



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 12, 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. V202211 – William & Maureen Keohane, 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 7ft for a deck with stairs and to square off a portion of the house, modifying previously approved Variance V202112 at 2 East Shore Road, APN 149-093-0000 in a Residential (R) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the July 11, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, October 3, 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/86138903881>

Meeting ID: 861 3890 3881

Passcode: 328954

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 861 3890 3881

Passcode: 328954

Town of Ellington Zoning Board of Appeals Application

Application #

V202211

Date Received

8/24/2022

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: William E. Maureen Keohane

Mailing Address: 39 Windshire Drive

South Windsor, Ct 06074

Email: wkeohane@Steeltechbp.com

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

Primary Contact Phone #: 860-798-6501

Secondary Contact Phone #: 860-716-6610

Owner's Signature: William E. Keohane Date: 8/23/22

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:

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.

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Street Address: 2 East Shore Rd

Assessor's Parcel Number (APN): 149 - 093 - 0000 Zone: R

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 ☒ NoAre there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ NoIs 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: Sept 13, 2021

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

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

Previous Sept 13, 2021 ZBA Ruling Allowed Variance from 10' to 5' - Per Revised Site Plan we have Added a set of Exit stairs off the deck & squared away the corner of the bedroom (8'4") setback 7'0" setback

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

Upon Further Development at the floor plans it was determined there was no safe way to exit the 1st floor rear of the house & an Emergency set of stairs were added resulting in a 7' side yard set back at the floor and a 8'4" setback at the Entry Landing to the stair. All still within the original 5'-0" setback variance granted at the Sept 13, 2021 ZBA Meeting. See Site Plan - 9/1/21 - Revised 8/22/22

These drawings have been prepared for this client at this site, and are not to be used for any other location, or owner without the written permission of Lasso Agustin & Associates.

KEOHANE RESIDENCE

PROJECT ADDRESS:
2 EAST SHORE ROAD, CT, CT 06

*Lassee
Aspelin*
& ASSOCIAT

GENERAL ELEVATION & 3D NOTES

1. REFERENCE WINDOW DOORS OR ANY OTHER ITEMS TO LEGS AND SHOULD BE OPENED UPON REQUEST BY THE CUSTOMER.
2. ANY REFERENCE WINDOW IS GENERAL AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER IF PARTICULAR SPACE PLANNING.
3. ALL MATERIALS, MATERIALS, TINT, WINDOW, COLORS, GLAZING, PLY, JAMES, AND OTHER MATERIALS SHOWN NOT REPRESENT DESIGNER'S SELECTIONS.
4. GENERAL STYLING SHOWN IN THESE CHANGES INDICATED.
5. DECORATIVE STYLING IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SKETCH PHOTOS OR SITE PLAN FOR OTHERS.
6. IF ANY MATERIALS ARE USED, REFERENCE MATERIALS SHOULD BE THE SHEET FOR DECORATION.

EXTERIOR ELEVATION
AT REAR (WEST)

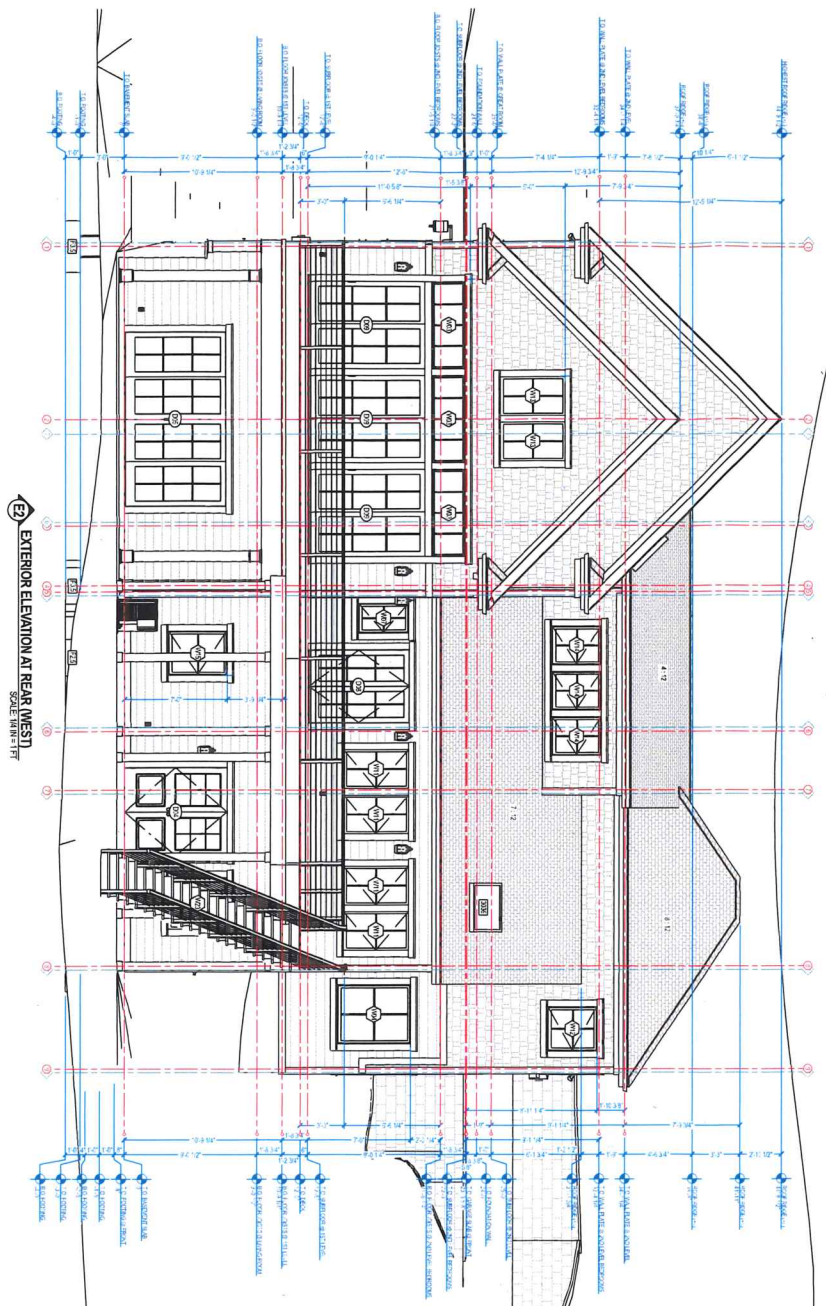
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TOWN OF ELLINGTON
PLANNING DEPARTMENT

PROJECT ADDRESS:
2 EAST SHORE ROAD, ELLINGTON, CT 06029

PROJECT DESCRIPTION:
3-STORY 3-BEDROOM, 2-1/2 BATH, NEW
CONSTRUCTION SINGLE-FAMILY RESIDENCE



SHEET LIST	
PAGE #	TITLE
A0.0	COVER PAGE
A0.3	WINDOW, DOOR, & ROOM SCHEDULES
A0.4	3D FRAMING OVERVIEWS
A1.0	FOUNDATION PLAN
A1.1	LOWER LEVEL CONSTRUCTION PLAN
A1.2	1ST LEVEL CONSTRUCTION PLAN
A1.3	2ND LEVEL CONSTRUCTION PLAN
A2.0	ROOF PLAN
A3.0	EXTERIOR ELEVATION AT FRONT (EAST)
A3.1	EXTERIOR ELEVATION AT REAR (WEST)
A3.2	EXTERIOR ELEVATION AT LEFT (SOUTH)
A3.3	EXTERIOR ELEVATION AT RIGHT (NORTH)
A4.0	CROSS SECTION 1
A4.1	CROSS SECTION 2
A4.2	CROSS SECTION 3
A4.3	CROSS SECTION 4
A4.4	CROSS SECTION 5
A4.5	CROSS SECTION 6
A4.6	CROSS SECTION 7
A4.7	CROSS SECTION 8
A4.8	CROSS SECTION 9
A5.0	1ST LEVEL FLOOR FRAMING PLAN
A5.1	2ND LEVEL FLOOR FRAMING PLAN
A5.2	1ST LEVEL CEILING FRAMING PLAN
A5.3	2ND LEVEL CEILING FRAMING PLAN
A5.4	ROOF FRAMING PLAN
E1.0	LOWER LEVEL ELECTRICAL PLAN
E1.1	1ST LEVEL ELECTRICAL PLAN
E1.2	2ND LEVEL ELECTRICAL PLAN
S-01	STRUCTURAL TYPICAL CONCRETE DETAILS
S-02	STRUCTURAL TYPICAL FRAMING DETAILS
S-1	STRUCTURAL FOUNDATION PLAN
S-2	STRUCTURAL 1ST FLOOR FRAMING PLAN
S-3	STRUCTURAL 2ND FLOOR FRAMING PLAN
S-4	STRUCTURAL ROOF FRAMING PLAN
S-5	STRUCTURAL COLUMN SCHEDULE & DETAILS
S-6	STRUCTURAL BASE PLATE DETAILS
S-7	STRUCTURAL SECTIONS
S-8	STRUCTURAL SECTIONS
S-9	STRUCTURAL SECTIONS
S-10	STRUCTURAL SECTIONS
S-11	STRUCTURAL SECTIONS
S-12	STRUCTURAL SECTIONS
S-13	STRUCTURAL SECTIONS
S-14	STRUCTURAL SECTIONS
S-15	STRUCTURAL SECTIONS
S-16	STRUCTURAL SECTIONS

[illegible]

KEOHANE RESIDENCE

PROJECT ADDRESS:
2 EAST SHORE ROAD, CT, CT 06029

[illegible]

PROJECT INFORMATION

PROJECT NAME
RESIDENCE

3 STORY 3 BEDROOM 2 1/2 BATH NEW
CONSTRUCTION SINGLE-FAMILY RESIDENCE

OWNER/CLIENT:
WILLIAM KEOWINE
358 HUNTERS ROAD NORTH
STUDIO CITY/CA 91604
T 901 788 4551
E. WKEOWINE@G5TELECOM.COM

PROJECT ADDRESS:
1 EAST SHIPLEY ROAD
ELLINGTON CT 06029

DRAWN BY:
INVISIOTEN LLC
CONTACT: DUSTIN PATRICK
104 WEST CHESTERFIELD AVE D3238
T 814 969 0704
E. DUSTIN@INVISIOTEN.COM

ARCHITECT:
ASPELIN ASSOCIATES
CONTACT: LASSE ASPELIN & ASSOCIATES
4 EAST MAIN STREET
1000 SPRING SPRING CT 09676
T 960 834 4279
E. ASPELIN@COX.NET

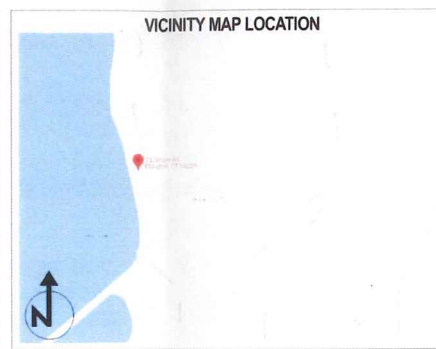
GENERAL CONTRACTOR/DEVELOPER:
TEU

BUILDING AREA:
10,000 SQ FT CONSTRUCTION SQUARE FOOTAGE
MEASURED OUTSIDE SURFACE OF EXTERIOR
WALLS DECKS, PORCHES OR PATIO SLAB

REFER TO AREA PLANS FOR AREA CALCULATION

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL BUILDING AND OCCUPANCIAL SAFETY CODES PERTAINING TO THIS PROJECT.
2. PRIOR TO ANY SITE ACTIVITIES THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
3. PLANS AND SPECIFICATIONS IN SOME INSTANCES DO NOT CONTAIN SPECIFIC INSTRUCTIONS FOR INSTALLATION OR PREPARATION. VENDOR, CONTRACTOR AND SUBS ARE RESPONSIBLE FOR FOLLOWING ASTM STANDARDS AND APPLICABLE CODES.
4. INTERIOR WALLS AT POCKET DOORS TO BE 2x6 STUD FRAMING. ALL OTHER INTERIOR WALLS TO BE 2x4 STUD FRAMING. UNO. REFER TO WALL TAGS AND LEGEND.
5. ALL EXTERIOR WALLS TO BE 2x4 STUDS WITH 7/16" OSB. R-15 (MIN) INSULATION. HOUSE WRAP AND EXTERIOR FINISH UNO.
6. EXTERIOR DOORS TO HAVE 1N. 3' X 5' X 1/2" LAMING FLAT AND 3/4" RISERS ARE NEEDED TO REACH FINISHED GRADE UNO.
7. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
8. ALL EXTERIOR FRAMING DIMENSIONS TO SHOW TO FACE OF STUDS. ALL INTERIOR FRAMING DIMENSIONS TO FACE OF STUDS. UNO. ALL WALL FRAMES ARE EXCLUDED UNLESS NOTED AS "FIN". REFER TO WALL LEGEND IF SHOWN. FOR ADDITIONAL WALL INFORMATION.
9. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER LINE AS BUILT UNO. IF PLANS SHOW ALL WINDOW AND DOOR DIMENSIONS TO OPENING WIDTHS. ALL STRUCTURE MEMBERS, FLOOR AND CEILING JOIST, RAFTERS, HEADERS, BEAMS MUST NOT BE CHANGED WITHOUT VERIFICATION & APPROVAL. UNLESS NOTED BY ENGINEERING REQUIREMENTS.
10. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
11. ALL INTERIOR OPENINGS 4' AND LARGER REQUIRE DOUBLE JACK STUDS. ALL HEADERS AT INTERIOR AND EXTERIOR DOORS AND BEARING WALLS TO BE 12N. 12N. 12N. UNO. UNO. ALL HEADERS AT INTERIOR DOORS TO BE 2X6N. UNO. REFERENCE R202 7/8" AND CVERIFY UNLICENSED STRUCTURAL ENGINEER.
12. ALL LUMBER TO BE S-P-F 42 OR BETTER UNO.
13. INCREASE ENTRY DOOR ROUGH OPENING HEIGHT +34" WHEN THE FINISHED FLOOR IS 34" HARDWOOD OR TILE.
14. ALL INTERIOR WALLS TO BE FRAMED AT 16" O.C. WITH WALLS PERPENDICULAR TO FLOOR JOISTS. TO HAVE STUDS STACKED OVER JOISTS. ALL FRAMED WALLS TO HAVE DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE.
15. DOUBLE UP ALL FLOOR JOISTS TO MEET SLOD BLOCKING BETWEEN ALL JOISTS BELOW AND ALL BEARING WALLS, TIES AND APPLIANCES.
16. ALL CEILING/ROOF ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO ORDERING AND INSTALLATION. TYP. FOR ENTIRE PROJECT.
17. HEAT LOSS CALCULATIONS SHALL CORRELATE WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CLIMATE. CALCULATIONS ARE TO BE PROVIDED TO THE OWNER. FLOORING, CEILING, ROOFING, GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED EXTERIOR TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
18. INSULATE ALL ACCESS DOORS, HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT R-VALUE OF THE WALL. FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO. UNO. UNO.
19. REFER TO STRUCTURAL DRAWINGS IF APPLICABLE FOR ANY STRUCTURAL INFORMATION ON SITE AND INTERIOR. CONTRACTOR TO VERIFY WITH ARCHITECT PRIOR TO ORDERING DRAWINGS WITH LICENSED STRUCTURAL ENGINEER.



DRAWING SYMBOL LEGEND

PLAN VIEW ON SHEET

1 VIEW TITLE
SCALE: 1/4" IN = 1' FT

SECTION ELEVATION DETAIL #

E1 VIEW TITLE
SCALE: 1/4" IN = 1' FT

DETAIL #
ELEVATION: SECTION MARKER

REFERENCING SHEET #

DETAIL #
ELEVATION: SECTION MARKER

DETAIL #
REFERENCING SHEET #

DETAIL #
REFERENCING SHEET #

DETAIL CALLOUT MARKER
WITH AREA BOUNDARY

INTERIOR ELEVATION MARKER

ROOM NAME
X * X * X * X

DOOR

WINDOW

NOTE ASSOCIATED WITH
CORRESPONDING SCHEDULE

LEVEL NAME

REVISION CLOUD (REFERENCE
REVISION SCHEDULE)

2x10 PT. JOISTS
@ 16" O.C.

FRAMING SPAN
DIRECTION INDICATOR

12"
SLOPED
@ 12" O.C.

PITCH: SLOPE INDICATOR

BREAK LINE

CENTER LINE

PLAN NORTH

BATT CELLULOSE
INSULATION

RIGID INSULATION
U.N.O.

CLOSED CELL FOAM
INSULATION U.N.O.

CMV BLOCKS U.N.O.

BRICKS U.N.O.

CONCRETE U.N.O.

GRAVEL FILL U.N.O.

EARTH OR COMPACTED
FILL U.N.O.

TILE FLOOR
GENERAL U.N.O.

DROPPED CEILING
OR SOFT U.N.O.

ASPHALT SINGLE
ROOFING U.N.O.

DECK/PROF PLANCK
OR SIDING U.N.O.

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PLANNING DEPARTMENT

ISSUED FOR PERMIT

SHEET #
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1 OF 48

ZONING TABLE			
ZONE: R ZONE (RESIDENTIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF MIN.	13,619± SF*	13,619± SF*
LOT COVERAGE	25% MAX	22±%	24.5±%
FRONT YARD	35' MIN.	24'±*	0
SIDE YARD	10' MIN.	4.1'*	6.0'
REAR YARD	25' MIN	25'±	30.6'±
BUILDING HEIGHT	38 FT. MAX.	19'±	31'±

ZONING TABLE DOES NOT INCLUDE WOODEN PLATFORM IN EXISTING OR PROPOSED DATA
* NONCONFORMING DUE TO EXISTING CONDITION

- NOTES:
1. PROPERTY'S ARE LOCATED IN THE RESIDENTIAL ZONE.
 2. FRONT YARD 35' SIDE YARD 10' REAR YARD 25'
 3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
 4. CRYSTAL LAKE AND A SMALL SLIVER OF LAND ADJACENT TO THE LAKE IS LOCATED IN FLOOD ZONE "A" THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD ZONE "A" AS DEPICTED ON: FIRM FLOOD INSURANCE RATE MAP NUMBER 0901580010C TOWN OF ELLINGTON, CONNECTICUT EFFECTIVE DATE: 2-5-1997 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION
 5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION. 1-800-922-4455 OR WWW.CBDIG.COM.
 7. PARCELS ARE SUBJECT TO SANITARY SEWER EASEMENT AS DEPICTED HEREON.
 8. PARCEL SUBJECT TO RIGHTS OF OTHERS TO THE PRIVATE ROADWAYS KNOWN AS EAST SHORE ROAD.

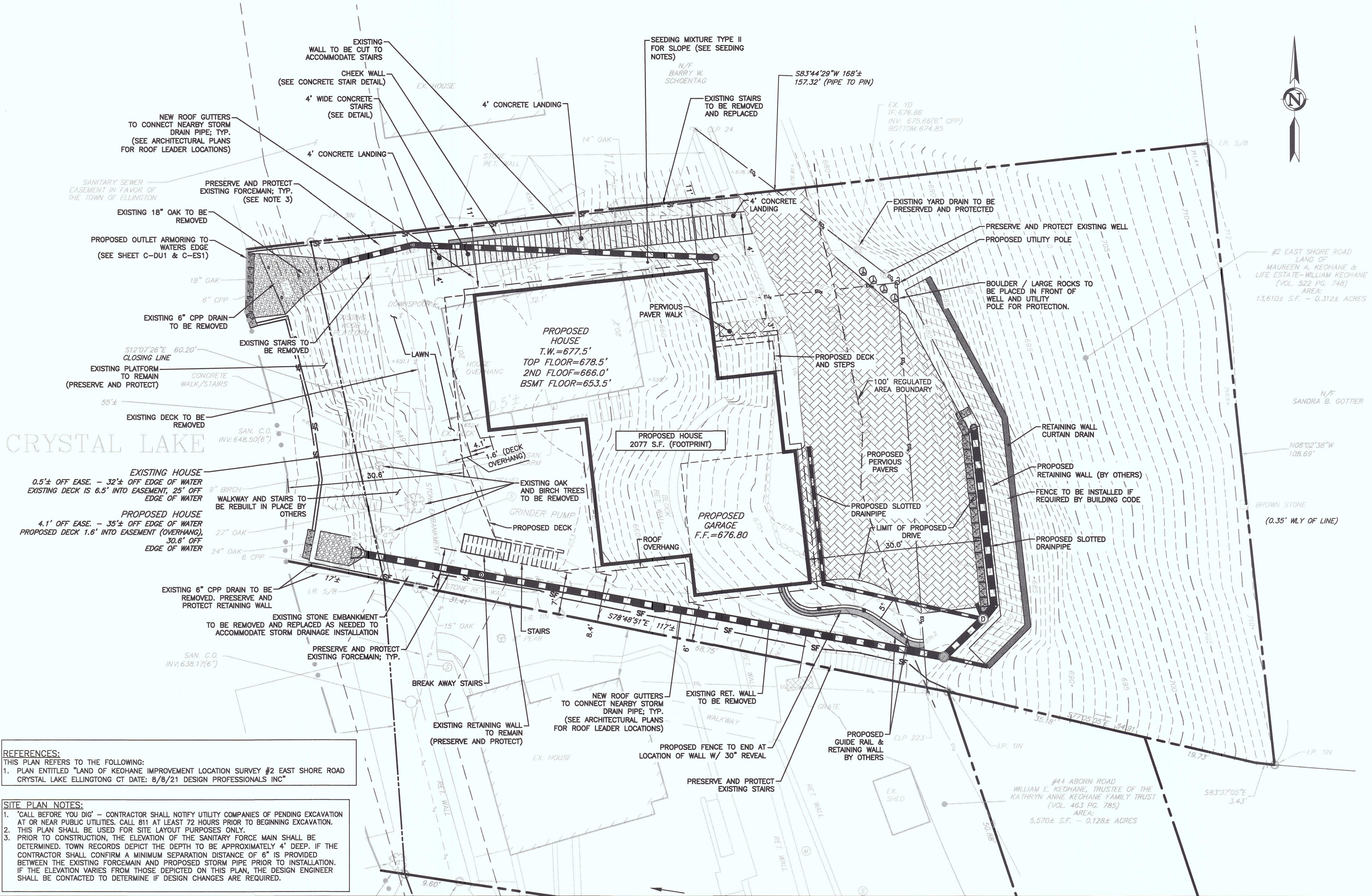
- MAP REFERENCES:
1. SUBDIVISION OF TRACT OF LAND FORMERLY CONTAINING LOTS #14, #15, #16, & #17 AND HERE AFTER TO CONTAIN LOTS #14A, 15A, 16A, & 17A SURVEYED AUGUST 1945 FOR RALPH LIPMAN JOSEPH HOMELSON SURVEYOR
 2. ABBORN SUBDIVISION OF "NORTH LOT" ON SOUTH - EAST SHORE OF CRYSTAL LAKE ELLINGTON, TOLLAND COUNTY, CONN. SURVEYED OCT. 1919 & APR. 1920 SCALE - 60FT. = 1 INCH C.H. BANCROFT, SURVEYOR
 3. MAP OF PROPERTY OF IRIS M. MITCHELL ELLINGTON, CONN. DATED: 3-27-21 SCALE: 1"=50' BY: ALFRED E. SCHINDLER
 4. MAP NO. ES 201 SANITARY SEWER EASEMENT CRYSTAL LAKE SEWER PROJECT WESTERLY OF ABBORN ROAD EAST SHORE ROAD ELLINGTON, CONNECTICUT SCALE: 1"=40' DATE: 7/21/1986 SHEET 1 OF 1 PREPARED BY KIELTYKA, WOODS & PIKE.

LEGEND	
EXISTING	DESCRIPTION
BORINGS	
COMMUNICATION	BORING / TEST PIT LOCATION
DOMESTIC WATER	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. WATER SERVICE
	WATER VALVE
LIGHTING	POLE MOUNTED LIGHT
NATURAL GAS	APPROX. GAS SERVICE LINE
POWER	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	STOCKADE FENCE
	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
	CONTOUR
	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

PREPARED FOR:
MRS. MAUREEN KEOHANE
39 WINDSHIRE DRIVE
SOUTH WINDSOR, CT 06074
860-798-6501

PLOT PLAN
MAUREEN KEOHANE
2 EAST SHORE ROAD
ELLINGTON, CONNECTICUT 06029

REVISIONS		BY	DATE
1	REVISED BUILDING FOOTPRINT	DHI	8/17/22
2	ADD SIDE YARD DIMENSIONS	DHI	8/22/22
IMPROVEMENT LOCATION SURVEY		BY	DATE
1		DHI	8/17/22
2		DHI	8/22/22
SHEET		C-SP1	
1 OF 3			



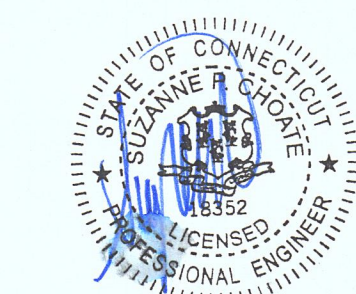
SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- THIS IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING AND PROPOSED CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS A INDEPENDENT RESURVEY BASED ON THE REFERENCED MAPS.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

Barry D. Clarke, L.S.

16766
LIC. NO.



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PLANNING DEPARTMENT

PROPERTY OWNER:
MRS. MAUREEN A. KEOHANE
39 WINDSHIRE DRIVE
ELLINGTON, CT 06029

APPLICANT:
MRS. MAUREEN A. KEOHANE
39 WINDSHIRE DRIVE
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "LAND OF KEOHANE IMPROVEMENT LOCATION SURVEY #2 EAST SHORE ROAD CRYSTAL LAKE ELLINGTON CT DATE: 8/8/21 DESIGN PROFESSIONALS INC"

SITE PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT PURPOSES ONLY.
3. PRIOR TO CONSTRUCTION, THE ELEVATION OF THE SANITARY FORCE MAIN SHALL BE DETERMINED. TOWN RECORDS DEPICT THE DEPTH TO BE APPROXIMATELY 4' DEEP. IF THE CONTRACTOR SHALL CONFIRM A MINIMUM SEPARATION DISTANCE OF 6" IS PROVIDED BETWEEN THE EXISTING FORCEMAIN AND PROPOSED STORM PIPE PRIOR TO INSTALLATION. IF THE ELEVATION VARIES FROM THOSE DEPICTED ON THIS PLAN, THE DESIGN ENGINEER SHALL BE CONTACTED TO DETERMINE IF DESIGN CHANGES ARE REQUIRED.



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, JULY 11, 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 and Subhra Roy

ABSENT: Vice Chairman Sulakshana Thanvanthri, Alternates Ron Stomberg, Ron Brown and Rodger Hosig

STAFF

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

I. CALL TO ORDER: Chairman Aube called the Zoning Board of Appeals (ZBA) meeting to order at 7:08 pm.

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

III. PUBLIC HEARINGS:

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.

Time: 7:09 pm

Seated: Aube, Braga, Heminway and Roy

Sam Schneider, 128 West Road was present to represent the application.

Chairman Aube stated only four Board members are present. He noted in order for the application to pass, all four members would need to be in favor of the variance request or the applicant could choose to continue the hearing to the next meeting with additional members seated on the application. Chairman Aube asked Mr. Schneider if he would like to open the public hearing and discuss the variance request, Mr. Schneider agreed.

Chairman Aube noted the public notice requirements have been met. Mr. Aube read Mr. Colonese's comments stating, prior to this variance application a site plan was submitted and received zoning approval that showed the proposed detached sign location 16 feet from the front property line and 20 feet from the edge of the road. At some point after approval the sign

was installed. Upon inspection, the sign did not appear to meet the 15 foot setback requirement and the owner was instructed to provide proof of compliance. The owner has provided a drawing showing the sign 12.5 feet from the front property line and has chosen to request a variance.

Mr. Schneider thanked the Board for coming out since he was the only applicant and stated Earthlight has moved into their new building at 128 West Road. He explained the detached sign was located at 92 West Road in a conforming location after obtaining a variance. Before moving the sign, Mr. Schneider hired a landscaper to design the landscaping plan with the new location showing 15 feet off the property line. He showed Mr. Colonese the plan before proceeding with the project. Mr. Schneider and his brothers moved the sign from 92 West Road to the new location. He stated they measured the holes for the posts of the sign from the edge of road, rather than the property line, hence that is how the sign ended up being erected 12.5 feet, and not 15 feet, from the front property line. He also reviewed the development of the parcel that has taken place over the past few years since receiving all their approvals.

Mr. Schneider explained it would be a lot of work to move the split rail fencing, the row of landscape trees, and the landscaping for the detached sign back the 2.5 feet. They would also have to ask the Barnyard to move their side of the landscape trees and split rail fencing back 2.5 feet in order to keep the unified look for both parcels. He noted Scott Hesketh emailed him stating based on the as-built plan, the sign is located in excess of 15 feet from the edge of the roadway, and the sign does not interfere with the required Department of Transportation (DOT) sight distance. Mr. Schneider is asking to leave the sign in its current location.

Chairman Aube asked who dug the holes for the sign posts. Mr. Schneider said he and a landscaping company dug the holes according to the plan. He said he was measuring from the edge of the roadway. Commissioner Braga said he understands that mistakes happen but should the state DOT decide to widen the road, he believes the sign should then be moved and installed in compliance with state and local regulations. Mr. Colonese said the Board could make Commissioner Braga's statement a condition of approval.

Commissioner Heminway asked if the posts were set in concrete. Mr. Schneider noted they added gravel to stabilize the posts. She asked how many feet is between the split rail fence and the post on the west side of the sign. Mr. Schneider said he does not know the distance, but should they rebrand and the sign needs to be replaced then they would install the detached sign according to the regulations. Commissioner Heminway noted as long as the sight line is ok, then she is ok with the proposal.

Michael Swanson, 27 Standish Road, noted he is on the Planning & Zoning Commission and stated Earthlight and Barnyard are models for the town as they do phenomenal work. He feels that Earthlight did not intentionally install the detached sign incorrectly.

MOVE (HEMINWAY), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202210.

MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) 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.

Condition(s): If the West Road (Route 83) roadway is widened at this location, the sign shall be moved to comply with the Ellington Zoning Regulations and State of Connecticut Department of Transportation required sight distance.

Hardship: Topography of land.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the June 6, 2022 Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 6, 2022 MEETING AS WRITTEN.

2. Correspondence/Discussion:

- a. Changing a hip roof to a gable roof on nonconforming portion of house.

Mr. Colonese explained that 20 Lake Street is proposing to change the roof of the house from a hip roof to a gable roof for safety reasons where a portion of the house is within the front and side yard setback area. The pitch of the roof will change slightly raising the peak approximately a foot and the roof overhangs will not change. The board did not find a variance necessary for the roof change as described.

V. ADJOURNMENT:

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:29 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk