



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, AUGUST 7, 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. **V202307** – Jose Negrón, owner/applicant, request for variance of the Ellington Zoning Regulation Section 2.1.10-Highway Clearance Setback: to reduce the front yard setback from 60ft to 49ft for a 50'x50' detached garage at 71 Sadds Mill Road, APN 079-003-0000 in a Rural Agricultural Residential (RAR) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the June 5, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
3. Commissioner training pursuant to Public Act 21-29.

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, September 11, 2023

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/84632302032>

Meeting ID: 846 3230 2032

Passcode: 690589

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 846 3230 2032

Passcode: 690589

Town of Ellington

Zoning Board of Appeals Application

Application #

V202307

Date Received

7/11/2023

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: Jose Negron

Mailing Address: 71 Saddle Mill Rd

Ellington CT 06029

Email: 84NegronJose@gmail.com

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

Primary Contact Phone #: 860-965-6106

Secondary Contact Phone #: Luz Negron 860-965-4870

Owner's Signature: Jose Negron Date: 7-11-23

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: Same as owner

Mailing Address:

Email:

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

Primary Contact Phone #: RECEIVED

Secondary Contact Phone #: 860-965-4870

Applicant's Signature: TOWN OF ELLINGTON PLANNING DEPARTMENT Date: 7-11-23

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.

Street Address: 71 Saddle Mill Rd Ellington CT 06029

Assessor's Parcel Number (APN): 079 - 003 - 0000 Zone: RAR

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 (§8-3i(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

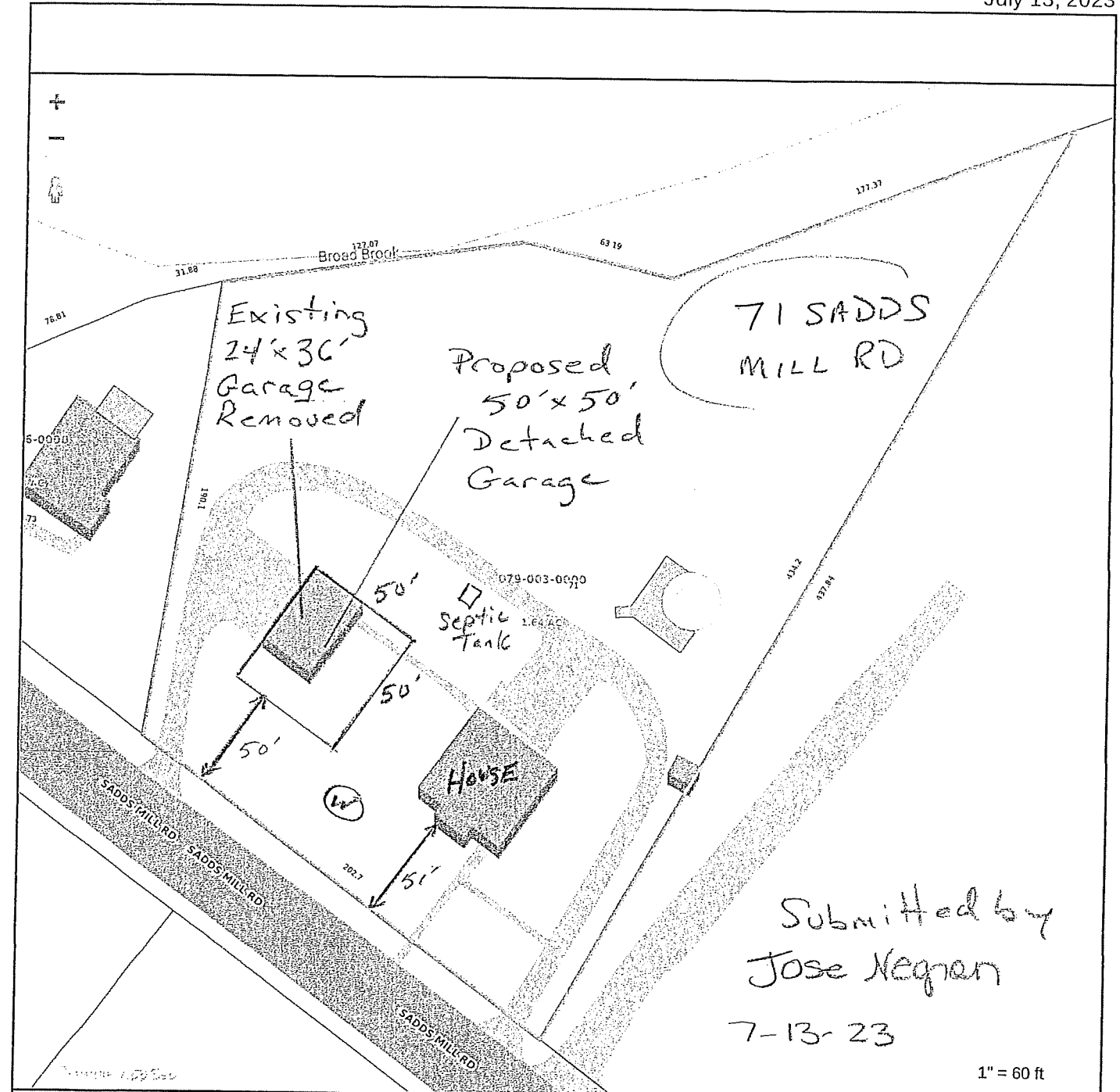
Requesting a Variance to Zoning Regulations Section: (For Variance Application only) 2.1.10 highway clearance

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed) 2,500 sq ft

propose 50x50 Detached Garage to replace 840 sq ft detached Garage (Structure Not Sound) To reduce front yard setback from 60' to 49' to include garage overhang.

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

old Garage not structurally safe. existing house none conforming, new structure to be falling with existing home.



Property Information

Property ID 079 003 0000
 Location 71 SADD'S MILL RD
 Owner NEGRON JOSE ANTONIO JR



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021
 Data updated daily

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

July 12, 2023

RECEIVED

JUL 12 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Mr. John Colonese
Zoning Enforcement Officer
Town of Ellington
55 Main Street
Ellington, Connecticut 06029

Re: 71 Sadds Mill Road

Dear John:

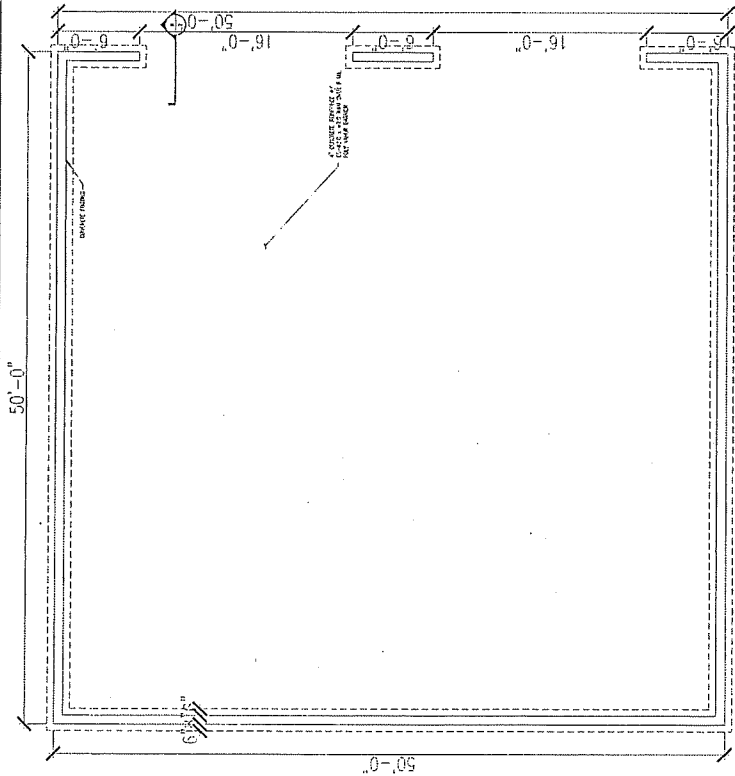
The new garage foundation and the front of the existing house at the referenced address was located by our survey crew on July 11, 2023. The southwest corner of the garage foundation is 50.6-feet from the front property line and the southeast corner of the garage foundation is 51.5-feet from the front property line. The house has a 5-foot jog in the front which is 51.4-feet from the front property line. Furthermore, we found that the garage foundation is 22-feet from the well and 29-feet from the center of the septic tank cover.

Yours truly,

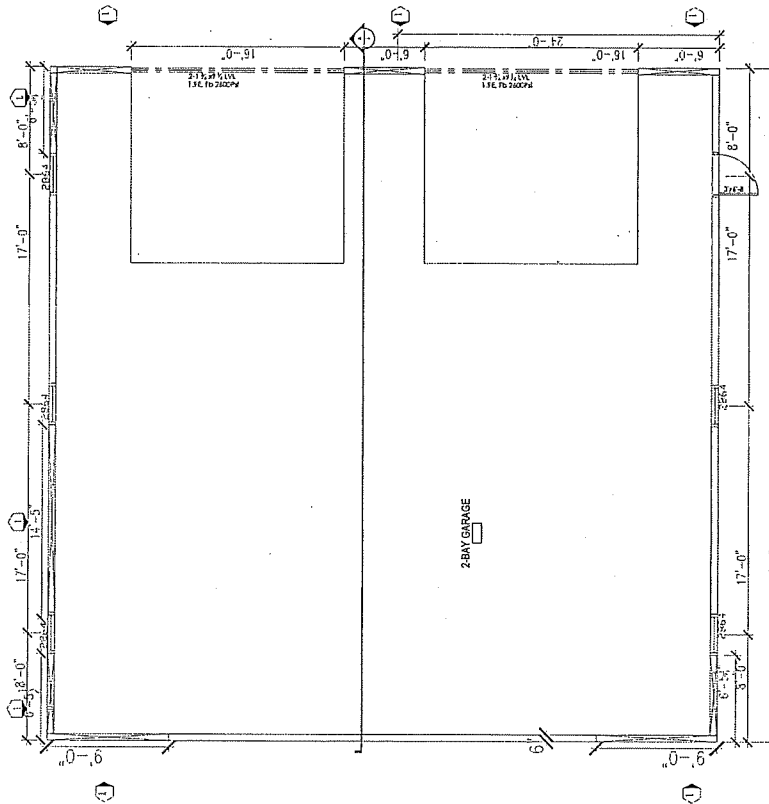


Eric R. Peterson, P.L.S.

C.c.: J. Negrón



FOUNDATION PLAN
1/8"=1'-0"



FLOOR PLAN
1/8"=1'-0"

FOUNDATION NOTES

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOILS HAVING AN ASSUMED MINIMUM SAFE BEARING CAPACITY OF 2.5 KIPS PER SQUARE FOOT.
2. THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW FINISH GRADE BEARING UPON UNDISTURBED SOIL OR COMPACTED GRAVEL FILL THAT MEETS THE STATE OF CONNECTICUT BEARING CAPACITY REQUIREMENTS.
3. CONCRETE STRENGTH SHALL BE 2500PSI.
4. INSTALL ACAPS AND COLUMN BASES PER MANUFACTURER'S SPECIFICATIONS

THE NEGRON RESIDENCE
71 SADDLE MILL ROAD
ELLINGTON, CT

FOUNDATION
& FIRST FLOOR
PLANS

INGA CONSULTING ENGINEERS
ARCHITECTURAL/CIVIL/STRUCTURAL/SURVEY CONSULTANTS
139 WHITNEY STREET, HARTFORD, CT 06105
Phone: (860) 233-4991 E-mail: info@ingacne.com



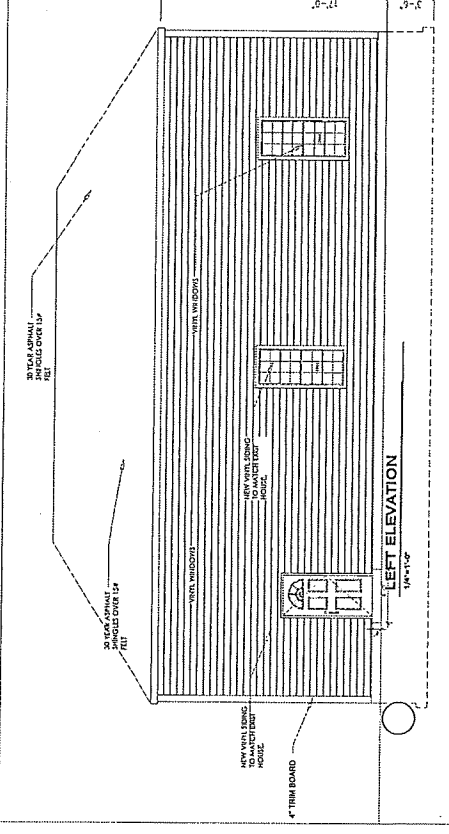
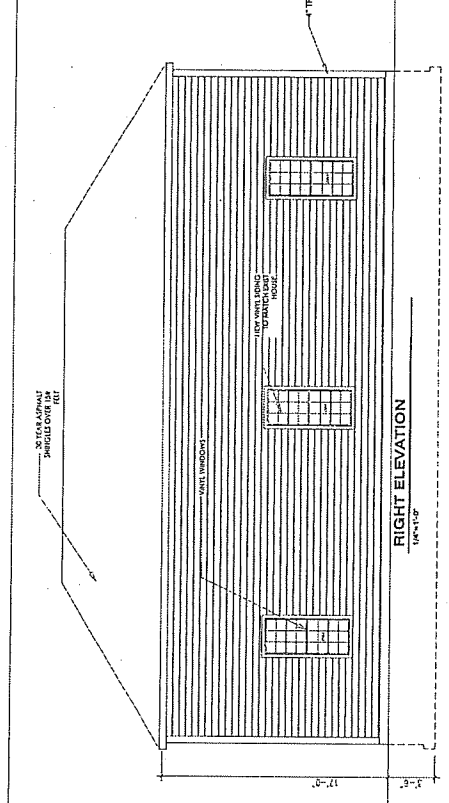
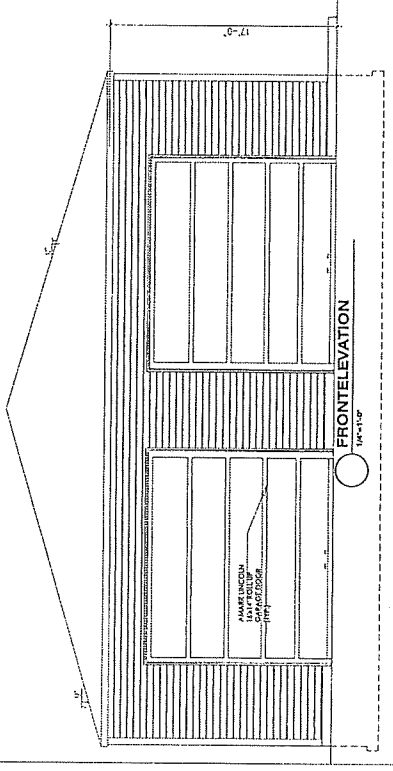
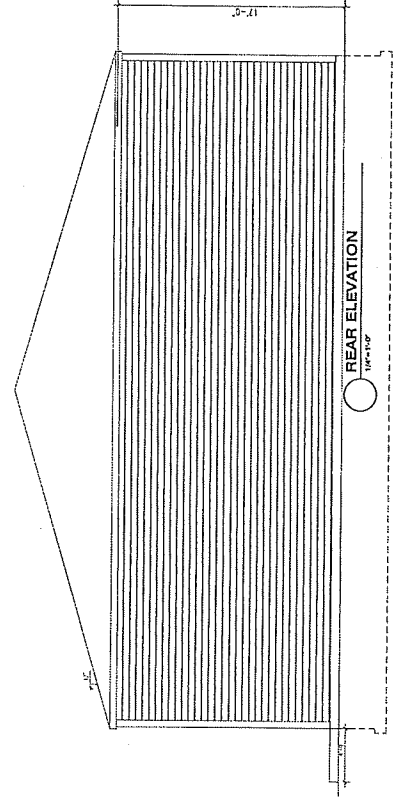
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INGA CONSULTING ENGINEERS
ARCHITECTURAL/CIVIL/STRUCTURAL/SURVEY CONSULTANTS
139 WHITNEY STREET, HARTFORD, CT 06105
Phone: (860) 233-4991 E-mail: info@ingacorp.com

ELEVATIONS & SECTION

THE NEGRO RESIDENCE
71 SADDLES MILL ROAD
ELLINGTON, CT



Barbra Galovich

From: Westford Lirot <wlirot@ncdhd.org>
Sent: Friday, July 28, 2023 11:31 AM
To: Barbra Galovich
Subject: RE: Staff Review - V202307 - 71 Sadds Mill Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Barbara,
The applicant has submitted a b100 for our review of the detached garage.

Westford Lirot, B.S. R.S.
Registered Sanitarian
North Central District Health Department
Stafford Field Office
(O) 860-684-5609
(Fax) 860-684-1768
Enfield Office
860-745-0383
www.ncdhd.org

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Monday, July 24, 2023 9:20 AM
To: James York <JYork@ELLINGTON-CT.GOV>; John Rainaldi <jrainaldi@ellington-ct.gov>; Lori Spielman <lspielman@ellington-ct.gov>; Patrice Sulik <psulik@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Tom Modzelewski <thmodzelewski@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>
Cc: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Subject: Staff Review - V202307 - 71 Sadds Mill Road

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the ZBA meeting on Monday, August 7, 2023.

Please provide your comments/concerns on or before August 3, 2023.

Thank you in advance for your review.

Barbra

Barbra Galovich, CZET
Land Use Assistant
Town of Ellington
55 Main Street
Ellington, CT 06029
(860) 870-3120



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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,

Barbra Galovich, Recording Clerk