



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](http://www.ellington-ct.gov)

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

**ZONING BOARD OF APPEALS  
REGULAR MEETING AGENDA  
MONDAY, MARCH 1, 2021, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**IN-PERSON PUBLIC ATTENDANCE LIMITED DUE TO COVID19 RESTRICTIONS  
ZOOM ATTENDANCE INSTRUCTIONS PROVIDED BELOW**

**I. CALL TO ORDER:**

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

**III. PUBLIC HEARING(S):**

1. V202102 – Andrian & Cheryl Kebalo, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35ft to 24ft and the side yard setback from 10ft to 8ft for a two story addition with a one car garage; and Section 3.2.4-Lot Coverage: to increase lot coverage from 25% to 26% at 1 Crystal Street, APN 149-069-0000 in a Lake Residential (LR) zone. (*Notice requirements met, hearing may commence*)
2. V202103 – 267 Jobs Hill Road, LLC, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 7.14.3(C.3)-Horse Boarding / Riding Arena: to reduce the front yard setback from 200ft to 170ft and the side yard setback from 200ft to 145ft for an indoor riding arena and storage area at 267 Jobs Hill Road, APN 159-022-0000 in a Rural Agricultural Residential (RAR) zone. (*Notice requirements met, hearing may commence*)
3. V202101 – Susann McCarthy, owner/applicant, to appeal a Cease & Deist Order from the Zoning Enforcement Officer at 15 Green Street, APN 129-043-0000 in a Lake Residential (LR) zone. (*Opening of hearing to be table to April 5, 2021*)

**IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 4, 2021 Regular Meeting Minutes
2. Correspondence/Discussion:

**V. ADJOURNMENT:**

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**Join Meeting via ZOOM Communications: Due to COVID-19, in-person attendance is limited to maximum occupancy based on fixed seating arrangements meeting social distancing requirements. Attendance for this meeting is also available using the online video conferencing provider Zoom Meeting.** Details to attend the meeting virtually are provided on this meeting agenda and posted on the Town of Ellington's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Zoning Board of Appeals. For questions and assistance please contact the Ellington Planning Department at 860-870-3120.

Join Zoom Meeting via link:  
<https://zoom.us/j/96006333726>  
Meeting ID: 960 0633 3726  
Password: 203441

Join Zoom Meeting by phone:  
1 646 558 8656 US (New York)  
Meeting ID: 960 0633 3726  
Password: 203441

Next Regular Meeting is scheduled for April 5, 2021

# Town of Ellington Zoning Board of Appeals Application

Application # <u>V202102</u>
Date Received <u>2/10/2021</u>

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

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

**Owner's Information**

Name: Andrian & Cheryl Kebalo

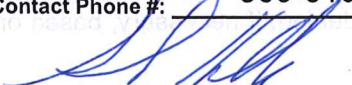
Mailing Address: 1 Crystal St.  
Ellington Ct

Email: ask@kebalo.com

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

Primary Contact Phone #: 860-883-1391

Secondary Contact Phone #: 860-810-8491

Owner's Signature:  Date: 2-4-21

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.

Street Address: 1 Crystal St.

Assessor's Parcel Number (APN): 149 - 069 - 0000 Zone: LR

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 5-17-12 10-1-12

Requesting a Variance to Zoning Regulations Section: (For Variance Application only) Section 3.2.3 & 3.2.4

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

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

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TOWN OF ELLINGTON  
PLANNING DEPARTMENT

2-10-21

**Describe Variance request**

- A) Applicant request a reduction of Side yard setback from 10' to 8' and a reduction of Front yard setback from 35' to 24' for the purposes of adding a second garage, two story addition.
- B) Applicant requests a reduction of 1% of allowable impervious cover from 25% to 26%

The project increases the impervious by +/-422 sq/ft taking into consideration the removal of the existing 136 sq/ft shed. The total proposed impervious is +/- 2425.5 sq/ft or approx. 26% and is +/- 99.5 sq/ft over the allowable 25% lot coverage (see attached impervious calculation worksheet)

**Hardship**

Lot is legally non-conforming. Applicant initially considered a plan having the addition within the required set-backs (see plot plan #1), however feels that the current plan better addresses the following hardship issues:

A reduction in the impervious cover. By moving the garage addition closer to the street, the subsequent driveway will be reduced by 12', reducing the impervious by approximately 150sq/ft.

Reduce potential Impact on the wetlands. Again, by moving the addition closer to the street and away from the lake, increases the distance and lessens activities in the upland review.

The house has received two previous setback variances in 2012

The new addition will allow applicant to store lawnmowers, snowblowers, and yard furniture in new garage. This will allow the removal of an existing storage shed. Shed is currently non-conforming , it sits on the property line and is difficult to access. (see pictures)

<b>ZONING TABLE</b>			
<b>ZONE: LR (Lake Residential)</b>			
<b>ITEM</b>	<b>REQUIRED/ ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>LOT AREA</b>	<b>25,000 SQ/FT</b>	<b>9304 sq/ft</b>	<b>9304 sq/ft</b>
<b>LOT FRONTAGE</b>	<b>100 FT</b>	<b>79 FT</b>	<b>79 FT</b>
<b>FRONT YARD</b>	<b>35 FT</b>	<b>24 FT</b>	<b>24.3 FT</b>
<b>SIDE YARD</b>	<b>10 FT</b>	<b>20.4 FT</b>	<b>8 FT</b>
<b>PROPOSED ADDITION</b>			<b>558 SQ/FT</b>
<b>REAR YARD</b>	<b>10 FT</b>	<b>61.4 FT</b>	<b>60 FT</b>
<b>BUILDING HEIGHT</b>	<b>38 FT</b>	<b>&lt;38 FT</b>	<b>&lt;38 FT</b>
<b>BUILDABLE SQUARE</b>			
<b>LOT COVERAGE</b>	<b>25%</b>	<b>22% (2084.5 SQ/FT)</b>	<b>26% (2425.7 SQ/FT)</b>

1 Crystal St  
Ellington, CT  
Impervious Calculations

**1 Crystal St. Impervious calculations**

**2-5-21**

Lot size 9,304sq/ft, allowable impervious coverage %25 or 2326sq/ft

Existing home with hatchway 1077.5 sq/ft

Existing Garage 288 sq/ft

Existing shed (16'x8'-6") -136 sq/ft To be removed

New addition 558 sq/ft

New Driveway +/-502 sq/ft

Approx. Impervious is 26% with proposed addition or

Total 2425.5-2326= +/- 99.5 sq/ft out of compliance

The new proposed driveway roughly in the same location as the existing.

The existing, non-conforming 16"x8-6"" shed will be removed. Apprx 136 sq/ft

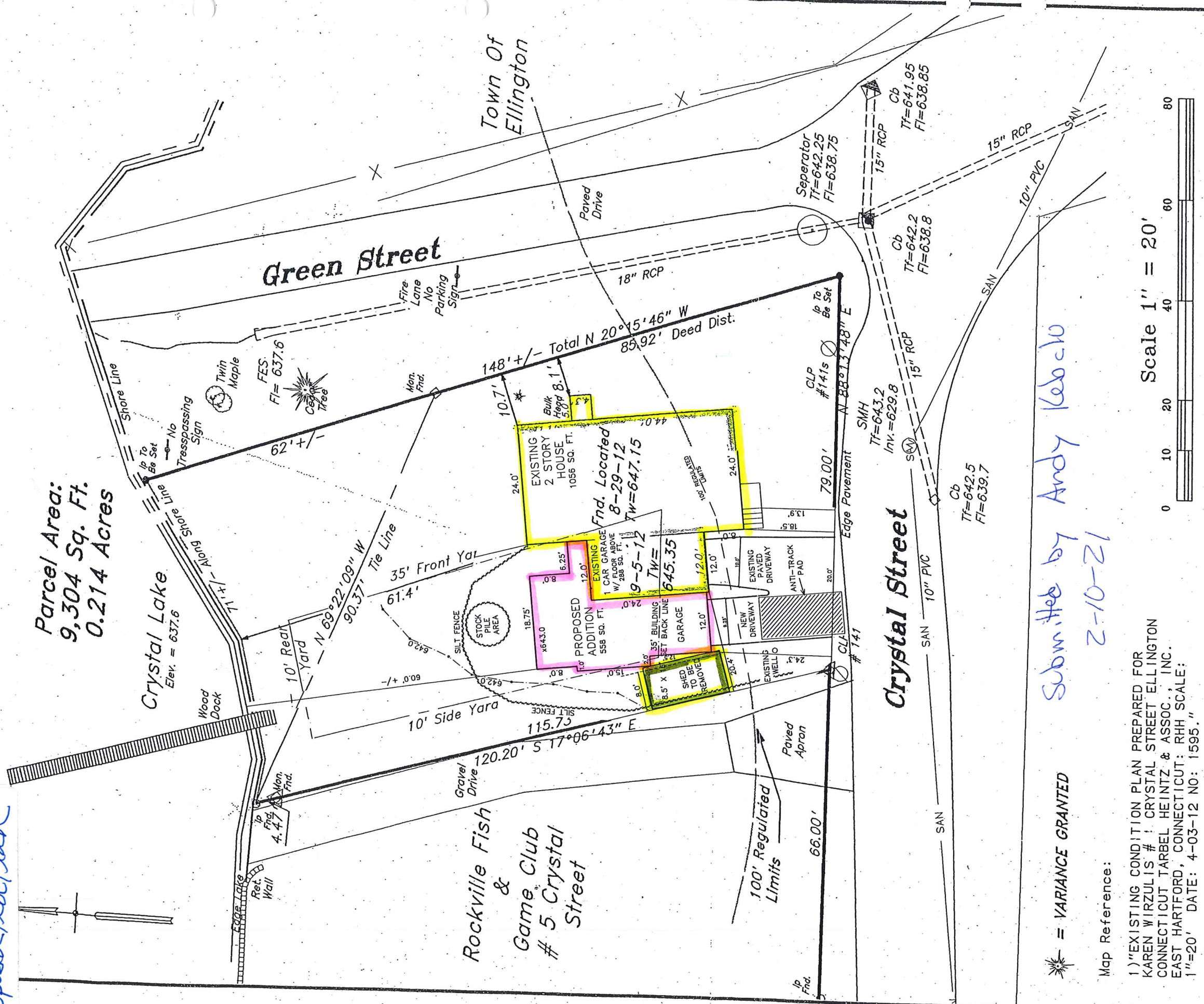
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PLANNING DEPARTMENT

1 Crystal St  
Ellington, CT  
Proposed Plot Plan

Parcel Area:  
9,304 Sq. Ft.  
0.214 Acres



☼ = VARIANCE GRANTED

Submitted by Andy Keboch  
2-10-21

Map Reference:

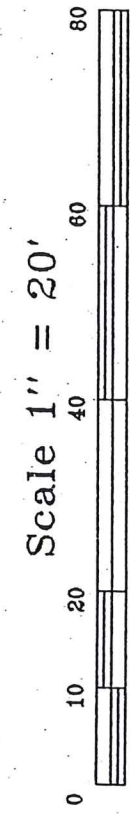
- 1) EXISTING CONDITION PLAN PREPARED FOR KAREN WIRZULIS # 1 CRYSTAL STREET ELLINGTON CONNECTICUT TARBEL HEINTZ & ASSOC., INC. EAST HARTFORD, CONNECTICUT: RHH SCALE: 1"=20' DATE: 4-03-12 NO: 1595."

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2"

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



RUSSELL HEINTZ  
L.S. 15464  
REGISTRATION NO.  
9-12-12 - BULKHEAD / CONC. STEPS ADDED



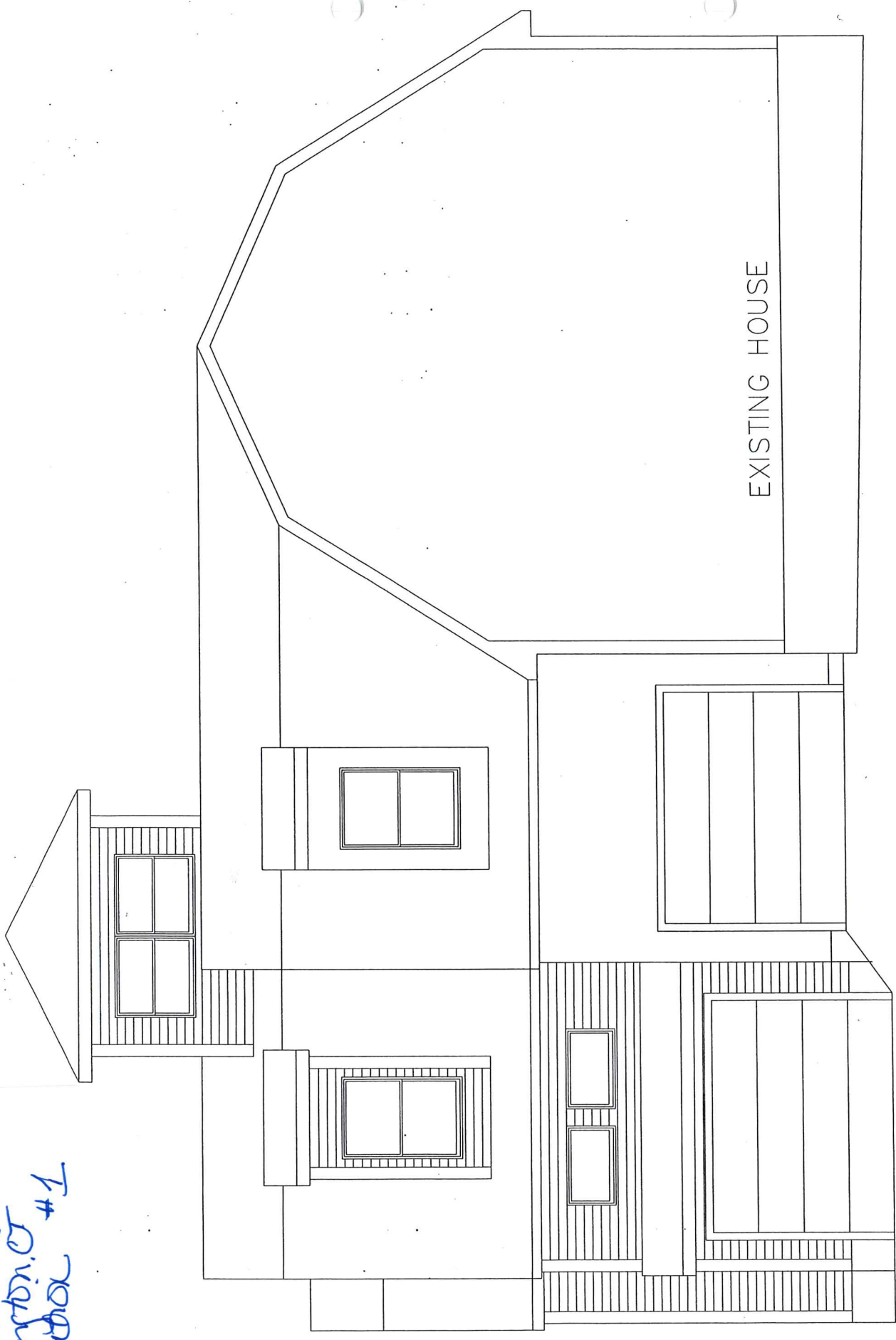
**RECORD DRAWING**  
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TOWN OF ELLINGTON  
PLANNING DEPARTMENT

PREPARED FOR  
**Karen Wirzulis**  
# 1 CRYSTAL STREET  
ELLINGTON, CONNECTICUT

**TARBELL, HEINTZ & ASSOC., INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1227 BURNSIDE AVE. STE. 8A, EAST HARTFORD, CT (860) 528-1810

JOB NO. 1595.asb	DATE: 9-06-12	SCALE: AS SHOWN	DRAWN BY R.H.H.
			SHEET NO: 1 of 1

1 Crystal St  
Ellington, CT  
Elevation #1



EXISTING HOUSE

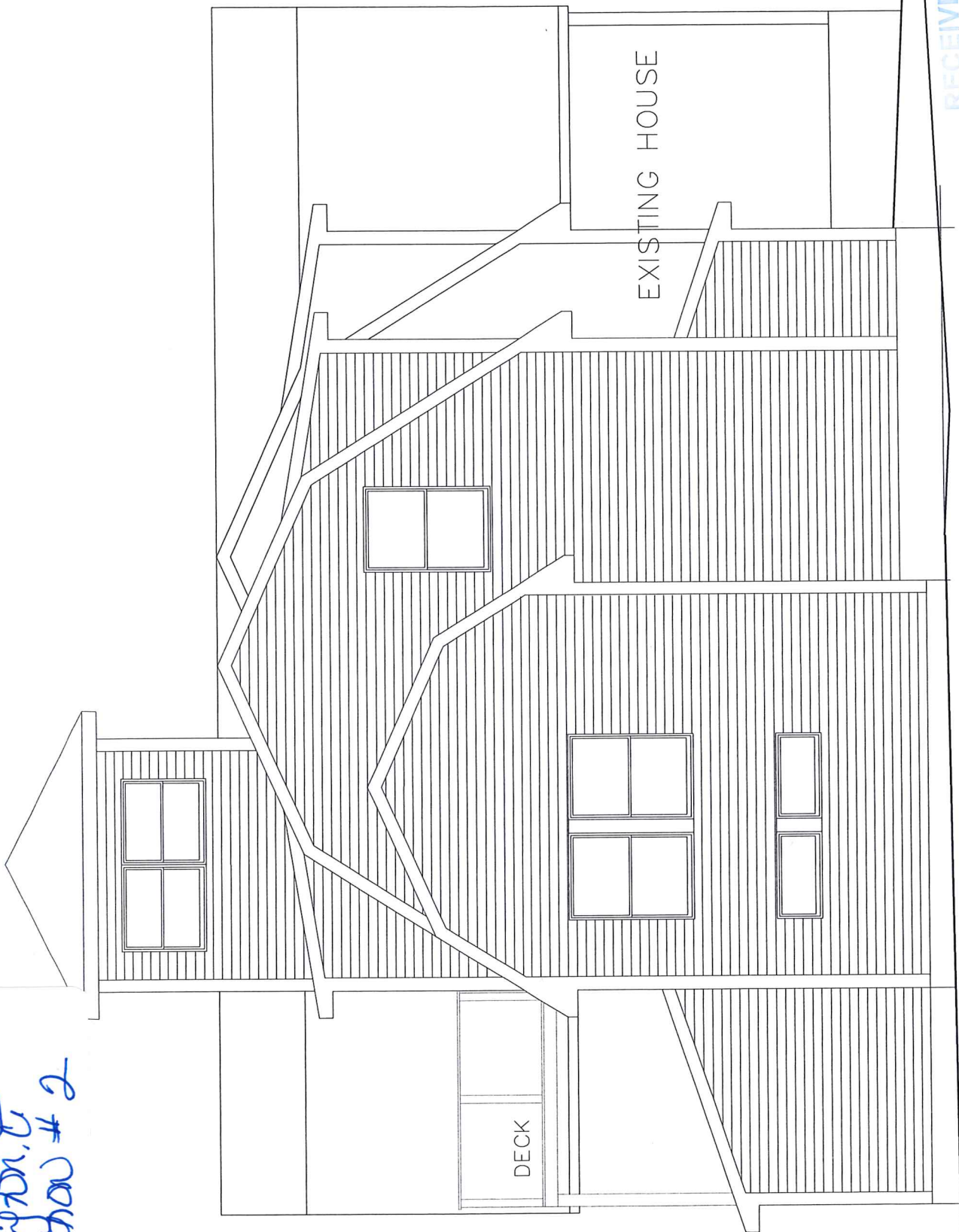
FRONT ELEVATION

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1 Crystal St  
Ellington, CT  
Elevation # 2



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LEFT SIDE ELEVATION

1 Crystal St  
Elevation of  
Elevation #3



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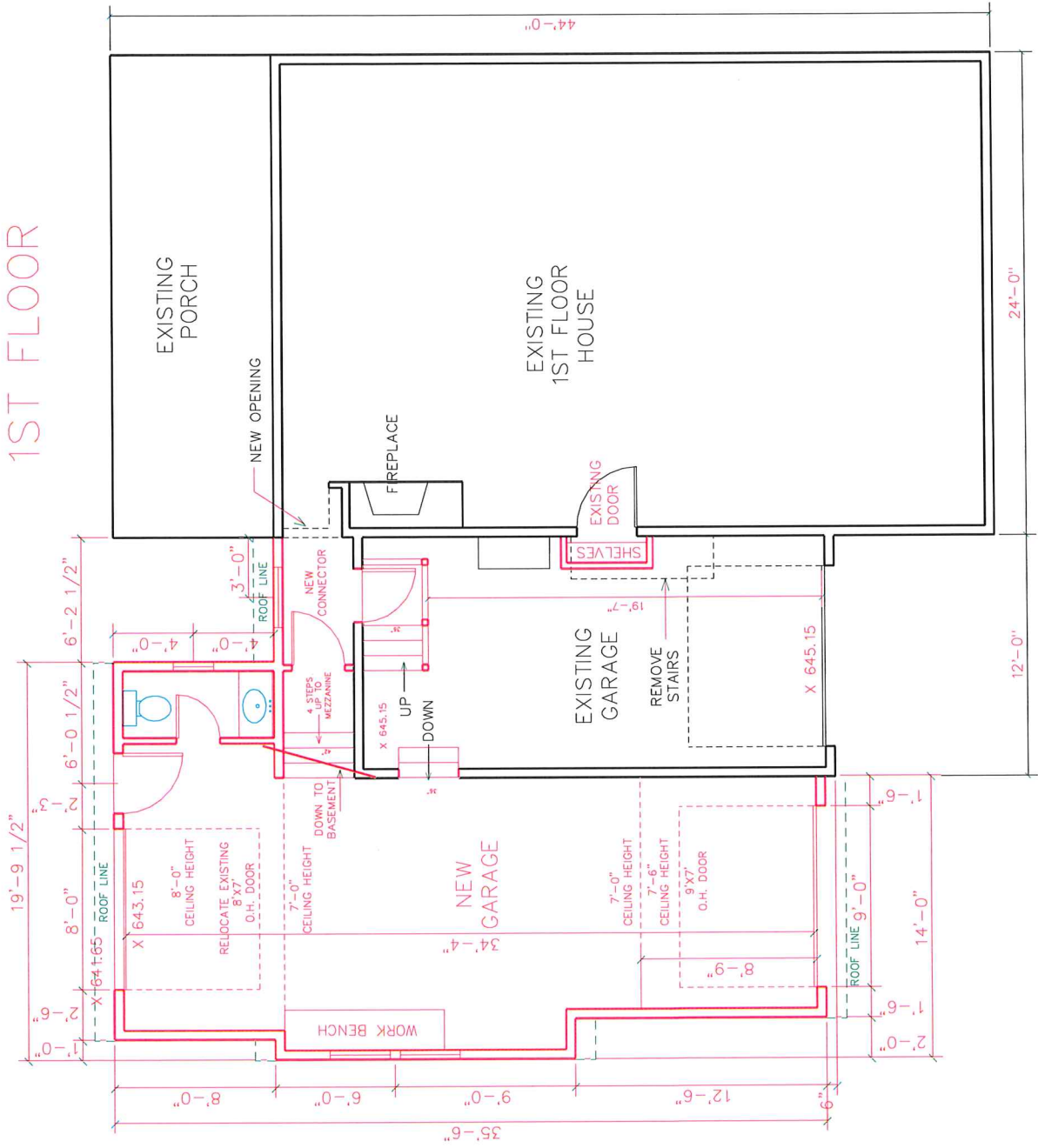
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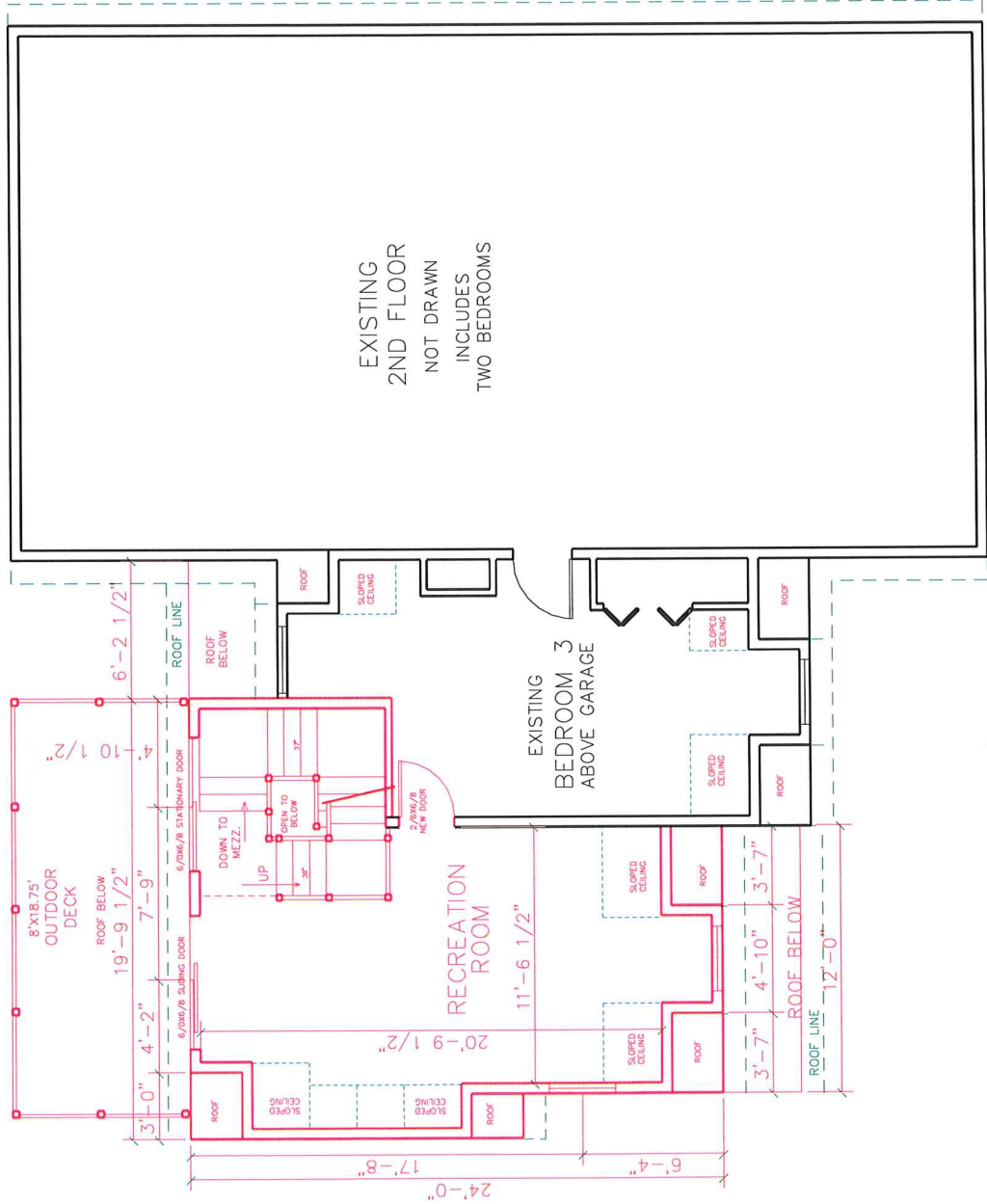
REAR ELEVATION



# 1ST FLOOR

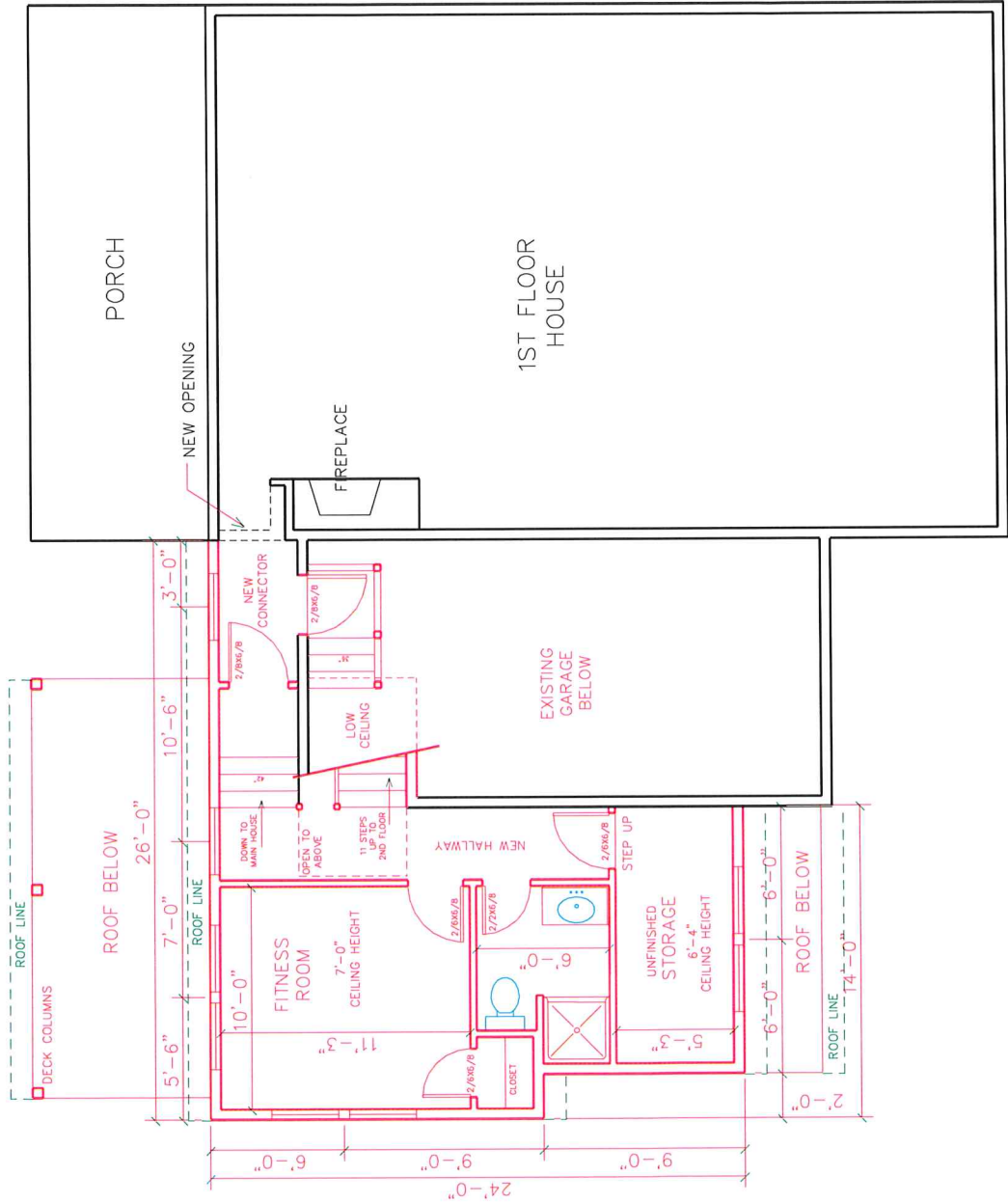


# 2ND FLOOR

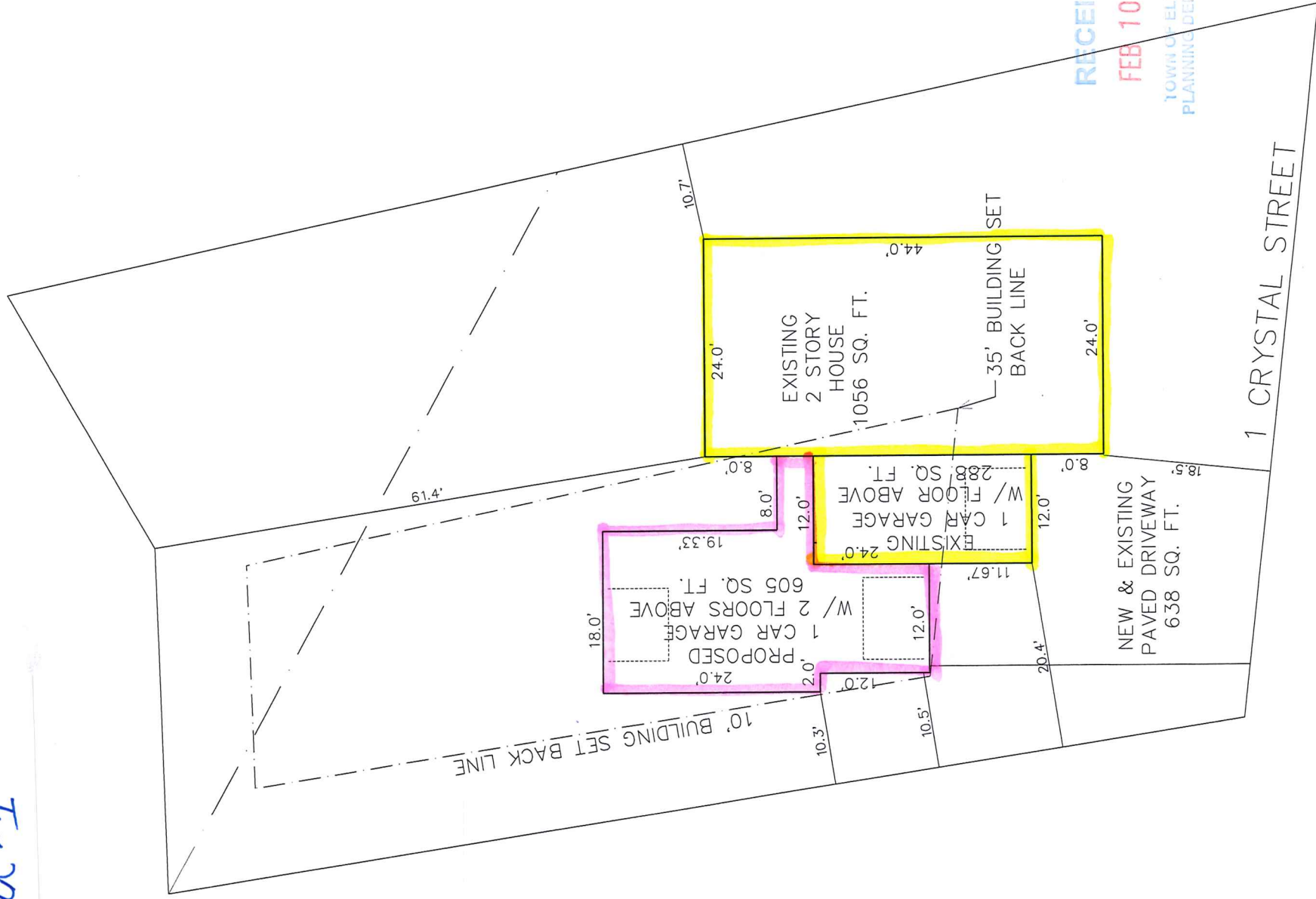


EXISTING  
2ND FLOOR  
NOT DRAWN  
INCLUDES  
TWO BEDROOMS

# MEZZANINE LEVEL



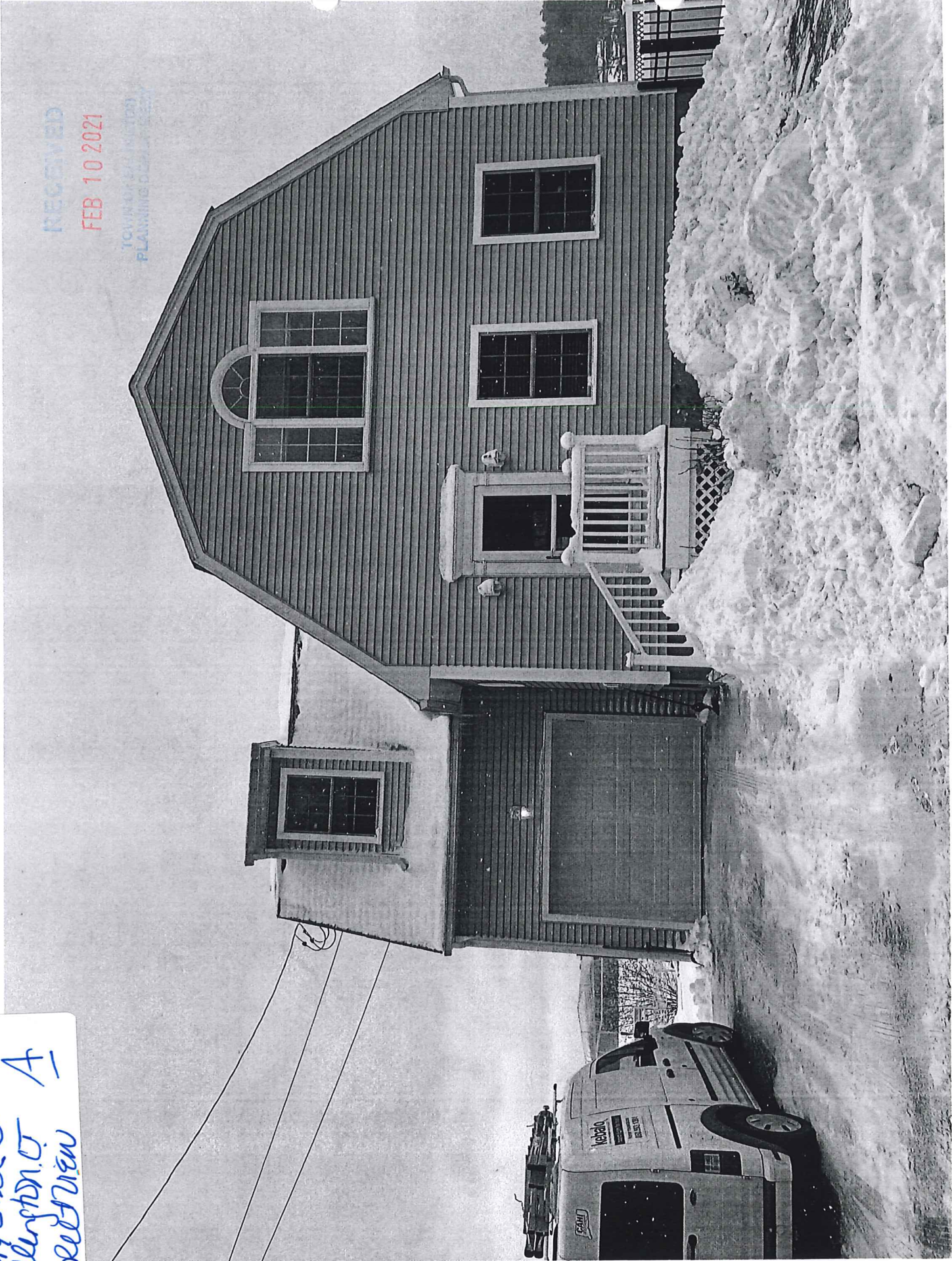
Crystal  
Ellington  
Plot Plan #1



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1 CRYSTAL STREET

1 Crystal St  
Ellington, CT  
Street View

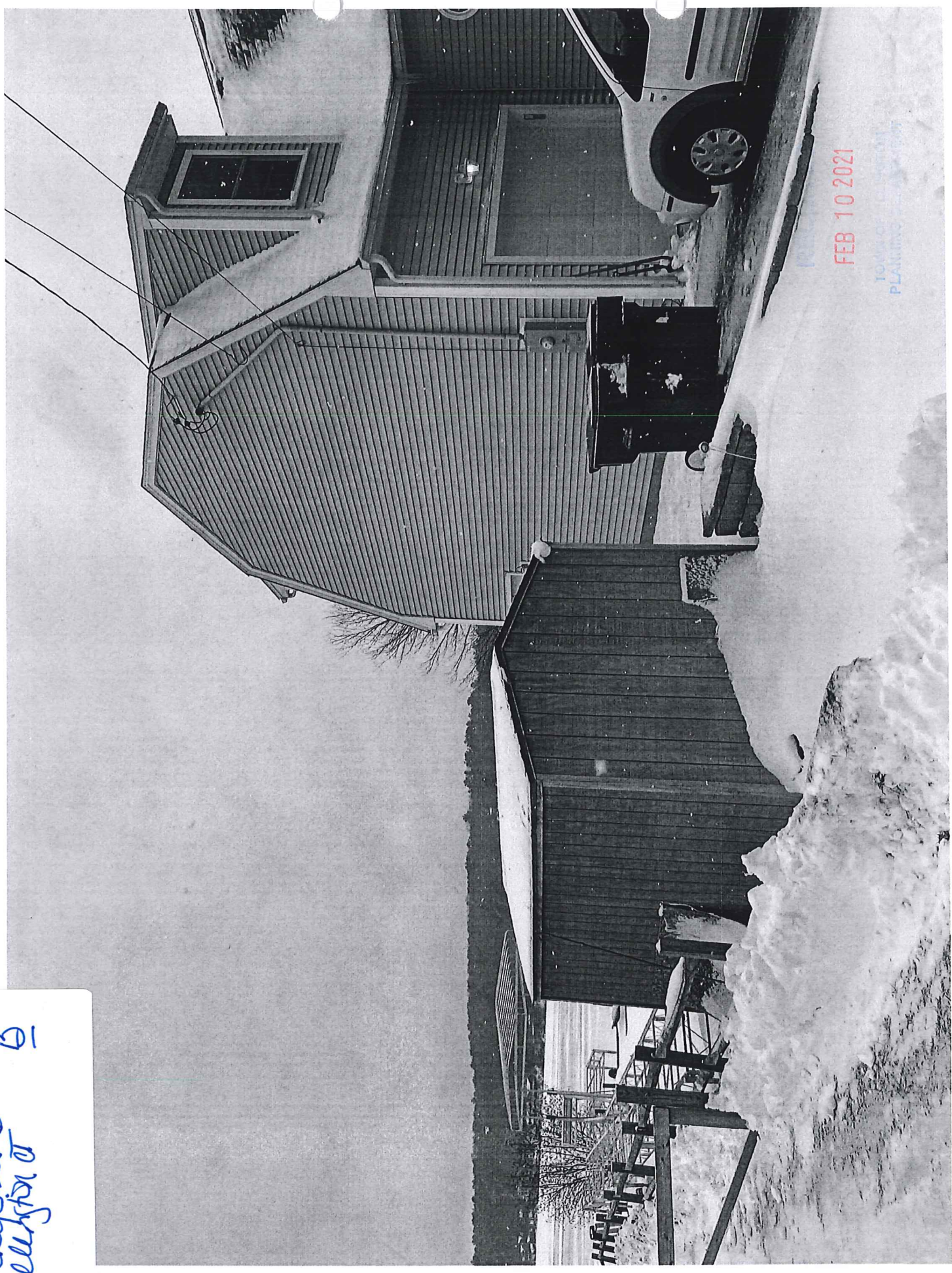


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1 Crystal St  
Eau Claire WI

The Kebalo Group Mail - 1 crystal pics



1 crystal st  
Ellington, CT

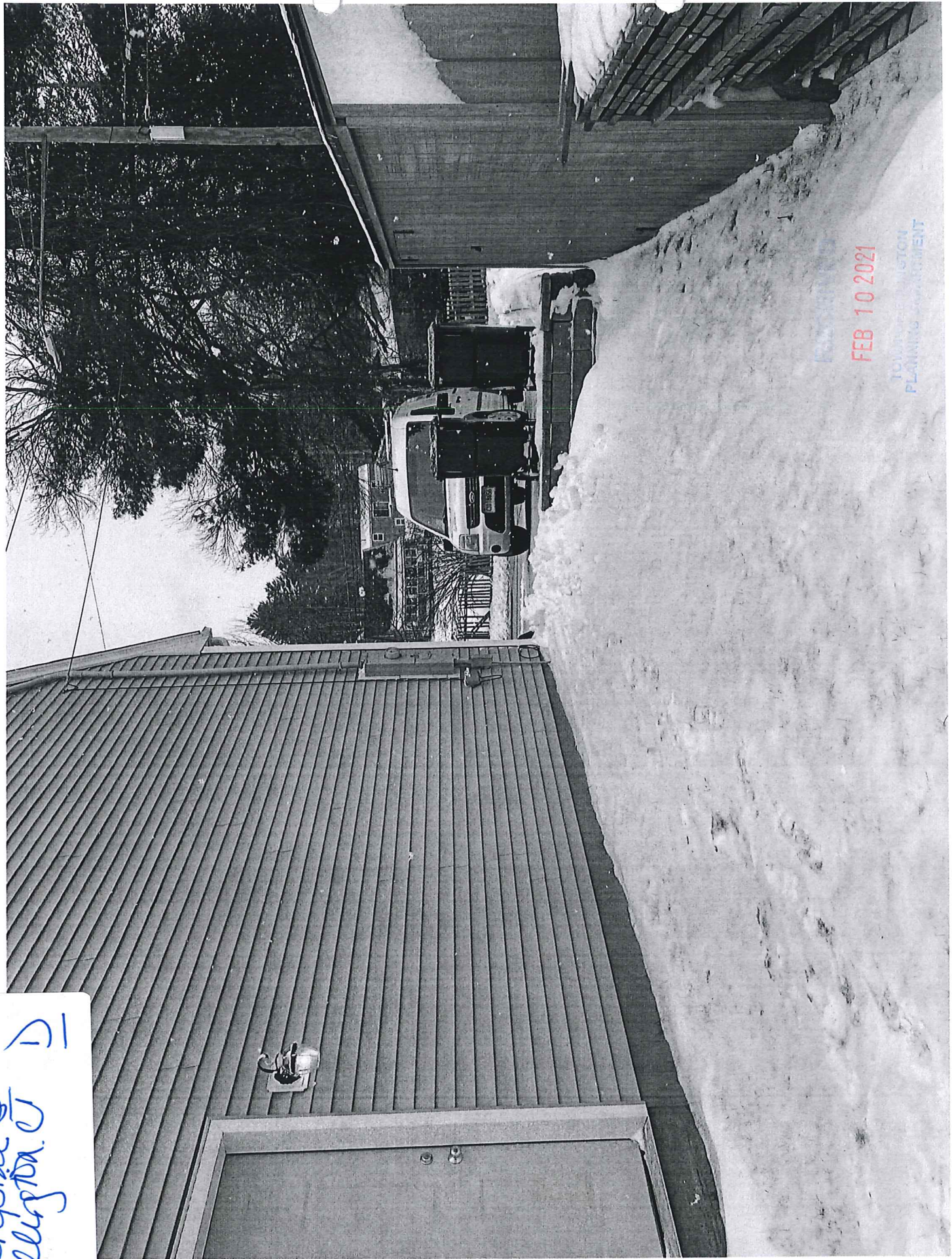
The Kebalo Group Mail - 1 crystal pics



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Crystal St  
Elington, VA

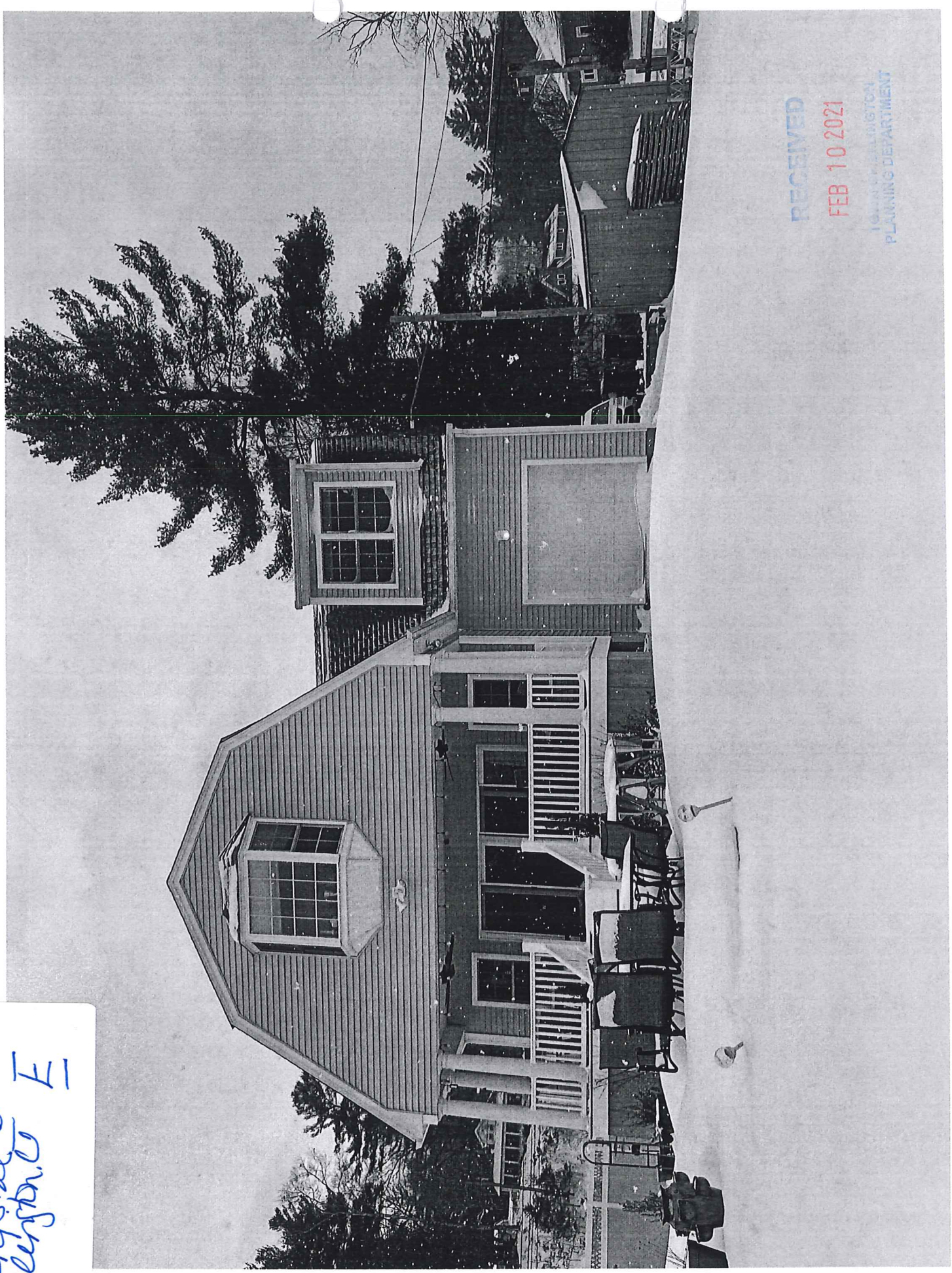
The Kebalo Group Mail - 1 crystal pics





1 Crystal of  
Ellington, CT

The Kebalo Group Mail - 1 crystal pics



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VOL 435 PAGE 0611

1181

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ELLINGTON LAND RECORDS

12 MAY 25 AM 11:55



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INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

## CERTIFICATE OF VARIANCE

Notice is hereby given that the Ellington Zoning Board of Appeals, at its May 7, 2012 meeting, granted the following Certificate of Variance:

**Application Number:** #V201205

**Description of Affected Premises:** 1 Crystal Street/APN 149-069-0000

**Owner of Property:** Karen Wirzulis  
1 Crystal Street  
Ellington, CT 06029

**Applicant:** Same

**Zoning Regulations Varied:** Ellington Zoning Regulations, Section 3.2.1–Lot Area, Width & Yard Requirements; Section 2.1.7–Construction in Required Yards.

**Nature of Variance:** To reduce the front yard setback from 35' to 18' to Crystal Street and from 35' to 10' to Green Street for an addition; and Section 2.1.7–Construction in Required Yards: to allow a 6' fence within the front yard setbacks on Green Street and Crystal Street.

**Hardship:** PRE-EXISTING NONCONFORMING HOUSE; TWO FRONT YARD SETBACKS; LOCATION OF FLOOD ZONE.

  
Mary Cardin, Chairman, Zoning Board of Appeals

RECEIVED *May 25 2012*  
AT *11:55* (AM/PM)  
DIANE H. MCKEEGAN  
ELLINGTON TOWN CLERK



Doc ID: 001346160001 Type: VARIANCE

BK 445 PG 542



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

65 MAIN STREET • P. O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

## CERTIFICATE OF VARIANCE

Notice is hereby given that the Ellington Zoning Board of Appeals, at its October 1, 2012 meeting, granted the following Certificate of Variance:

**Application Number:** #V201213

**Description of Affected Premises:** 1 Crystal Street/APN 149-069-0000

**Owner of Property:** Karen Wirzulis  
1 Crystal Street  
Ellington, CT 06029


**Applicant:** Doug Williams  
P.O. Box 311  
East Hartland, CT 06027

**Zoning Regulations Varied:** Ellington Zoning Regulations, Section 3.2.1-Lot Area, Width & Yard Requirements.

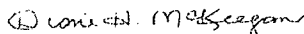
**Nature of Variance:** To reduce the front yard setback from 35' to 12' to Crystal Street for front steps and from 35' to 8' to Green Street for a basement entrance.

**Condition:** **APPROVED TO REDUCE THE FRONT YARD SETBACK FROM 35' TO 13' TO CRYSTAL STREET FOR THE FRONT STEPS.**

**Hardship:** **LOT CONFIGURATION; LOCATION OF WETLANDS; CONCRETE STEPS ON CRYSTAL STREET SIDE PREVIOUSLY EXISTED.**

  
 \_\_\_\_\_  
 Mary Cardin, Chairman  
 Zoning Board of Appeals

Received for Record at Town of Ellington, CT  
On 02/26/2013 At 12:02:00 pm



# Town of Ellington Zoning Board of Appeals Application

Application #  
V 202103  
Date Received  
2/10/2021

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

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

**Owner's Information**

Name: 267 Jobs Hill Rd LLC  
Mailing Address: 267 Jobs Hill Rd  
Ellington, CT 06029  
Email: morin3046@gmail.com

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

Primary Contact Phone #: 860-878-0122

Secondary Contact Phone #: \_\_\_\_\_

Owner's Signature: [Signature] Date: 2/9/21

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: 267 Jobs Hill Rd LLC  
Mailing Address: 267 Jobs Hill Rd  
Ellington, CT 06029  
Email: morin3046@gmail.com

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

Primary Contact Phone #: 860-878-0122

Secondary Contact Phone #: \_\_\_\_\_

Applicant's Signature: [Signature] Date: 2/9/21

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.

Street Address: 267 Jobs Hill Rd

Assessor's Parcel Number (APN): 159 - 022 - 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. §8-3(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) 7.14.3(C)

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

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

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**Describe Variance Request:** On October 2<sup>nd</sup> 2020 we lost the entire horse barn portion of our farm to fire which was made up of a 34'x150' building containing 22 stalls on the first floor and storage on the second floor, a 30'x70' building containing 12 stalls and a 20'x40' tack storage area. The 60'x120' indoor riding arena and 36'x36' attached storage building survived the fire with minimal damage. To best utilize the remaining buildings we plan to convert the existing riding arena and storage building into a 34 stall horse barn replacing what was lost in the fire and add an attached 70'x192' building to the back of the existing building and a 30'x30' building attached to the front in the foot print of the burnt down structure. The 70'x192' building will be attached to the back side of the existing building by a 16'x25' connector and contain a 70'x152' indoor riding arena and 40'x70' storage area. The front 30'x30' building will be used as tack storage.

**Hardship:** The hardship we face in rebuilding is we would like to add on to the back side of the existing riding arena which is already a nonconforming structure. The new 70'x192' building will be more conforming than the previous structure. By placing it behind the existing building it will measure 170' from the street rather than the 25' distance of the original burned down structure. The 30'x30' purposed structure will fall in the foot print of the former nonconforming 30'x70' building and cover the fire damage front wall of the existing riding arena.

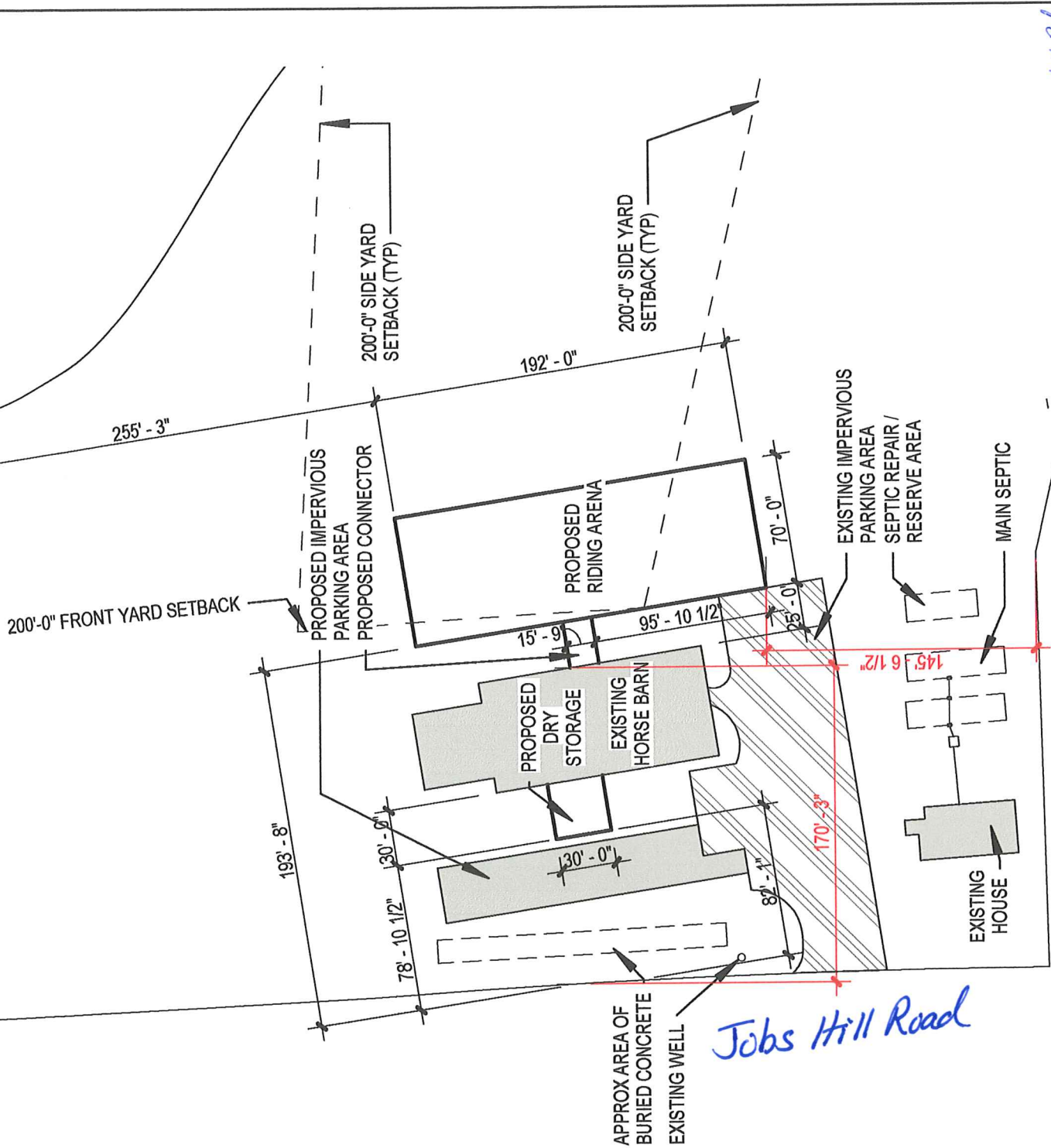
*Proposed riding arena will be 145' from side yard setback.*

*Cluey*  
*2/11/21*

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TOWN OF ELLINGTON  
PLANNING DEPARTMENT



*Jobs Hill Road*

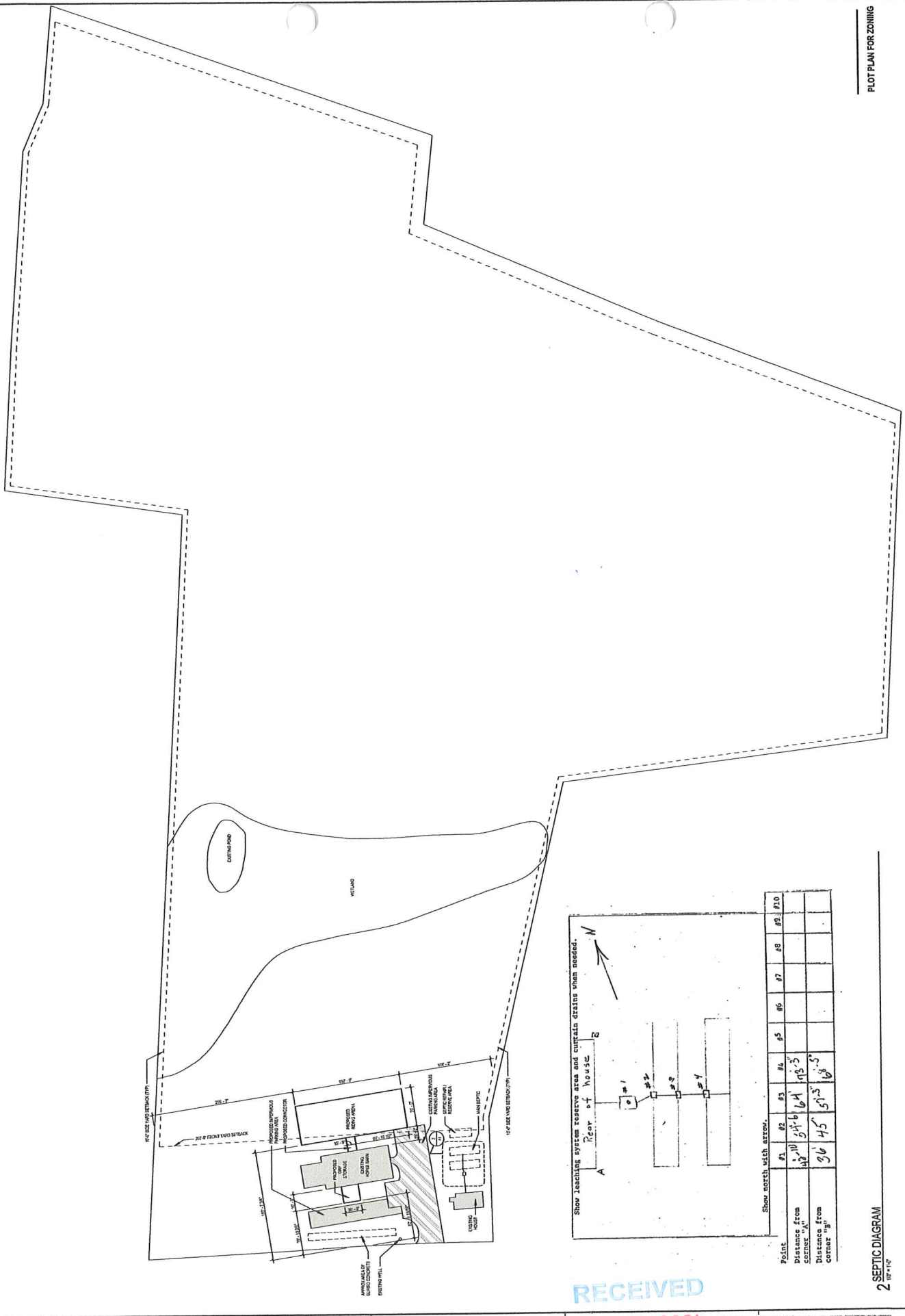
*267 Jobs Hill Rd  
Scale: 1" = 80'*

ENI ADCEEN DI OT DI AN

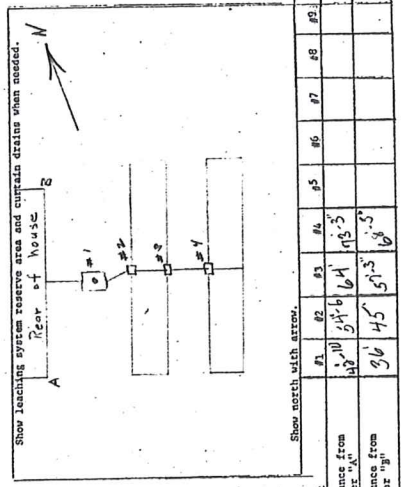
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PLANNING DEPARTMENT



1 FIRST FLOOR LEVEL  
1" = 40'



Show leaching system reserve area and curtain drain when needed.

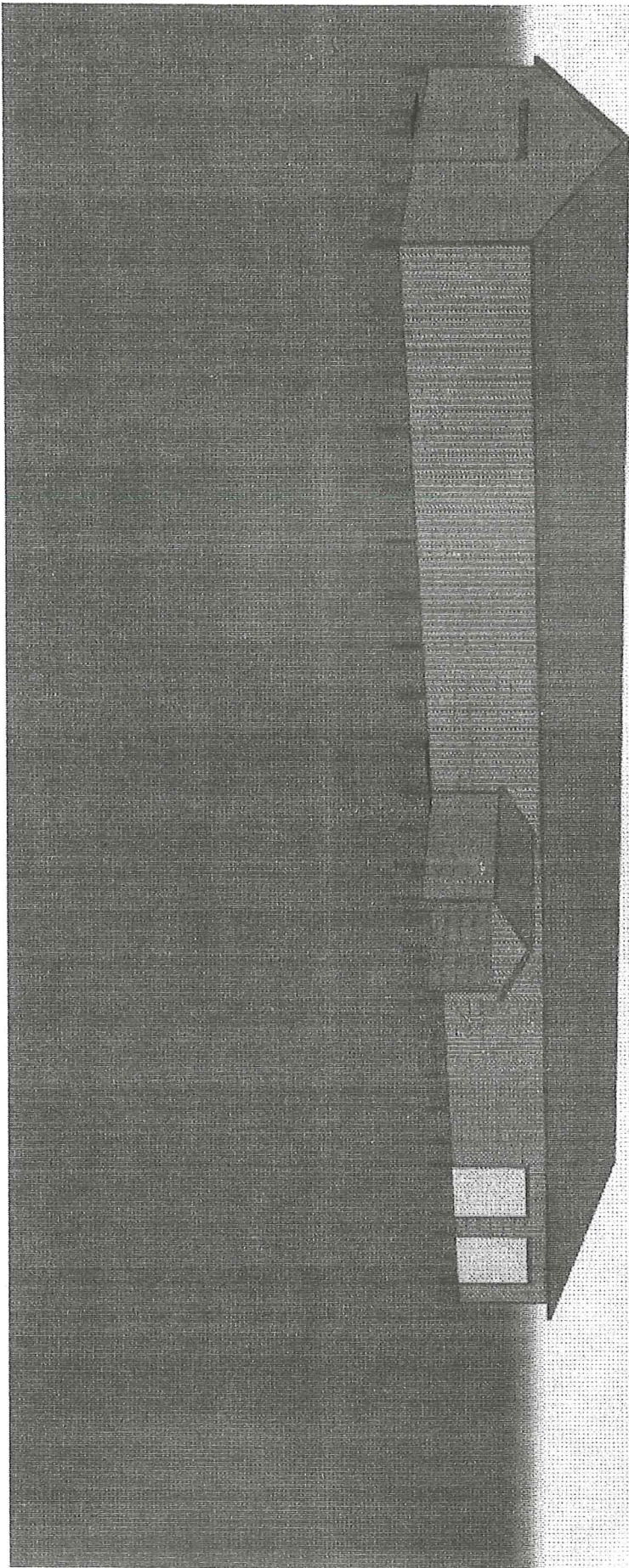
Point	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Distance from corner "A"	42.0	54.6	64	65.5						
Distance from corner "B"	9.6	45	51.5	68.5						

2 SEPTIC DIAGRAM  
1" = 40'

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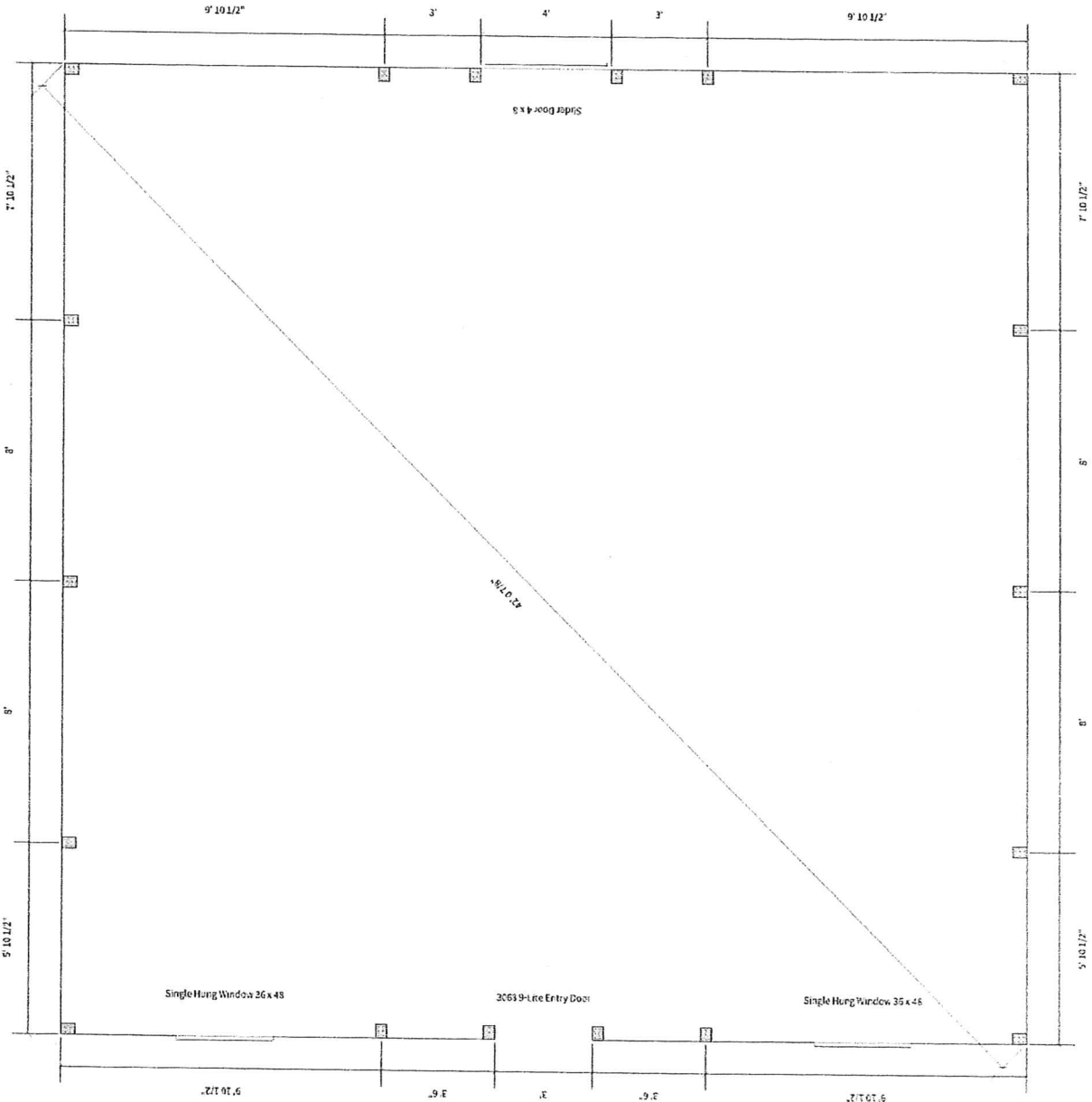


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FEB 10 2021

TOWN OF  
PLANNING

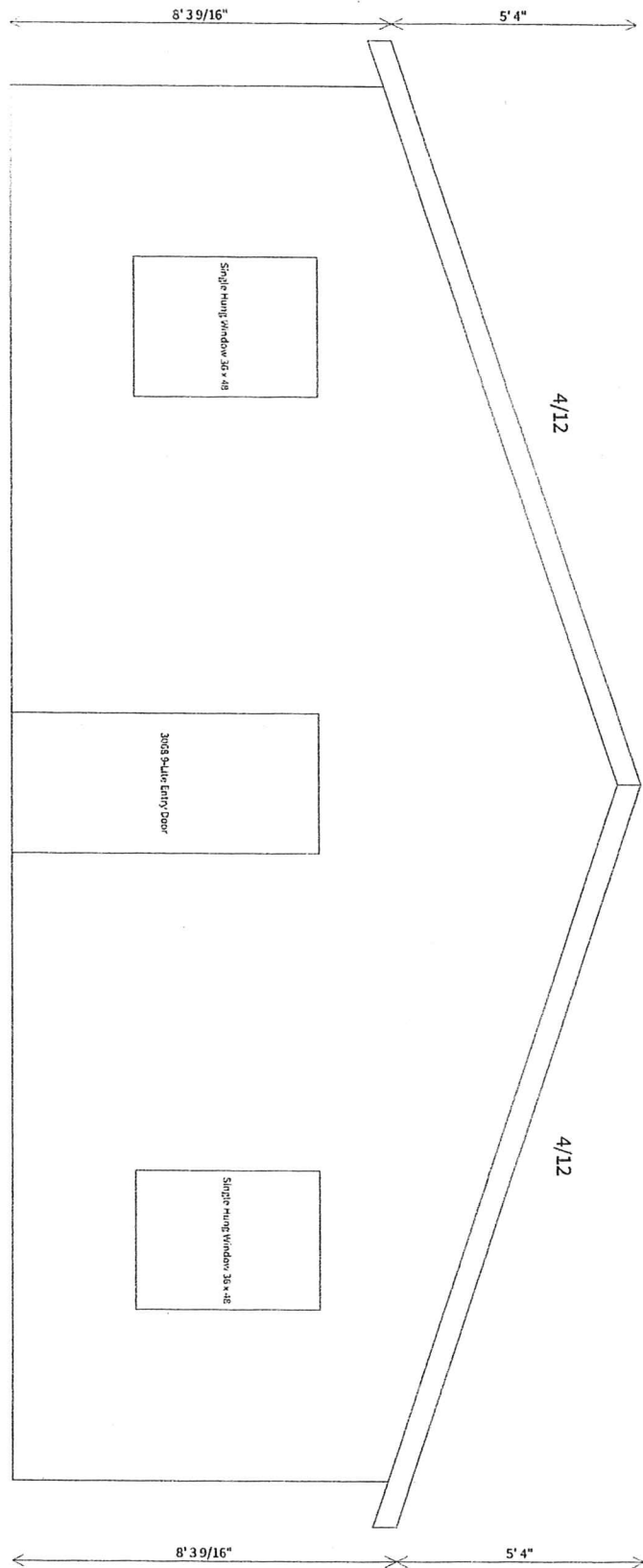
# Post Layout



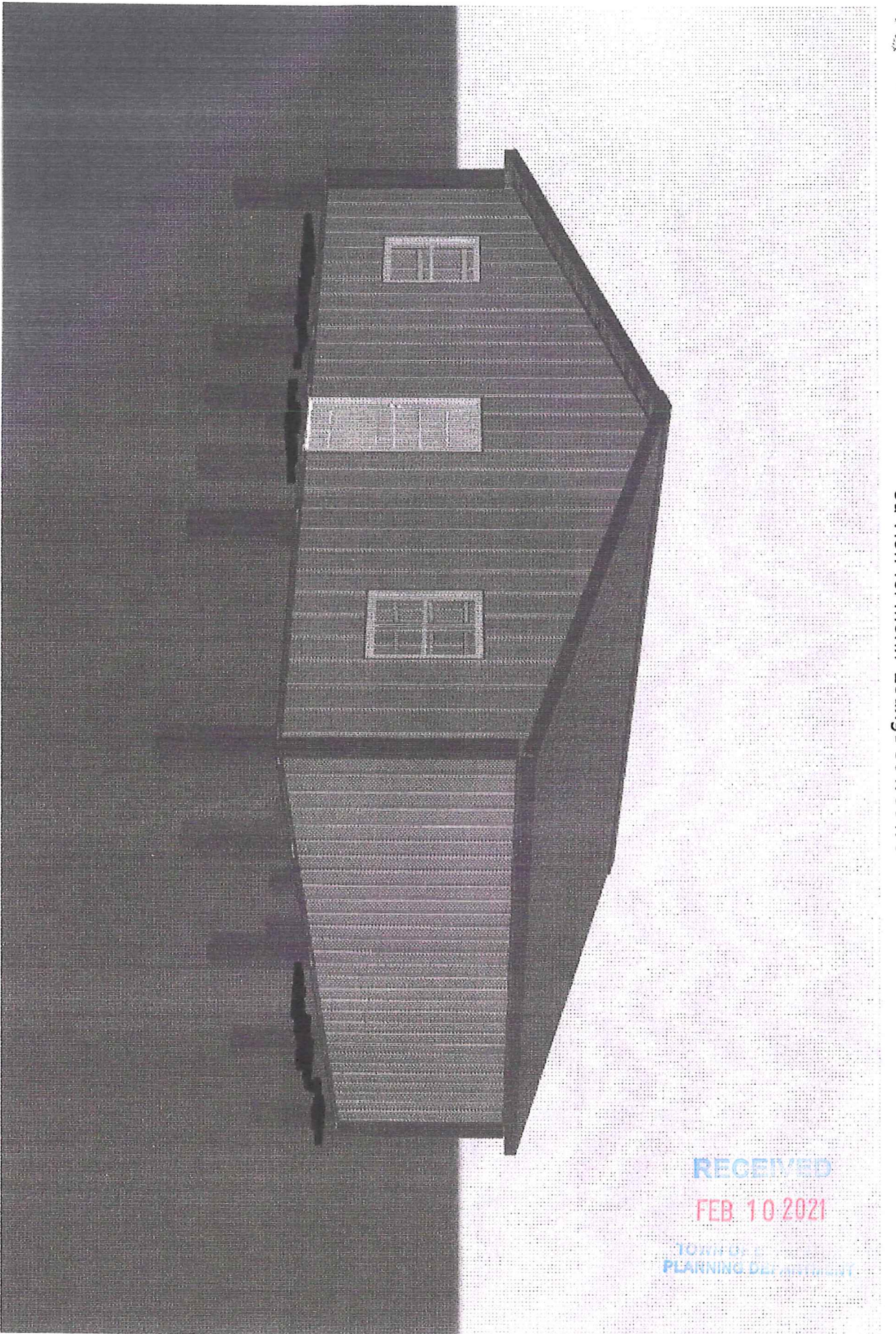
Job: Morin- Lounge 30 x 30 x 8  
Date: 11/23/2020  
Time: 8:38 AM

RECEIVED  
FEB 10 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Back Elevation**



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FEB 10 2021  
TOWN OF BELLEVILLE  
PLANNING DEPARTMENT

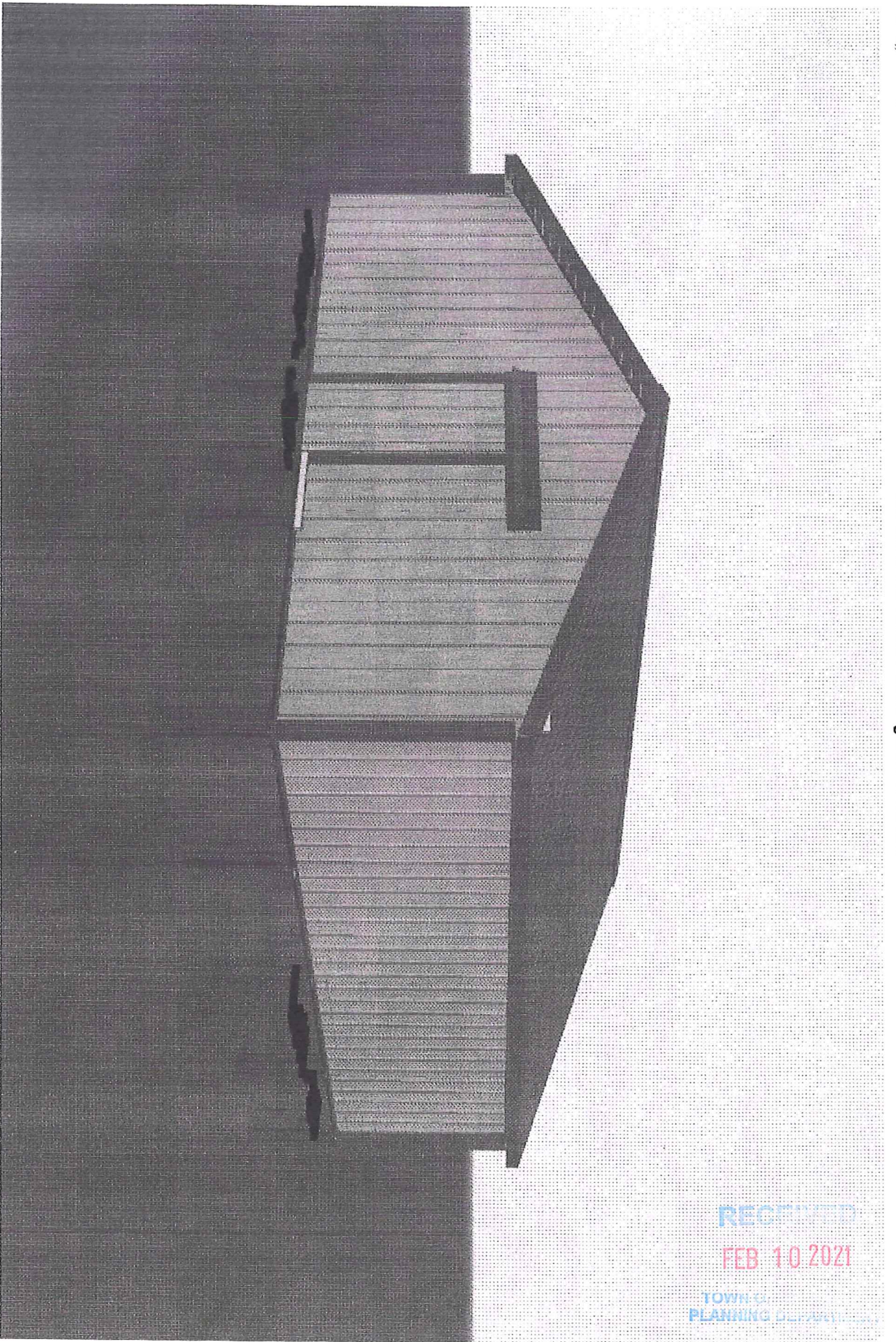


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FEB 10 2021

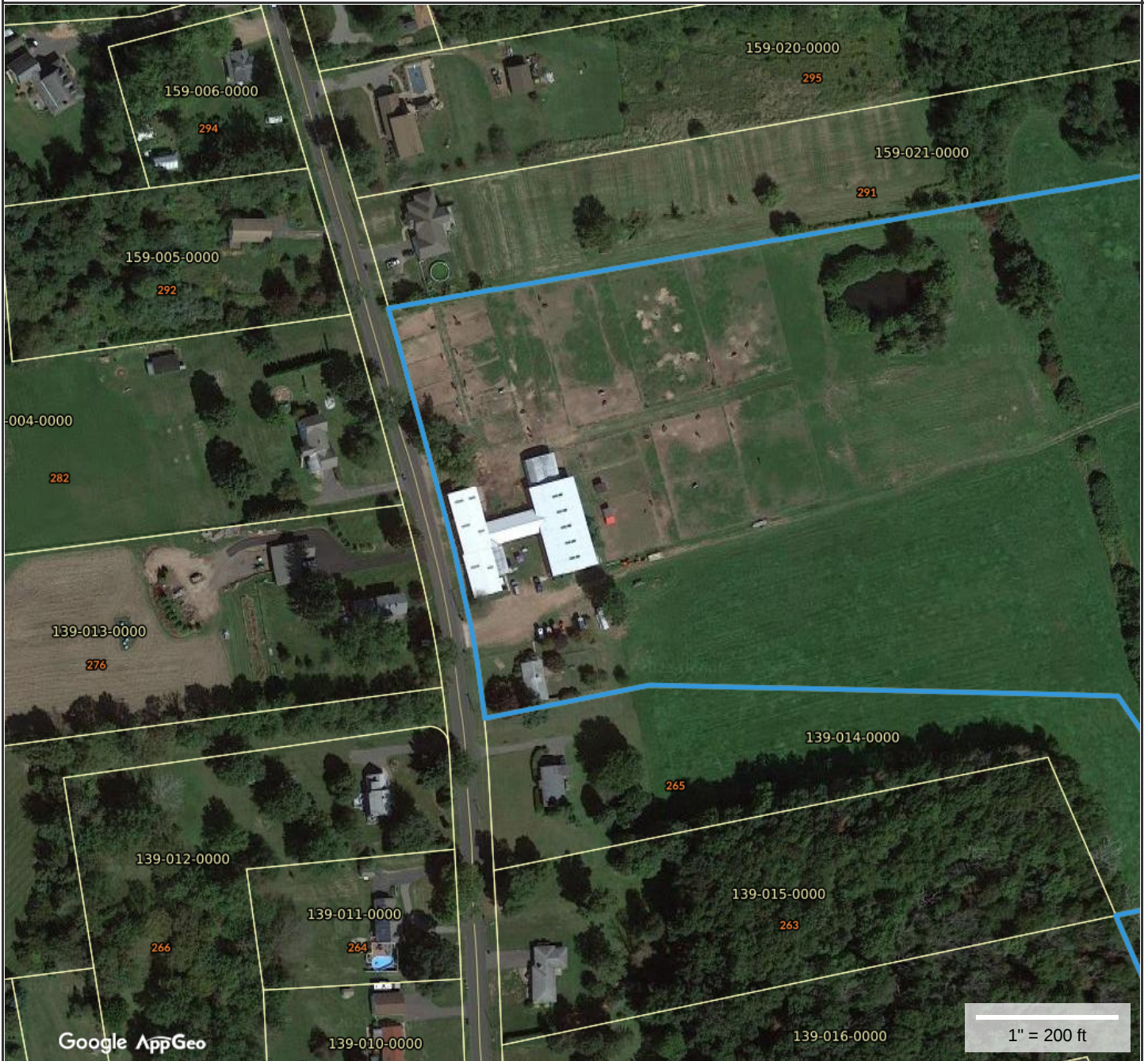
TOWN OF MORIN  
PLANNING DEPARTMENT

3d View for Morin- Lounge 30 x 30 x 8



RECEIVED  
FEB 10 2021

TOWN OF  
PLANNING DEPARTMENT



**Property Information**

**Property ID** 159 022 0000  
**Location** 267 JOBS HILL RD  
**Owner** TWO SIXTY SEVEN (267) JOBS HILL RD LLC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/23/2020  
Data updated 7/23/2020



## North Central District Health Department

- Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- Vernon - 375 Hafford 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 Springs, CT 06076 - (860) 684-5609 Fax 684-1768

# Plan Approval

For

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

267	Jobs Hill Rd	Ellington		
Street #	Street Name	Town		
267	Jobs Hill Rd Llc	267 Jobs Hill Rd	Ellington	CT
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 2/16/2021, to construct a 30' x 30' Dry Storage Building, 70' x 192' Riding Arena and 15' 9" x 28' 10" connector as shown on plan received 2/5/2021.**

The proposed 30' x 30' Dry Storage Building, 70' x 192' Riding Arena and 15' 9" x 28' 10" connector is approved on 2/16/21 as shown on the plan date stamped Received North Central District Health Department (NCDHD) 2/5/21 with the following **CONDITIONS:**

- 1) **The Approved structures are not considered residential space** - This Approval does not endorse the use of these structures as bedroom space. 2) **These proposed structures are approved as "dry structures" with no sanitary facilities (i.e. bathroom, wet bar, kitchen, etc.). Furthermore, outside portable toilets are not permitted on a permanent basis.** 3) For any proposed sanitary facilities inside the proposed structure(s) to dispose sewage into the existing onsite septic system, the CT State Department of Public Health must review any proposals for a Central Septic System submitted by a CT Licensed Engineer or CT Licensed Septic Installer. If a separate septic system is desired, either a CT Licensed Engineer or CT Licensed Septic Installer shall submit a plan for a new septic system. Submit any proposals to this department for review. 4) The dwelling is served by an onsite septic system and a private onsite well. 5) All of the minimum separating distances have been met. 6) The proposed structures will be located on the north westerly side of the property. 7) **Any foundation drain(s) to be installed for the proposed structures and/or drain(s) carrying surface water CANNOT be closer than 25' from the existing water supply well.** 8) Soil testing conducted by this department on December 31, 2020 indicates that there is a designated a Code Compliant Septic Repair Area located on the easterly side of the dwelling and current septic system. Preservation of this area is **REQUIRED.** 9) In the future, if the septic system is not functioning properly, backing up into the house or breaking out of the ground surface then the NCDHD **MUST** be contacted. Additional soil testing will be required in order to repair / replace the septic system.

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:

  
 Brian Bielawiec, B.S.

Sanitarian

# Plan Approval

For

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

267	Jobs Hill Rd	Ellington
Street #	Street Name	Town

This department recommends the regular cleaning and inspection of your septic tank at intervals not to exceed every two years. In addition, This Department recommends the periodic testing of the water quality of your private water supply well water.

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.

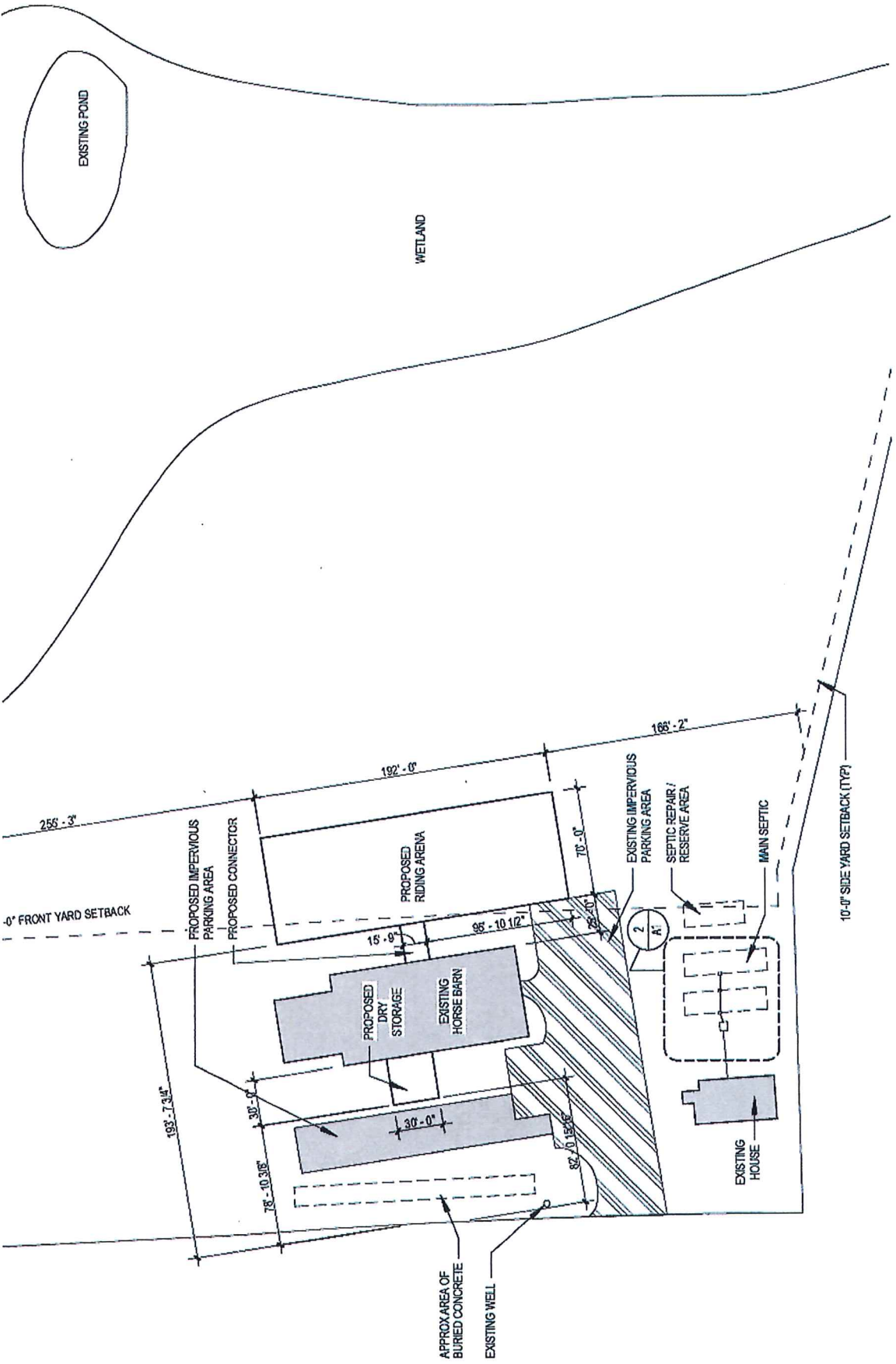
**Approved by:**



Brian Bielawiec, B.S.

Sanitarian





**RECEIVED**  
 FEB 05 2021  
 NORTH CENTRAL DISTRICT  
 HEALTH DEPARTMENT

NO. CENTRAL DISTRICT HEALTH DEPT.  
 APPROVED FOR CONSTRUCTION  
 NOT APPROVED FOR CONSTRUCTION  
*For storage shed riding arena & connector*  
 2/16/21  
 DATE HEALTH OFFICIAL



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](http://www.ellington-ct.gov)

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

## 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,

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Barbra Galovich, Recording Clerk