



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, SEPTEMBER 12, 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, Vice Chairman Sulakshana Thanvanthri, Regular members Ken Braga, Subhra Roy and Alternate Ron Brown

**ABSENT:** Regular member Katherine Heminway and Alternates Ron Stomberg 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 7:00 pm.

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

### III. PUBLIC HEARINGS:

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.

**Time:** 7:01 pm

**Seated:** Aube, Thanvanthri, Braga, Roy and Brown

Chairman Aube stated last year on September 13, 2021 the ZBA granted the property a 5ft side yard variance for a portion of the house per the plans submitted as part of the application. The owners have since revised their plans modifying the deck with stairs to be 7ft from the side property line and squaring off another portion of the house to be 8.4ft from the side property line therefore another variance is required.

William and Maureen Keohane, 39 Windshire Drive, South Windsor, CT were present to represent the application.

Mr. Keohane explained after their approval last year they realized there was no form of egress from the rear of the house off the main floor in case of a fire or other emergencies. He had Lasse Aspelin, Architect, review the plans, explaining they needed access stairs added to the back of the house. Mr. Aspelin came up with the solution of squaring off the house on the southwest side and adding the stairs to the main floor deck. Mr. Keohane shared the revised plans with John Colonese, Assistant Town Planner, who informed him the previous approval was only for a portion of the house and did not apply along the entire side yard and that another variance would be needed in order to construct according to the revised plans.

Alternate Brown asked if there were options to locate the stairs in another location off the deck. Mr. Keohane stated there is a sewer easement within the area directly to the rear of the deck, and he showed the board the revised plans of the house and deck.

**MOVE (BROWN), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202211.**

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

**Condition(s):** Approval based on plan identified as, "Plot Plan Maureen Keohane 2 East Shore Road Ellington, Connecticut 06029 Project No.: 2352.K Date 9/01/21 Scale 1"=10' Sheet C-SP1 Design Professionals Inc." revised through 8/22/22.

**Hardship:** Lot configuration and topography of lot.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the July 11, 2022 Regular Meeting Minutes.

**MOVED (AUBE), SECONDED (BRAGA) AND PASSED (THANVANTHRI AND BROWN ABSTAINED) TO APPROVE THE JULY 11, 2022 MEETING AS WRITTEN.**

2. Correspondence/Discussion:

#### **V. ADJOURNMENT:**

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:15 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk