



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, JANUARY 9, 2023, 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, hearing may commence unless otherwise noted)*

1. V202214 – Autumn Chase, LLC, owner/ Carrollton Properties, LLC, applicant, request for a variance of the Ellington Zoning Regulations Section 3.6.11.6-Site Development Standards, Signage: to allow an entrance sign 8 feet in height (6ft maximum allowed) at 115 West Road, APN 028-012-0000 in a Multi-Family (MF) zone.

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

1. Approval of the November 7, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:

### **V. ADJOURNMENT:**

Next Regular Meeting Scheduled for Monday, February 6, 2023

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

#### **Join Zoom Meeting via link:**

<https://us06web.zoom.us/j/81235041432>

**Meeting ID: 812 3504 1432**

**Passcode: 484060**

#### **Join Zoom Meeting by phone:**

**1 646 558 8656 US (New York)**

**Meeting ID: 812 3504 1432**

**Passcode: 484060**

# Town of Ellington Zoning Board of Appeals Application

Application # V202214  
Date Received 11/19/2022

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: Autumn Chase LLC

Mailing Address: 115 West Road  
Ellington, CT 06029

Email: sue@carrolltonproperties.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOUR KING OF KING

Primary Contact Phone #: 860-872-1000

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

Owner's Signature: Susan Locke Date: 11/4/2022

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: Carrollton Properties LLC

Mailing Address: 115 West Road  
Ellington, CT 06029

Email: sue@carrolltonproperties.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOUR KING OF KING

Primary Contact Phone #: 860-872-1000

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

Applicant's Signature: Susan Locke Date: 11/4/2022

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.

**RECEIVED**

Street Address: 115 West Road

Assessor's Parcel Number (APN): 028 - 012 - 0000 Zone: MF

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. §8-31(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 See Attached

NOV 09 2022  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Requesting a Variance to Zoning Regulations Section: (For Variance Application only) Section 3.6.11.6

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

To permit an entrance sign 8' in height and 5' in width as shown on attached layout.

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

See attached narrative.

Town of Ellington  
Zoning Board of Appeals Application

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NOV 01 2012  
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The property at 115 West Road is located in the Multi-Family Zone. This zone no longer exists and such uses are now regulated under Section 3.6.6. This section regulates uses in the new Designed Multi-Family Zone (DMF). Section 3.6.11.6 limits entry signs in the DMF Zone to a maximum height of 6' (including base) and 40 square feet. This section also limits the number of entry signs to two signs, one each at up to two separate entrances. The prior regulation (Section 3.3.6 of the Multi-Family Zone) permitted "two (2) entry signs only" but did not require that the two signs be at different locations. Our reading of the regulation existing at the time the project was initially approved would have allowed two signs, each having an area of 40 square feet, exclusive of sign base, for a total sign area of 80 square feet at one location. The proposed sign is 60 square feet with a base area of approximately 15 square feet.

The additional height is necessary because there is a problem with visibility on the well-traveled West Road where vehicles tend to travel in excess of the speed limit. The last sign was destroyed by a vehicle entering the site. Although the site is located within a residential zone, many surrounding properties are zoned for commercial uses. Signs on nearby properties exceed, in height, width and area, the maximum permitted size for this property.

The new sign would be in harmony with the neighborhood and would not adversely impact the public health, safety, convenience, welfare or property values. In fact, the new sign would be more visible from a greater distance thereby enhancing the safety in the area. Many vehicles, delivery trucks, etc. enter and exit the site on a routine basis and a larger sign would

lessen opportunity for potential accidents by giving traffic a longer reaction time associated with a larger sign.

60"

DESIGNED  
BY  
FOR ELLINGTON  
PLANNING DEPARTMENT



# Autumn Chase

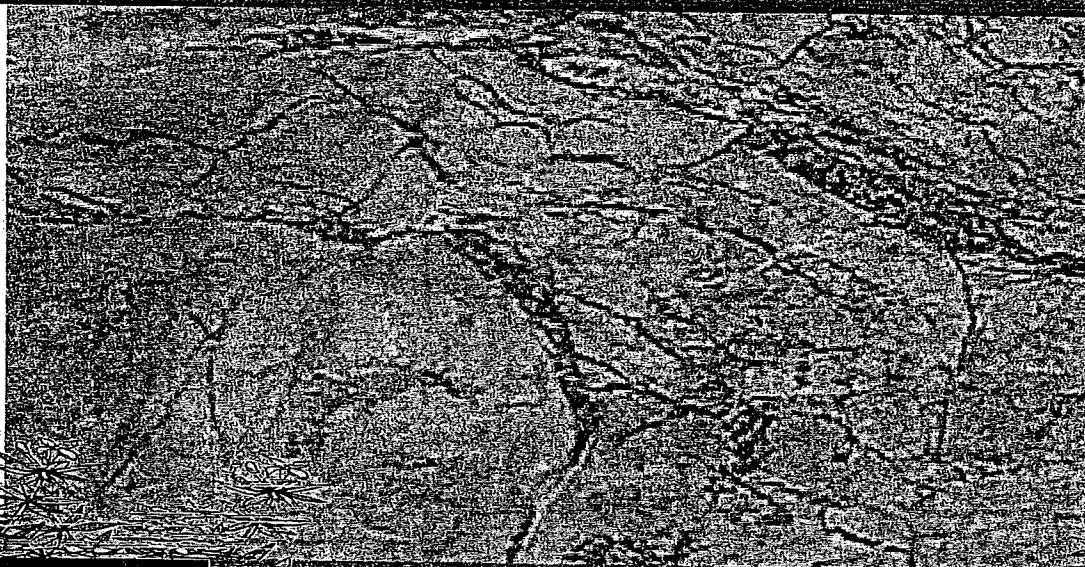
APARTMENTS

115 West Road

*Carrollton Properties*

60"

35"



**ARTS CUSTOM SIGNS**  
ELLINGTON, CONNECTICUT



PT Posts Covered With Composite Mahogany

PVC Raised Letters and Graphics 60"

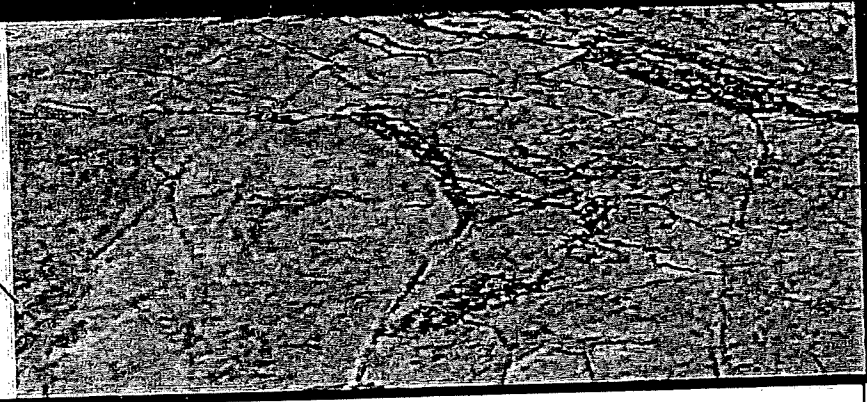
Inner PT Frame Covered With PVC and Aluminum

Aluminum Edge

Veneer slate on PVC

*Autumn Chase*  
 APARTMENTS  
 115 West Road  
 Carrollton Properties

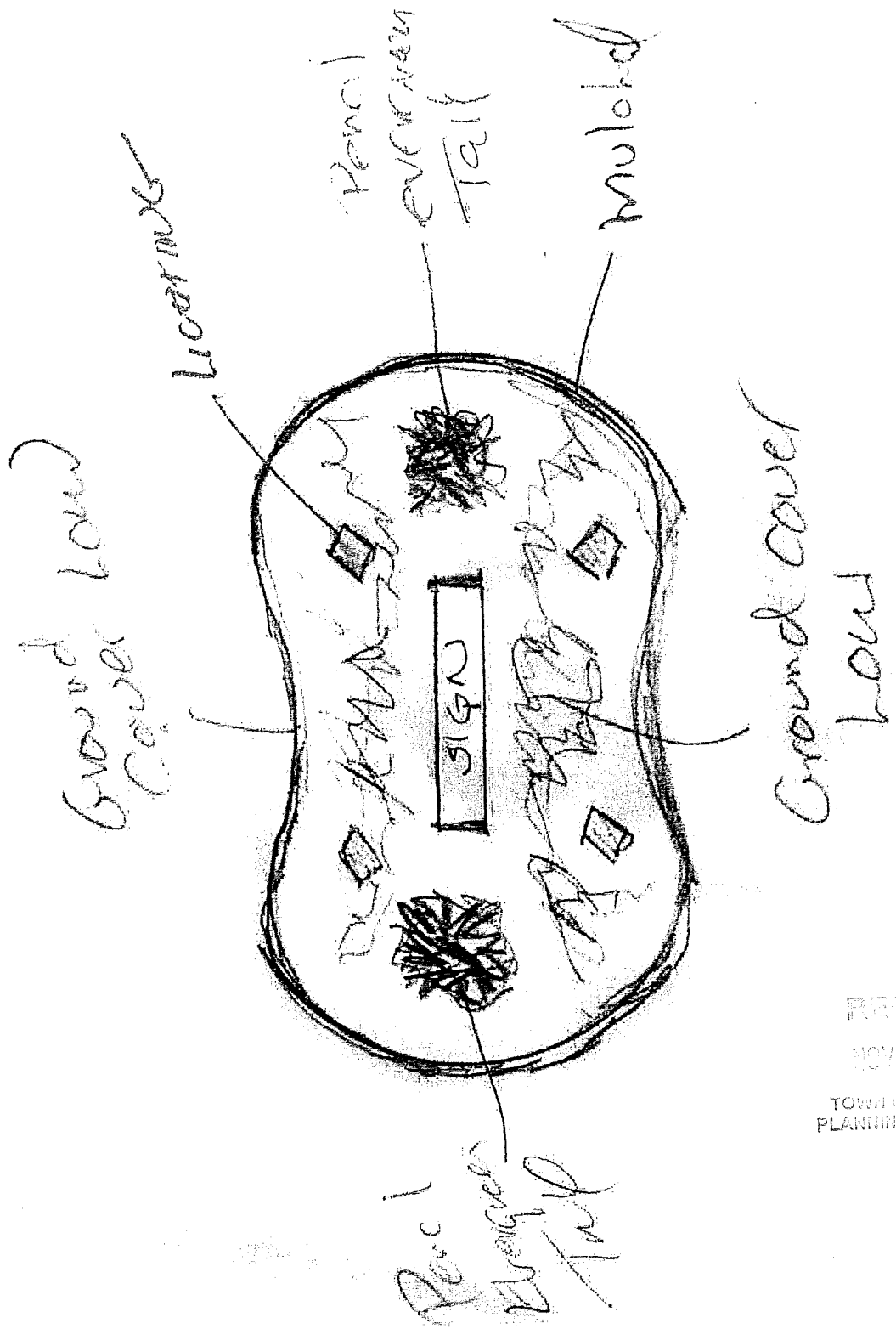
60"



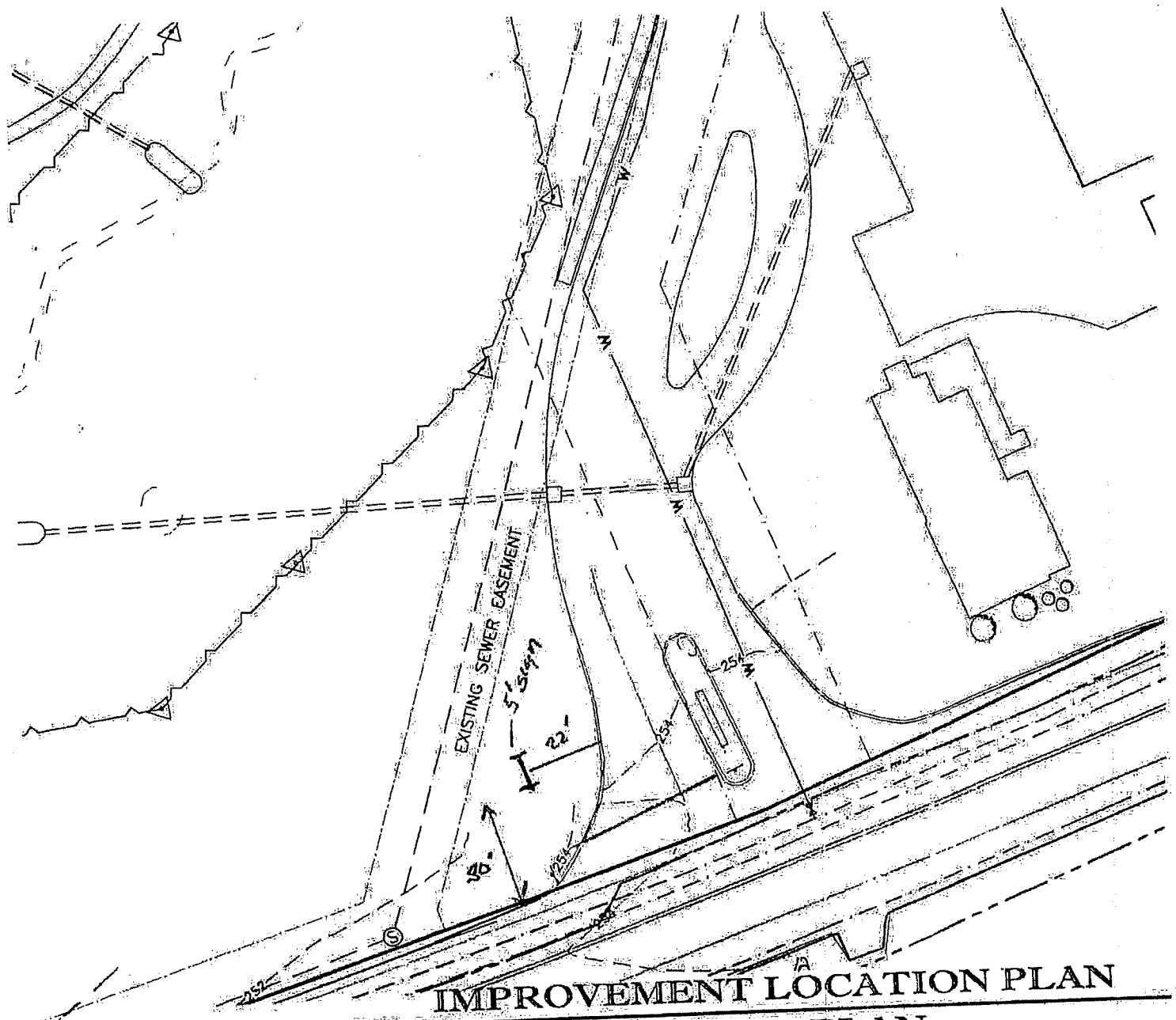
ELIINGTON  
 06033  
 TOWN OF ELIINGTON  
 PLANNING DEPARTMENT

PT Posts Cemented in Ground

11/11/2012 11:00 AM



RECEIVED  
 NOV 03 2012  
 TOWN OF BURLINGTON  
 PLANNING DEPARTMENT



**IMPROVEMENT LOCATION PLAN**

**UTILITY PLAN**  
**AUTUMN CHASE, PHASE V**  
 PREPARED FOR  
**AUTUMN CHASE, LLC**  
 WEST ROAD - CONNECTICUT ROUTE 83  
 ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS      LAND SURVEYORS

RECEIVED  
 NOV 05 2022  
 TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

REVISIONS.

BY	SCALE	DATE	SHEET NO.	MAP N
S.E.J.	1"=40'	2-10-2011	6 OF 12	9349-S5-

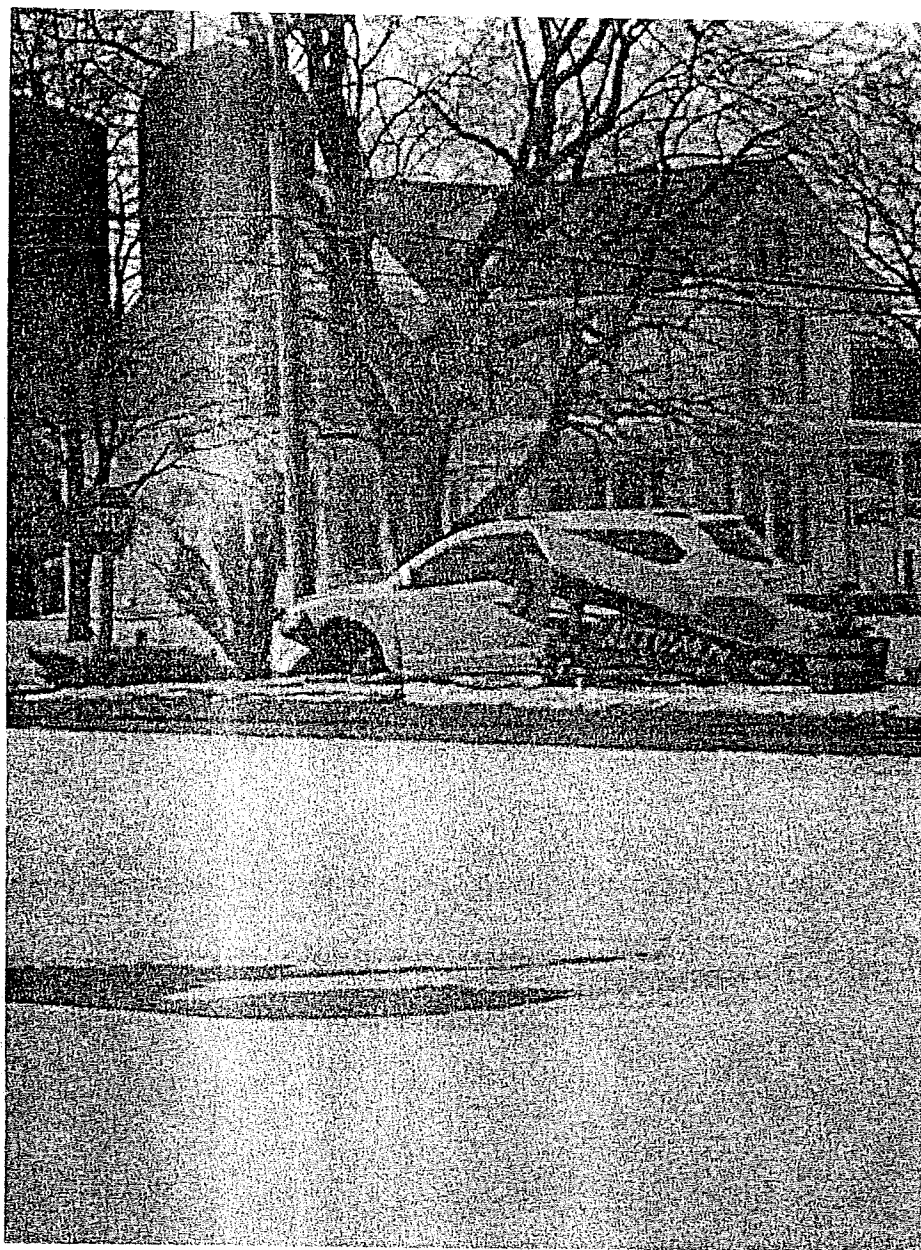


[sue.carrolltonproperties.com](http://sue.carrolltonproperties.com)

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**From:** Susan Locke <[slocke0117@gmail.com](mailto:slocke0117@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 2:44 PM  
**To:** [sue.carrolltonproperties.com](mailto:sue.carrolltonproperties.com)  
**Subject:** Sign

PLANNING  
107 W. ...  
PLANNING DEPARTMENT



Sent from my iPhone

RECEIVED  
ELLINGTON TOWN RECORDS

12 JAN -3 AM 9:54



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## CERTIFICATE OF VARIANCE

Notice is hereby given that the Ellington Zoning Board of Appeals, at its December 5, 2011 meeting, granted the following Certificate of Variance:

**Application Number:** #V201113

**Description of Affected Premises:** 115 West Road/APN 028-012-0000


**Owner of Property:** Autumn Chase, LLC  
115 West Road  
Ellington, CT 06029

**Applicant:** Same

**Zoning Regulations Varied:** Ellington Zoning Regulations, Section 3.3.6.3–  
Signage.

**Nature of Variance:** To allow a 10' high by 105' wide sign on a 10' high earthen mound.

**Hardship:** DISTANCE OF SIGN FROM PUBLIC STREET.

  
 Mary Cardin, Chairman  
 Zoning Board of Appeals

RECEIVED *Jan 3 2012*  
 AT *9:54* AM/PM  
**DIANE H. MCKEEGAN**  
 ELLINGTON TOWN CLERK

RECEIVED

JAN 05 2012

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, NOVEMBER 7, 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, Katherine Heminway, Alternates Ron Brown and Rodger Hosig

**ABSENT:** Alternate Ronald Stomberg

### 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. V202212 – Richard Hebert, 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 20ft for a detached garage at 31 Aborn Road, APN 150-002-0000 in a Residential (R) zone.

**Time:** 7:00 pm

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

Richard Hebert, 31 Aborn Road, was present to represent the application. Mr. Hebert stated his hardship and reason for the application is due to the amount of natural ledge on the 1.5 acre parcel. Most of the parcel is not developable. The structure will be placed on the existing driveway without electricity, and will be used to store a vehicle.

Alternate Brown asked if the garage will be attached to the house, and Mr. Herbert stated the structure will be free standing.

Commissioner Braga asked what is behind proposed garage. Mr. Hebert explained there is an existing permitted 8x12 shed and behind that is the ledge. The proposed 18X12 structure will be placed at the end of the driveway leading up to the house. Commissioner Roy asked if there are any other garages on the parcel, and Mr. Hebert answered that there are no other garages.

Ben Foster, 182 Pinney Street, was present to represent the application. Mr. Foster stated the application is for a 12x24 prefabricated garage. He is looking to put in at the end of the driveway next to the existing non-conforming house. Mr. Foster explained he cannot place the garage behind the house, due to the location of the leach field behind the house. The well is located in front of the house to the right of the existing driveway. There is also a drainage ditch that runs along the back of the house beyond the leach field.

Chairman Aube asked about the plot plan that was submitted. It doesn't show where the septic system or the drainage ditch is located and he would like to see a more detailed plot plan. Mr. Foster said the North Central District Health Department does not have an as-built for the septic showing the leach fields. He offered to add more details to the plan.

Vice Chairman Thanvanthri asked about the health department approval. Mr. Colonese stated he spoke with Westford Lirot at the health department today and was told Mr. Foster's application was received and is being reviewed. Mr. Lirot noted the structure needs to be at least 10 feet from the well and 10 feet from any part of the septic system. Chairman Aube asked about the distance from the well to the new garage. Mr. Foster stated that he intends to locate the garage at least 12 feet from the well.

The Board reviewed the location of the existing house and property on a recent aerial view map through the town's GIS mapping system. Mr. Foster pointed out the approximate location of the septic system tank and leach fields. Alternate Brown asked about the proposed foundation for the structure. Mr. Foster stated the structure will be set on a gravel base.

**MOVE (THANVANTHRI), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202213.**

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) V202213 – J. Foster Farm LLC, owner/ Ben Foster, applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback and Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 60ft to 25ft for a detached garage at 182 Pinney Street, APN 044-001-0001 in Multi-family (MF) & Rural Agricultural Residential (RAR) zones.**

**Condition(s): Subject to North Central District Health Department approval.**

**Hardship: Existing, non-conforming house; location of septic system leach fields.**

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

1. Approval of the September 12, 2022 Regular Meeting Minutes.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 12, 2022 MEETING AS WRITTEN.**

2. Approval of the 2023 Meeting Schedule

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE 2023 MEETING SCHEDULE AS DRAFTED.**



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