



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JUNE 5, 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:** Vice Chairman Sulakshana Thanvanthri, Regular members Ken Braga, Katherine Heminway, Subhra Roy and Alternate Ron Stomberg, Ron Brown and Rodger Hosig

**ABSENT:** Chairman Art Aube

### STAFF

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

**I. CALL TO ORDER:** Vice Chairman Sulakshana Thanvanthri 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. V202306 – Rylie Properties LLC, owner/Jeff Marholin, applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback and 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 60ft to 9ft on Stafford Road and from 35ft to 15ft on West Shore Road for a deck at 106 West Shore Road, APN 168-105-0000 in a Lake Residential (LR) zone.

**Time:** 7:01 pm

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

Jeff Marholin, 142 Stafford Road, was present to represent the application.

Mr. Marholin stated they are looking to add a 22'X8' deck to the house. He noted the house and parcel are non-conforming. Vice Chairman Thanvanthri asked if the deck was above the driveway. Mr. Marholin responded that it would be, and the driveway is gravel where three footings will be installed for the deck. Vice Chairman Thanvanthri asked if the proposed activity would be near the well. Mr. Marholin stated the well is 6 to 7 feet away. Mr. Colonese noted the deck needs North Central District Health Department approval.

Commissioner Braga stated he does not have any opposition to the application.

Alternate Brown asked what the distance was from each street line to the deck would be. Mr. Marholin explained the width of the house is 26'3" inches and the deck will be 22' wide, leaving the deck 9' in from the Stafford Road line and 15' in on West Shore Road.

Alternate Hosig asked if any steps will be installed, according to Mr. Marholin no steps are proposed to be built.

**MOVE (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202306.**

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) V202306** – Rylie Properties LLC, owner/Jeff Marholin, applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback and 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 60ft to 9ft on Stafford Road and from 35ft to 15ft on West Shore Road for a deck at 106 West Shore Road, APN 168-105-0000 in a Lake Residential (LR) zone.

**Condition(s):**

- **Approval based on plan showing proposed deck stamped received 5/17/23.**
- **North Central District Health Department approval required.**
- **Deck shall be no closer to roads than existing house.**

**Hardship: Lot configuration.**

**IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 8, 2023, Special Meeting Minutes.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE MAY 8, 2023, SPECIAL MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:
  - a. FEMA Workmap Meeting – June 20, 2023.
  - b. Rescheduling of the July 3, 2023, regular meeting.

The commission agreed to hold a special meeting on Monday, July 10, 2023, in place of the July 3, 2023, regular meeting if an application is submitted.

3. Commissioner training pursuant to Public Act 21-29.

The commission watched and discussed the Fundamentals of Reading Plans, Modules 1 and 2 from UConn's Center for Land Use Education and Research.

**V. ADJOURNMENT:**

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:53 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk