



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, AUGUST 7, 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 Katherine Heminway, Subhra Roy and Alternates Ron Stomberg, Ron Brown, and Rodger Hosig

**ABSENT:** Chairman Art Aube and Regular Member Ken Braga

### STAFF

**PRESENT:** John Colonese, Assistant Town Planner/Zoning Enforcement Officer, Acting Recording Clerk

**I. CALL TO ORDER:** Vice Chairman Sulakshana Thanvanthri called the Zoning Board of Appeals (ZBA) meeting to order at 7:00pm.

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

### III. PUBLIC HEARINGS:

- 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.

**Time:** 7:01pm

**Seated:** Thanvanthri, Heminway, Roy, Brown, Hosig

Jose Negrón, 71 Sadds Mill Road, was present to represent the application. Jose stated they are asking for a variance to locate the garage closer to the front property line than is allowed by the regulations. Jose added that other neighboring garages along the road are very close to the road and closer than their proposed garage.

Commissioner Thanvanthri asked if health department approval was present. John Colonese stated they applied to the health department, and after speaking with the health department official today approval is expected.

Commissioner Brown asked if the garage would be on a permanent foundation. Jose responded that it is permanent. The Commission reviewed the letter from Gardner & Peterson Associates, LLC dated July 13, 2023, and found that the garage was generally in line with the front of the existing house.

Commissioner Heminway asked if the existing garage was unsafe and if it had been taken down. Jose responded that the previous garage was unsafe and had been taken down. Commissioner Brown asked if construction started on the new garage and if the foundation had been poured. Jose said the foundation has been poured and apologized for not gaining approval first. Commissioner Heminway noted no concerns with the variance request.

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

**MOVED (ROY), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE V202307** – Jose Negron, 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.

**Hardship: Proposed garage is generally in line with the existing nonconforming home; recently removed garage was an unsafe structure.**

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

1. Approval of the June 5, 2023, Regular Meeting Minutes.

**MOVED (HEMINWAY), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE JUNE 5, 2023, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:
3. Commissioner training pursuant to Public Act 21-29.

The Commission decided to postpone group training until next month.

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

**MOVED (THANVANTHRI), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:16 PM.**

Respectfully submitted,

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John Colonese, Acting Recording Clerk