



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JANUARY 4, 2021, 7:00 PM ZOOM MEETING

PRESENT: Vice Chairman Ken Braga and Present via ZOOM meeting: Chairman Art Aube, Regular members Sulakshana Thanvanthri and Erin Stavens, Alternates Ron Brown and Rodger Hosig (arrived 7:09 pm)

ABSENT: Alternate Ron Stomberg

STAFF

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

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

I. CALL TO ORDER:

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

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

III. PUBLIC HEARINGS:

1. V202011 – Gladys Prouty, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setbacks and Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback along Maple Street from 60ft to 21ft for an addition, partial second story addition, and dormer at 11 Berr Avenue, APN 072-027-0000 in a Residential (R) zone.

TIME: 7:03 pm

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

Gladys Prouty, 11 Berr Avenue, was present to represent the application. Ms. Prouty stated she is requesting a variance for an addition to the side of the house to rebuild and expand the existing pantry and add a bathroom within the home. She said she hired a structural engineer which informed her that the floor is crumbling and does not have good support. They need to reinforce the structure and floors and would like to add a 3' 8" X 8' 9" addition for the bathroom.

Commissioner Brown asked if they would be replacing any beams and piers. Ms. Prouty explained the house is old and was built with no supports and that a foundation would be constructed for the addition. Chairman Aube asked if any of the foundation would be replaced. Ms. Prouty explained a portion of the old foundation will be replaced. Commissioner Brown ask how the applicant came up with the reduction of the front yard setback from 60 feet to 21 feet. Ms. Prouty stated she measured 25 feet from the double yellow line to get an approximate location of her front property line in order to determine the setback. Mr. Colonese stated the applicant did not provide a property survey with the application therefore the distances to the existing structure and proposed addition are approximate. He noted that he met Ms. Prouty at her property to review her request and that the proposed addition squares off two points on the existing foundation.

No one from the public spoke regarding the application.

MOVED (BRAGA), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202011.

MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE V202011 – Gladys Prouty, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setbacks and Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback along Maple Street from 60ft to 21ft for an addition, partial second story addition, and dormer at 11 Berr Avenue, APN 072-027-0000 in a Residential (R) zone.

HARDSHIP: Existing dwelling is not safe and is nonconforming to current setback requirements.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the December 7, 2020 Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 7, 2020 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Cease and Desist Order - 15 Green Street Re: Violation of the Zoning Regulations

Mr. Colonese stated he received complaints from neighbors of 15 Green Street and inspected the property based on those complaints. He explained that a Notice of Violation was issued to the property owner and then a Cease and Desist Order. The Cease and Desist Order was sent via first class mail, certified mail and Connecticut State Marshal. The owner has thirty days to appeal the Order to the Zoning Board of Appeals. To date, no appeal has been received in the Planning Department.

Mike Vengruskas, 14 Green Street, addressed the Board concerning 15 Green Street. He complained about junk being stored on the property, the construction of fences and fence posts and requested more aggressive enforcement be conducted.

Mike Damico, 12 Keeney Street, seconded what Mr. Vengruskas said and stated that something needs to be done by the Town. He noted there are no utilities in the house and the owner does not reside there.

BY CONSENSUS, THE BOARD ADDED TO THE AGENDA ELECTION OF OFFICERS.

3. Election of Officers.

a. Chairman Position

MOVED (BROWN) TO NOMINATE COMMISSIONER (AUBE) FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2021.

COMMISSIONER (AUBE) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (BRAGA), SECONDED (HOSIG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (AUBE) FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2021.

b. Vice Chairman Position

MOVED (BROWN) TO NOMINATE COMMISSIONER (THANVANTHRI) FOR VICE CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2021.

COMMISSIONER (THANVANTHRI) ACCEPTED THE NOMINATION.

MOVED (AUBE) TO NOMINATE COMMISSIONER (BRAGA) FOR VICE CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2021.

COMMISSIONER (BRAGA) DECLINED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (AUBE), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (THANVANTHRI) FOR VICE CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR 2021.

V. ADJOURNMENT:

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:45 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk