



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, JULY 11, 2022, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER:

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

III. PUBLIC HEARING(S): *(Notice requirements met, hearings may commence unless otherwise noted)*

1. V202210 – Schneider Brothers, LLC, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 6.3.7(A.2) – Detached Signs Permitted in C, PC, I and IP Zones: to reduce the setback to the front property line from 15ft to 12.5ft for a detached sign at 128 West Road, APN 037-003-0002 in a PC (Planned Commercial) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the June 6, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, August 1, 2022

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Zoning Board of Appeals.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/84515106981>

Meeting ID: 845 1510 6981

Passcode: 377195

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 845 1510 6981

Passcode: 377195

Town of Ellington Zoning Board of Appeals Application

Application #
V202210
Date Received
6/16/2022

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: Sam Schneider/Earthlight
Mailing Address: 128 West Rd
Ellington, CT
Email: sam@earthlighttech.com

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

Primary Contact Phone #: 860-707-6623
Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 6/16/22

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.

Street Address: 128 West Rd

Assessor's Parcel Number (APN): 037 - 003 - 0002 Zone: PC

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) Section 6.3.7(A.2)

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

RECEIVED
JUN 16 2022

Barbra Galovich

Subject: FW: 128 West Road - detached sign
Attachments: ASBUILT - 4 - 2022-06-16-IR-1.pdf; ASBUILT - 4 - 2022-06-16-IR-2.pdf; ASBUILT 2022-06-20-sign IR.pdf; road sign earthlight.jpg; front sign landscaping.jpg

From: Sam Schneider [mailto:sam@earthlighttech.com]
Sent: Monday, June 27, 2022 9:07 AM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Cc: Jake Schneider <jake@earthlighttech.com>
Subject: FW: 128 West Road - detached sign

Narrative:

Back in September of 2020 we implemented Phase 1 of the project here with the Skinners. This included the shared driveway, the retention pond, and the earthwork/grading along the front edge RT 83, we also added a split rail fence along with landscaping trees. Fast forward to June of 2022 we are ready to install our old road sign that was approved for the 92 West rd property and we moved it down to the new property at 128 West Rd. Based on the topography, fence location, and tree landscape locations we planted the sign in the best possible location between the fence and edge of RT 83. The hardship we would face would be moving the fence, the sign, the landscaping, and reshaping the ground in that area to make it all conform better. Moving the fence and trees would also affect the skinner property as it would cause them to not line up which is the current situation. According to our civil engineer from FA Hesketh and Associates please see their note below in regard to the line of site being safe and usable for the current sign location.

Please let me know if you need anything else for the variance application.

Sam Schneider | President
92 West Road, Ellington, CT 06029 | office 860.871.9700 ext 112 | mobile 860.707.6623
www.earthlighttech.com



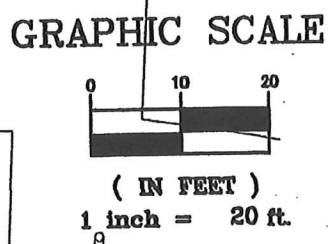
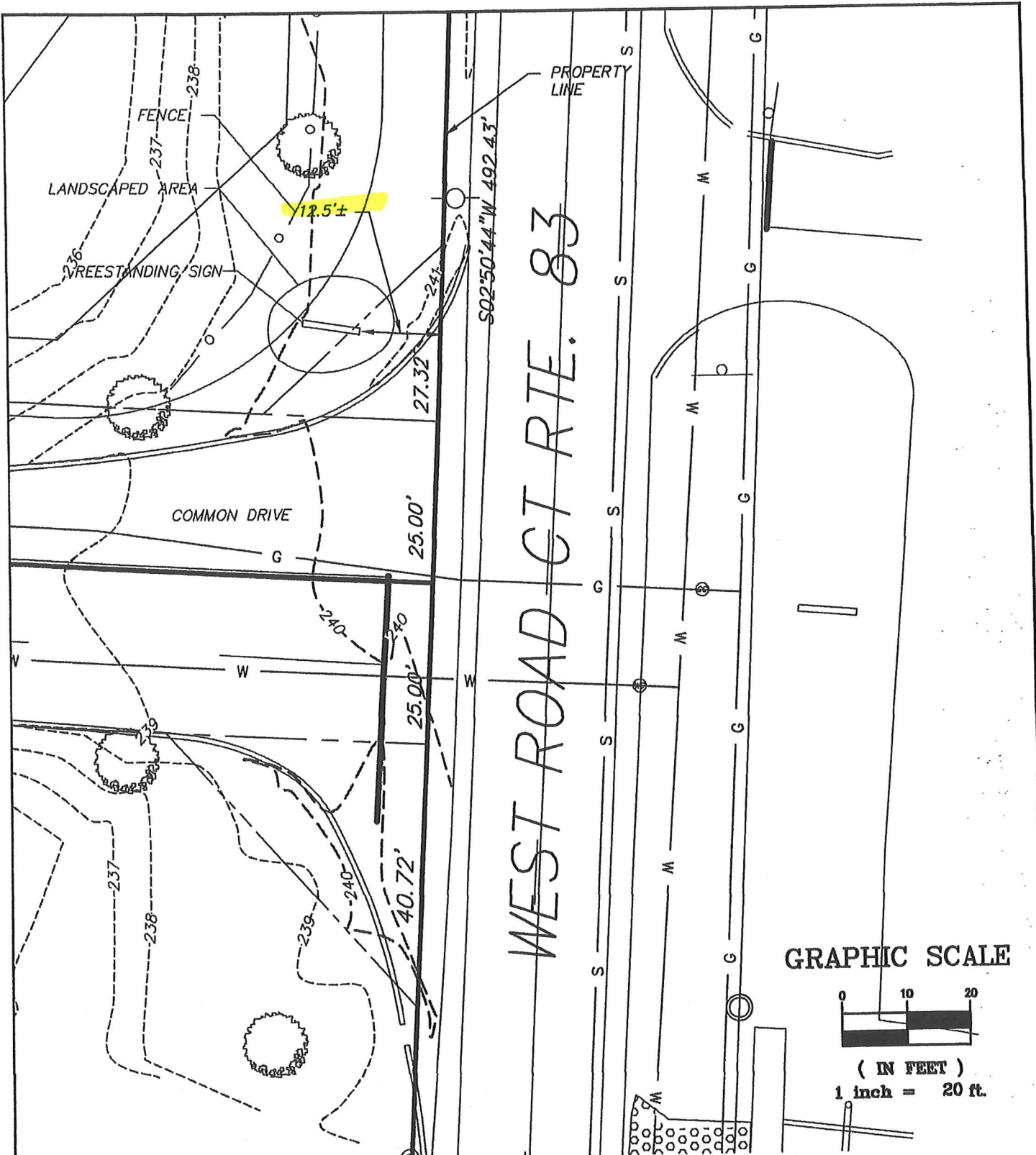
From: Scott Hesketh shesketh@fahesketh.com
Sent: Monday, June 6, 2022 1:52 PM
To: Guy Hesketh ghesketh@fahesketh.com; Sam Schneider sam@earthlighttech.com
Cc: Jake Schneider jake@earthlighttech.com; Craig Foster cfoster@fahesketh.com; Chris Skinner chris@greatcountrygarages.com; Todd Hesketh thesketh@fahesketh.com
Subject: RE: 128 West Road - detached sign

Sam,

Based on the progress as-built plan, the sign is located in excess of 15 feet from the edge of the roadway. Since the ISD is measured at a point 15 feet from the edge of roadway and the roadway bends slightly away from the site, the sign location will not interfere with the required DOT sight distance.

If a formal letter is required, I will be happy to provide one. Just let me know.

pg 1081



PARTIAL IMPROVEMENT LOCATION PLAN - RECORD

PREPARED FOR

EARTHLIGHT TECHNOLOGIES, LLC

128 WEST ROAD

ELLINGTON, CONNECTICUT

Date: 06-20-2022
 Job no: 19171

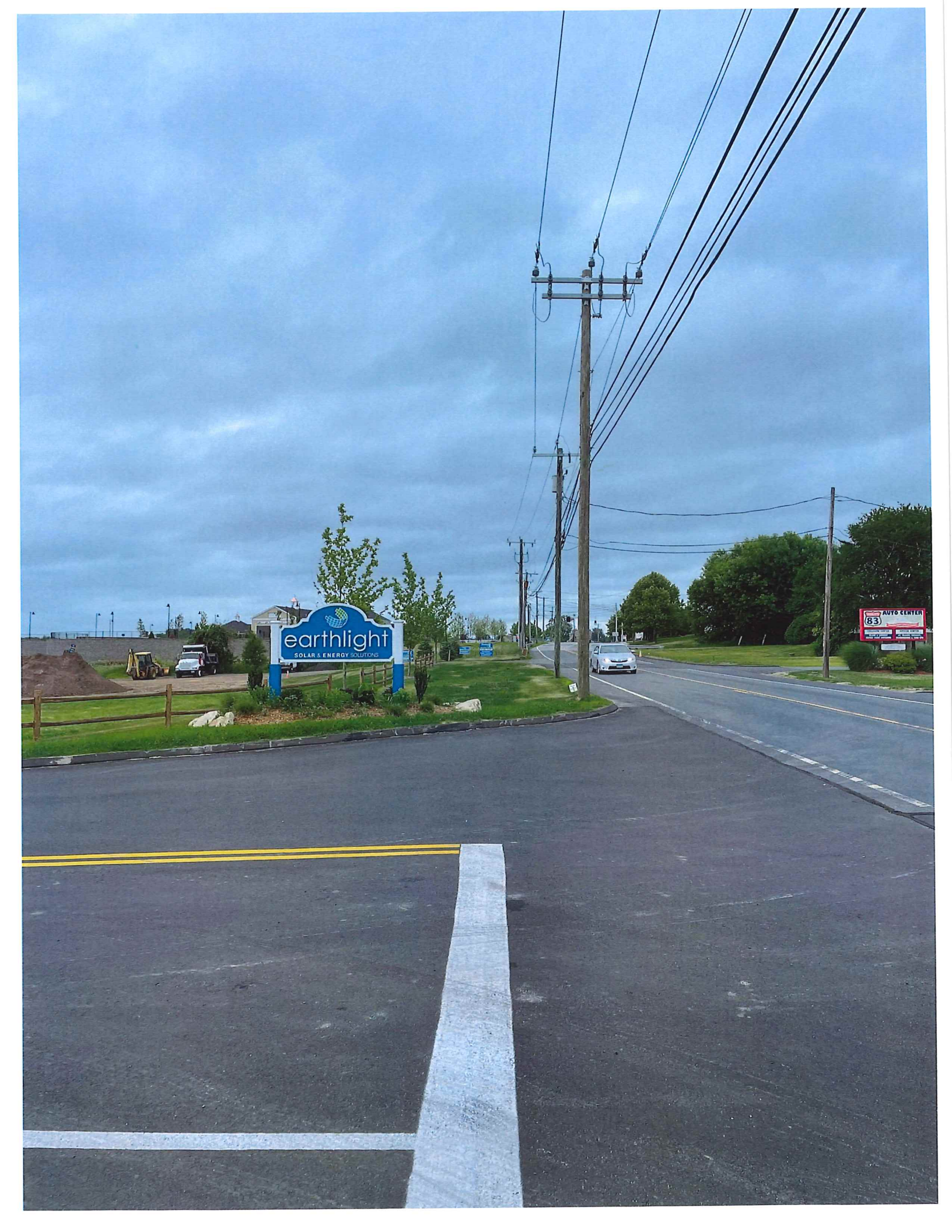


AUTO CENTER
3



earthlight
SOLAR & ENERGY SOLUTIONS

AUTO CENTER
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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JUNE 6, 2022, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Art Aube, Regular members Ken Braga, Katherine Heminway, Subhra Roy and Alternate Ron Stomberg, Ron Brown and Rodger Hosig

ABSENT: Vice Chairman Sulakshana Thanvanthri

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning Enforcement Officer

I. CALL TO ORDER: Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:00 PM.

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

III. PUBLIC HEARINGS:

1. V202209 – Daniel Eckels, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce the front yard setback from 50ft to 36ft for a detached garage at 57 Shenipsit Street, APN 021-036-0000 in a Residential (R) zone.

Time: 7:00 PM

Seated: Aube, Braga, Heminway, Roy, and Stomberg

Daniel and Cynthia Eckels, 57 Shenipsit Street were present to represent the application. Mrs. Eckels stated they are proposing a detached garage. Chairman Aube asked what the hardship is for the request. Mrs. Eckels stated that the setback was increased from 35 feet to 50 feet. Chairman Aube referenced the hardship stated in the application documents.

MOVE (BRAGA), SECONDED (HEMINGWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202209.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE V202209 - Daniel Eckels, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce the front yard setback from 50ft to 36ft for a detached garage at 57 Shenipsit Street, APN 021-036-0000 in a Residential (R) zone.

Hardship: Setback change created nonconforming house; and as stated in the application.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the May 2, 2022 Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 2, 2022 MEETING AS WRITTEN.

2. Correspondence/Discussion:

V. ADJOURNMENT:

MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:05 PM.

Respectfully submitted,

John Colonese, Acting Recording Clerk