



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JANUARY 9, 2023, 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 (remote), Vice Chairman Sulakshana Thanvanthri (remote), Regular members Ken Braga, Katherine Heminway, Subhra Roy, and Alternate Rodger Hosig

**ABSENT:** Alternates Ron Brown and Ron 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. 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.

**Time:** 7:01 pm

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

Attorney Carl Landolina, Fahey Landolina & Associates, LLC, 487 Spring Street, Windsor Locks, CT and Susan Locke, Carrollton Properties, LLC, 115 West Road, Ellington, CT were present to represent the application.

Attorney Landolina noted the abutters have been notified of tonight's meeting via certificate of mailing. He clarified the previous variance from 2011 provided with the application was for the hedge row spelling out "Autumn Chase" north of the main entrance. Attorney Landolina stated the applicant is seeking a variance for a new sign's height. The current regulation allows for a 6 foot high sign and 40 square feet of area, they would like a sign 8 feet in height but will stay within the 40sf area requirement. He noted the hardship is for safety reasons and reiterated the purpose of the zoning regulations pertaining to promoting health, safety, and general welfare.

Attorney Landolina said there is currently a temporary sign located at the entrance due to the permanent sign being hit by a car and destroyed. He provided the Board a few photos of detached signs that have been approved along Route 83 and noted the apartments at Autumn Chase are located quite a distance from the main road. Allowing a variance for this site would help the public see the entrance from a further distance while traveling on Route 83.

Attorney Landolina stated this variance request is in harmony with the surrounding area. He verified with Ms. Locke there are 333 units within the complex, and many visitors and delivery trucks may not know the entrance location, hence the reason for a higher sign.

Commissioner Braga confirmed the application is for 8 feet in height and stated he has no problem with the variance request. Attorney Landolina noted they are aware of the proposed sidewalk installation along Route 83. Mr. Colonese stated he confirmed with the Town Engineer that the proposed location of the sign will not encroach on the proposed sidewalk. Commissioner Heminway noted she has no issues with the request. Vice Chairman Thanvanthri asked for verification that the existing sign in the island would be removed and the new sign location would be just north of the entrance within the grass area. Attorney Landolina confirmed the new location and that the temporary sign in the island would be removed.

Chairman Aube reviewed the distance from the street to the new sign. Attorney Landolina reassured the Board that the sign would adhere to the setback requirements of the zone. Chairman Aube asked for the sign to be located no closer to the street than the sign within the entrance island for sightline visibility. No one from the public commented on the application.

**MOVE (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202214.**

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE 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.

**Hardship:** Public safety; in harmony with surrounding area.

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

1. Approval of the November 7, 2022 Regular Meeting Minutes.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 7, 2022 MEETING AS WRITTEN.**

2. Correspondence/Discussion:

Chairman Aube referred to Mr. Colonese's memo dated January 9, 2023. Mr. Colonese stated Public Act 21-29 requires each member of the Zoning Board of Appeals to complete 4 hours of training by January 1, 2024, and every other year thereafter. Training must include at least one (1) hour concerning affordable and fair housing policies, and the remaining three (3) hours may consist of: process and procedural matters, including conducting effective meetings and public hearings; interpretation of site plans, surveys, maps, and architectural conventions; and the impact of zoning on the environment agriculture, and historic resources.

Mr. Colonese reviewed some training opportunities listed on the memo and said the Planning Department staff will share additional training opportunities as they become available. Upon a brief discussion, the Board prefers to complete the required training together. Mr. Colonese stated he will look for training that can be completed together at the end of meetings.

**V. ADJOURNMENT:**

**MOVED (AUBE), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:27 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk