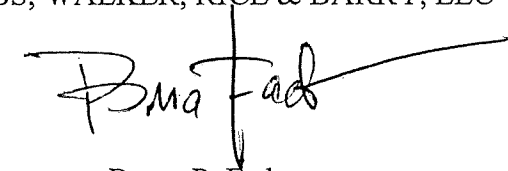
JACOBS, WALKER, RICE & BARRY, LLC

Town of Ellington Zoning Board of Appeals
August 14, 2020
Page 2

Please do not hesitate to contact me if you have any questions.

Thank you.

Respectfully,
JACOBS, WALKER, RICE & BARRY, LLC

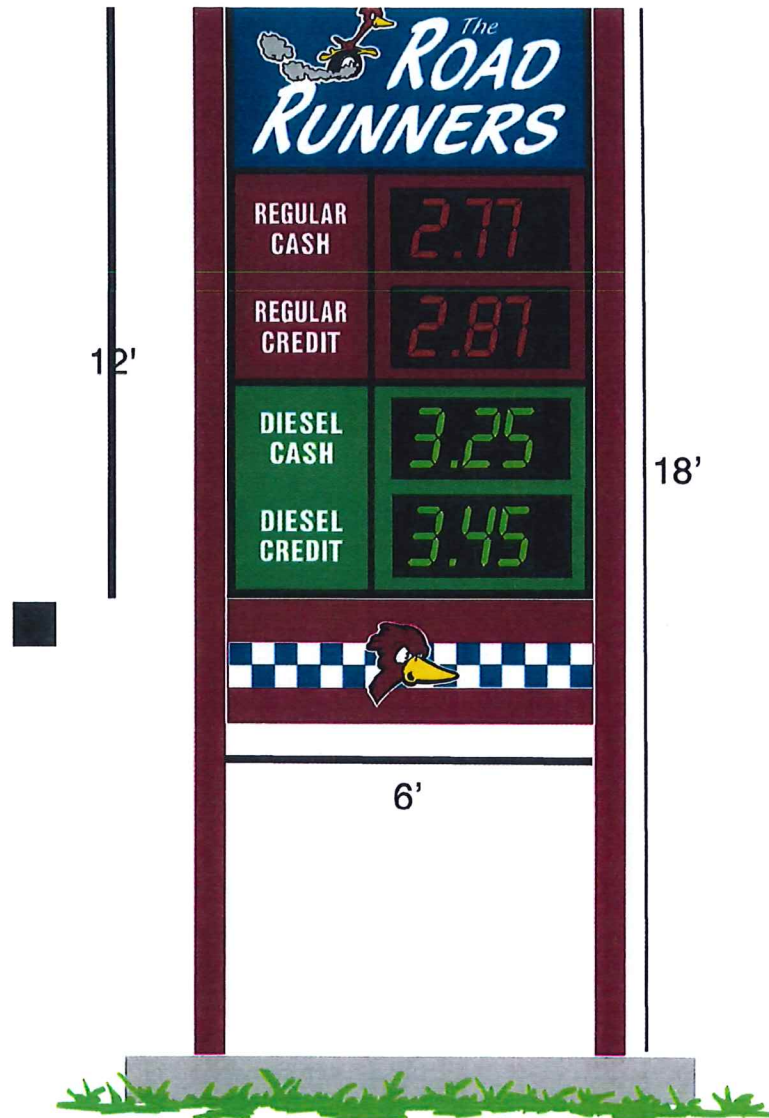


Bruce P. Fader

Attachments

Cc: Hussnain Gondal, Agent, Gondal Corporation (w/attach.)

RECEIVED
AUG 20 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT



Top sign 6' wide 10' tall overall height of sign is 18'

Lower smaller sign is 2' x 6'
total signage is 72 square feet

**Town of Ellington
Zoning Board of Appeals Application**

Type of Application: ☒ Variance ☐ Appeal of Decision ☐ Auto Dealer / Repairer License

Application #

V 202005

Date Received

8/26/2020

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: Dallas Reid

Mailing Address: 211 Pinney St

Email: Dallas.reid@yahoo.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: (860) 874-1004

Secondary Contact Phone #: _____

Owner's Signature: Dallas Reid Date: 8/24/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Board or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: _____

Mailing Address: _____

Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted.

RECEIVED

Street Address: 211 Pinney St

Assessor's Parcel Number (APN): 653 - 033 - 0000 Zone: RAR

Public Water: ☐ Yes ☒ No Public Sewer: ☐ Yes ☒ No

If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No

Is the project in a public water supply watershed area? ☐ Yes ☒ No

If YES, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail, return receipt within 7 days of application Conn. Gen. Stat. §8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

Previous Variances related to this property? ☐ Yes ☒ No If yes, specify date _____ Ann. Yard

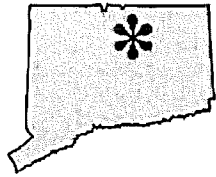
Requesting a Variance to Zoning Regulations Section: (For Variance Application only) Section 3.2.3 Setbacks

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)

Seeking a variance request to put my shed in the back left corner of yard 2 ft off side property line and 3 ft off back property line.

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)

Back corner is only flat area in back of yard, also I would have to take down a tree if I am not able to put in corner. Plus next April we are putting in a pool so need to keep as much flat yard as possible.



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall, 1 Main Street - Stafford Spring, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

211	Pinney Street	Ellington		
Street #	Street Name	Town		
Dallas Reid	211 Pinney Street	Ellington	CT	06026
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 8/14/2020, to construct a 10' x 16' Storage Shed as shown on plan received 8/11/2020.**

The 10' x 16' Storage Shed will meet applicable separation distances from the septic system and well. The 10' x 16' Storage shed shall be set no closer than 10' from the septic system and well.


All zoning requirements for any accessory structure must be met prior to the installation of the 10' x 16' Storage Shed.

CARE MUST BE TAKEN TO PROTECT THE SEPTIC SYSTEM DURING CONSTRUCTION / INSTALLATION.

If a repair is needed for the septic leach field then the shed may need to be moved if the best repair area is under the shed location.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:


Bryan Nagel, B.S.

Sanitarian

LEGEND

Existing contour --92--
Existing Elevation 92x5

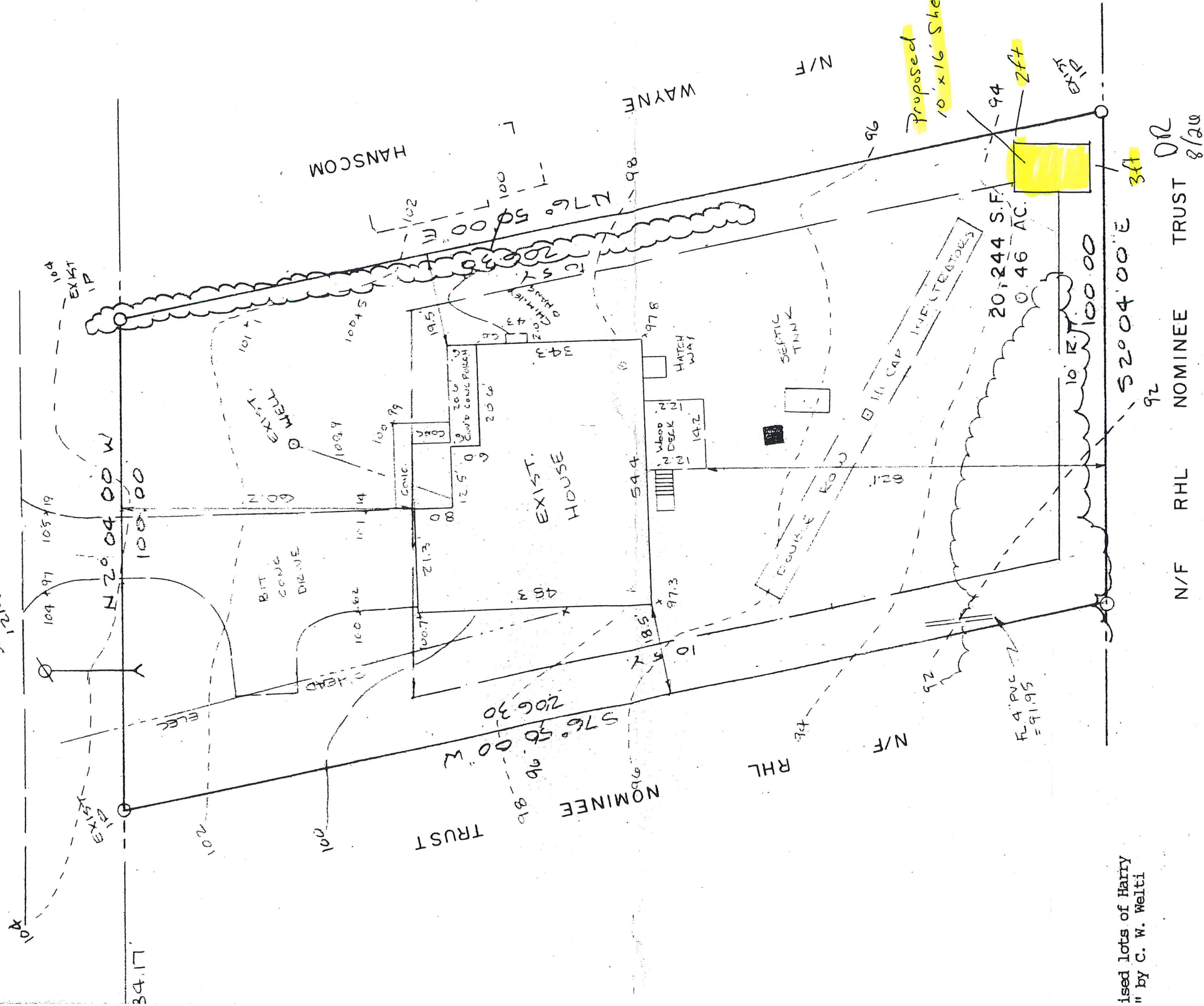
Ledge

none

PINNEY STREET

PINNEY STREET

SHEET 121A



used lots of Harry
" by C. W. Welty

211 Pinney St.

Scale 1" = 20'

1. Lot is zoned Residence A
2. Lot is nonconforming under present regulations.
3. No wetland soils affect the lot.
4. Erosion & sedimentation controls to be the responsibility of Babylon Enterprises (860) 677-6759
5. Topography from field survey 1-7-00.
6. Vertical elevations based on assumed datum.

Certified substantially correct:

[Signature]

**Town of Ellington
Zoning Board of Appeals Application**

Type of Application: ☒ Variance ☐ Appeal of Decision ☐ Auto Dealer / Repairer License

Application #

V 202006

Date Received

9/2/2020

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name:

David Wittig

Mailing Address:

9 Deborah Drive
Ellington, CT 06029

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-573-6188

Secondary Contact Phone #: 860-895-3249

Owner's

Signature: [Signature] Date: 9/2/2020

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Board or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name:

Mailing Address:

Same as owner

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #:

Secondary Contact Phone #:

Applicant's

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted.

SEP - 2 2020

Street Address: 9 Deborah Dr Ellington CT

Assessor's Parcel Number (APN): 160 - 043 - 0000 Zone: RAR

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Public Water: ☒ Yes ☐ No Public Sewer: ☒ Yes ☐ No

If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No

Is the project in a public water supply watershed area? ☐ Yes ☒ No

If YES, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail, return receipt within 7 days of application Conn. Gen. Stat. §8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

Previous Variances related to this property? ☐ Yes ☒ No If yes, specify date _____

Requesting a Variance to Zoning Regulations Section: (For Variance Application only) 3.2.3 minimum setbacks

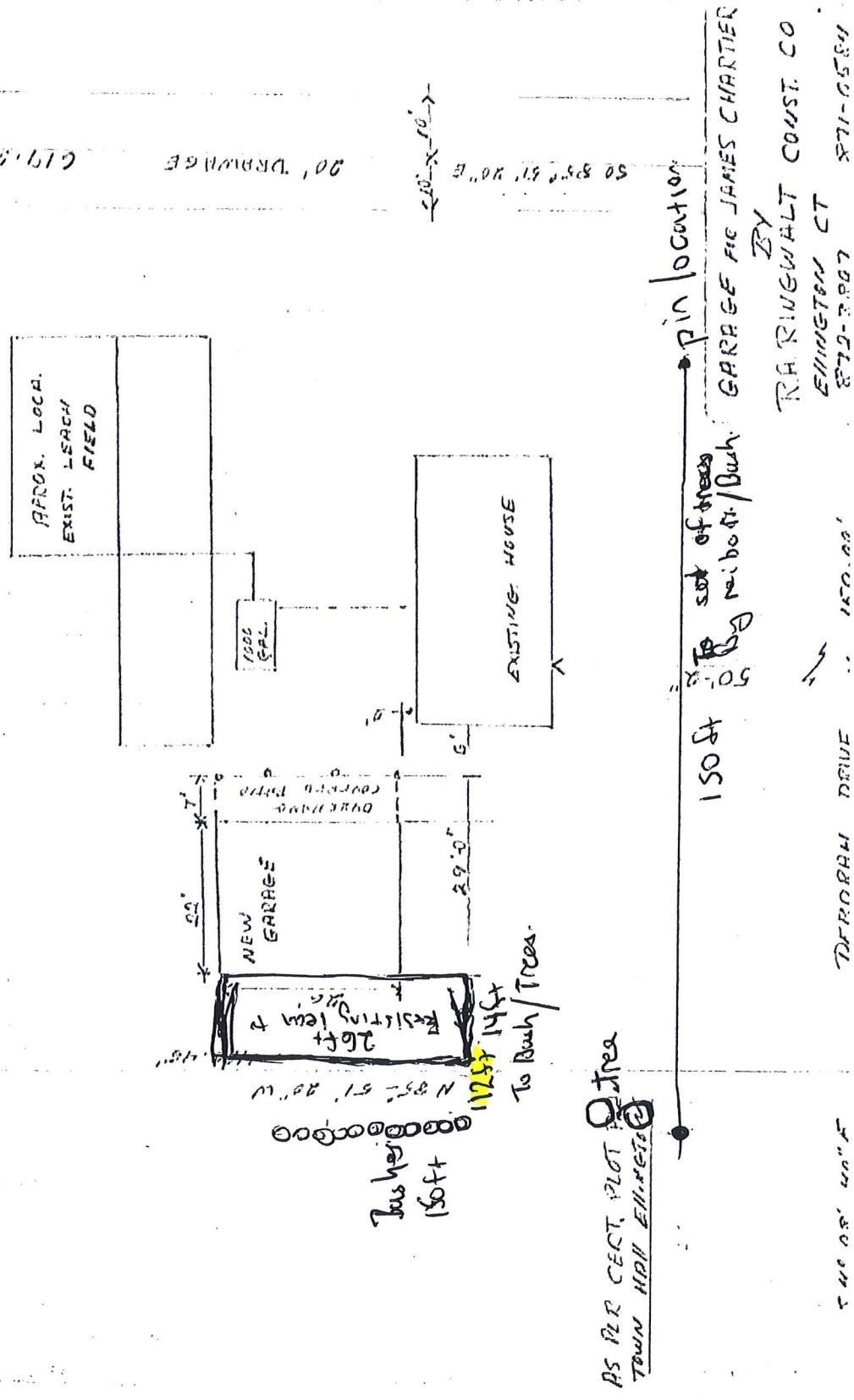
Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)

Zoning says they will not allow our location in the lot for measurement purposes refuses to do proper measurements we have proof of marked location

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)

existing structure was there but was hit by a tree before buying home. so no one knew it was there before date 2009 records.

David Wright
12/2/00



Barbra Galovich

Subject: FW: Ellington Zoning Board of Appeals application

From: Sherry Skinner [mailto:sherryskinner6895@gmail.com]

Sent: Thursday, September 03, 2020 9:50 AM

To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>

Subject: Re: Ellington Zoning Board of Appeals application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

■ We are seeking 91/2 foot Variance cause satellite shows proof

Sent from my iPhone

On Sep 2, 2020, at 1:02 PM, Barbra Galovich <bgalovich@ellington-ct.gov> wrote:

Sherry,

Per our telephone conversation, I have attached a copy of the ZBA application and site drawing. Please draw in the carport with measurements and distance to side yard. The fee the \$210.00. We accept checks made payable to "Town of Ellington" or credit cards.

On your application, please explain your hardship requesting the variance. You can provide pictures of the site, as well. I will need all documents asap in order to complete the legal notice and provide you enough time to send it to your abutters within 100 feet. The Certificate of Mailing will need to be post marked by Friday in order for us to legally have the public hearing on September 14, 2020. Please note that I am out of the office on Friday and will need time to process your application. If you have any questions, please feel free to call our office.

Thank you,
Barbra

Barbra Galovich, CZET
Land Use Assistant
Town of Ellington
55 Main Street
Ellington, CT 06029
(860) 870-3120

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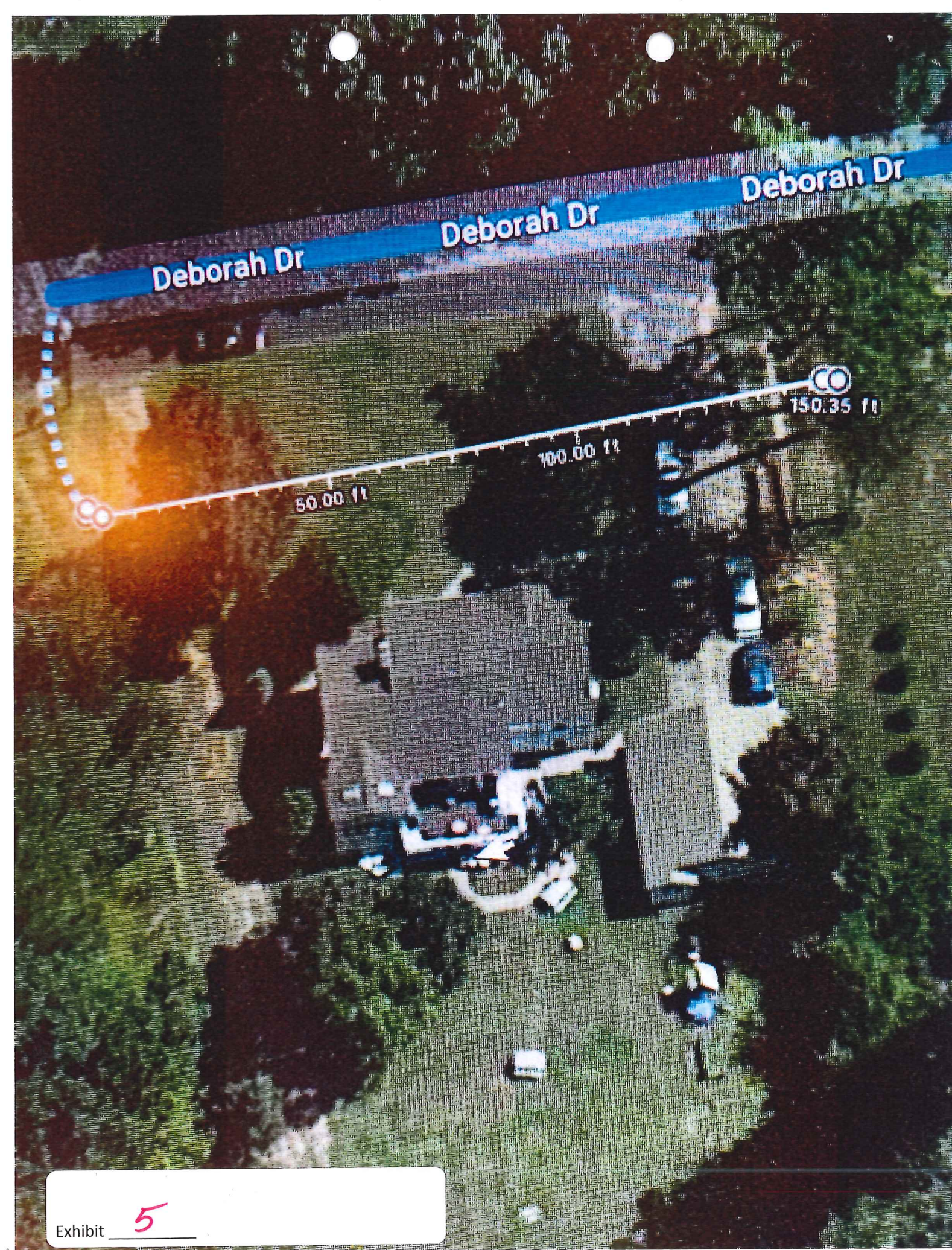
Exhibit 1



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SEP - 3 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT







kerhomes.com/ellington/9-deborah-dr/pid_37632043/

Street View



2579 s/f stylish home loaded with custom architectural details that will
neighborhood this raised ranch offers a brand new large eat in kitchen with
d built in kitchen hutch. French doors lead to

EXHIBIT#

6



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MONDAY, AUGUST 3, 2020, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Art Aube, Vice Chairman Ken Braga, Alternate Ron Stomberg; Present via ZOOM meeting: Regular Members Mort Heidari, Sulakshana Thanvanthri, Erin Stavens and Alternates Ron Brown and Rodger Hosig

ABSENT: None

STAFF

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

I. CALL TO ORDER:

Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:02 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

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

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

III. PUBLIC HEARINGS:

1. V202003 - Michael Charettes Auto Authority LLC, owner, John Kloter, applicant, request for a variance of the Ellington Zoning Regulations Section 3.1-Permitted Uses: to permit a construction/landscaping business as well as an automobile repair or storage business (automobile body shop previously allowed by variance for the Niemann family) at 121 Jobs Hill Road, APN 090-007-0000 in a Rural Agricultural Residential (RAR) zone.

TIME: 7:04 PM

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

John Kloter, 249 Crystal Lake Road, Ellington was present to represent the application.

Mr. Kloter stated he is looking to purchase 121 and 123 Jobs Hill Road and would like to move his landscape contractor business to 121 Jobs Hill Road. He is proposing to use a portion of the existing building at 121 Jobs Hill Road for the landscape contractor business, and rent out the other portion of the building to an automobile repair business or for vehicle storage. He explained the proposed changes as noted on the sketch provided with the application as follows: replacing the existing fencing for the landscape business equipment storage and

parking areas; adding material bins adjacent to the driveway area; and screening the bins. Mr. Kloter also plans to re-establish the gravel area near the front of the property for a driveway turnaround area.

Chairman Aube asked Mr. Kloter to clarify if he was proposing two separate businesses within the building. Mr. Kloter stated his landscape business would be in the portion of the existing building noted as 'main shop' on the sketch, and the other portion noted as 'rental' on the sketch would remain as an automobile repair shop. Alternate Brown asked if there is a difference between auto body repairs versus general auto repairs. Mr. Kloter stated he would like to be allowed any type of automobile repair as he does not have a tenant lined up for the space yet. Mr. Colonese explained that any automobile repair business that needs to be licensed through the State of Connecticut Department of Motor Vehicle, will need to make application to the Zoning Board of Appeals for location approval.

Alternate Stomberg asked who will own the duplex house located at 123 Jobs Hill Road. Mr. Kloter said he would purchase 121 and 123 Jobs Hill Road and rent the house.

Mr. Colonese stated the North Central District Health Department (NCDHD) and the Building Official provided comments and added that their requirements would have to be met should the Board decide to approve the variance request. Chairman Aube asked about the septic and well locations. Mr. Kloter reviewed the locations of the septic system and well.

Commissioner Thanvanthri asked the applicant if he is planning to widen the driveway from Jobs Hill Road. Mr. Kloter stated the driveway would not need to be widened from Jobs Hill Road, but he plans to create an area to turn around in front of where the split rail fence is currently located. He said he believes there will be less traffic entering and exiting the site due to the nature of his landscape business.

No one from the public spoke regarding the application.

Commissioner Heidari asked for clarification on the hardship. Mr. Kloter stated the hardship is due to the previous variance approvals being for the Niemann family only and he is not part of the family. Commissioner Stavens said the hardship is the conflict with the variances that were previously granted by the Zoning Board of Appeals.

Commissioner Braga noted there is no change in use to the portion of the building that will remain automobile repair.

MOVED (BRAGA), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202003.

MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS V202003 – Michael Charettes Auto Authority LLC, owner, John Kloter, applicant, request for a variance of the Ellington Zoning Regulations Section 3.1-Permitted Uses: to permit a construction/landscaping business as well as an automobile repair or storage business (automobile body shop previously allowed by variance for the Niemann family) at 121 Jobs Hill Road, APN 090-007-0000 in a Rural Agricultural Residential (RAR) zone.

CONDITIONS:

1. Approval removes the stipulation that variance is valid for the duration of its use by members of the Niemann family.

2. Proposed storage bins shown on plans shall be screened from view from Jobs Hill Road.
3. North Central District Health Department approval required.
4. Ellington Building Official approval required.
5. Any future change of use requires approval from the Zoning Board of Appeals.

HARDSHIP:

Variances granted on September 30, 1974 for an auto body shop, and on April 27, 1981 for an addition to the auto body shop.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the July 6, 2020 Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 6, 2020 MEETING MINUTES AS WRITTEN.

- 2.. Correspondence/Discussion: **None**

V. ADJOURNMENT:

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:42 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk