

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, SEPTEMBER 11, 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. V202308 – Ellington Historical Society, owner/applicant, request for variance of the Ellington Zoning Regulation Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce the front yard setback from 100ft to 62ft for a pavilion at 70 Main Street, APN 063-039-0000 in a Commercial (C) zone.
2. V202309 – David Pechie, owner/Gardner & Peterson Associates, LLC, applicant, request for variance of 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 50ft to 32ft for a garage with breezeway at 81 Shenipsit Street, APN 030-002-0000 in a Residential (R) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the August 7, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
3. Commissioner training pursuant to Public Act 21-29.

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, October 2, 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/82927551792>
Meeting ID: 829 2755 1792
Passcode: 675955

Join Zoom Meeting by phone:
1 646 558 8656 US (New York)
Meeting ID: 829 2755 1792
Passcode: 675955

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.

Town of Ellington

Zoning Board of Appeals Application

Application #

V202308

Date Received

8/21/2023

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 InformationName: Ellington Historical SocietyMailing Address: 70 Main St.Ellington, CT 06029

Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ NoPrimary Contact Phone #: 860-306-8879

Secondary Contact Phone #: _____

Owner's Signature: Deanne Tule Date: 8/22/23

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: _____

Mailing Address: Same as owner

Email: _____

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

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

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: 70 Main StreetAssessor's Parcel Number (APN): 063 - 039 - 0000 Zone: Commercial (C)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) Section 4.2.1. Lot area, width, yard requirements.

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

Request to construct a 20' x 30' Pavilion on piers.To reduce setback from 100 ft to 62 ft front yard setback.

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

Proposed pavilion to be located to the rear of the existing non-conforming museum building. All of museum building is within 100 ft setback requirement.

70 Main Street



Property Information

Property ID 063 039 0000
 Location 70 MAIN ST
 Owner ELLINGTON HISTORICAL SOCIETY INC



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.

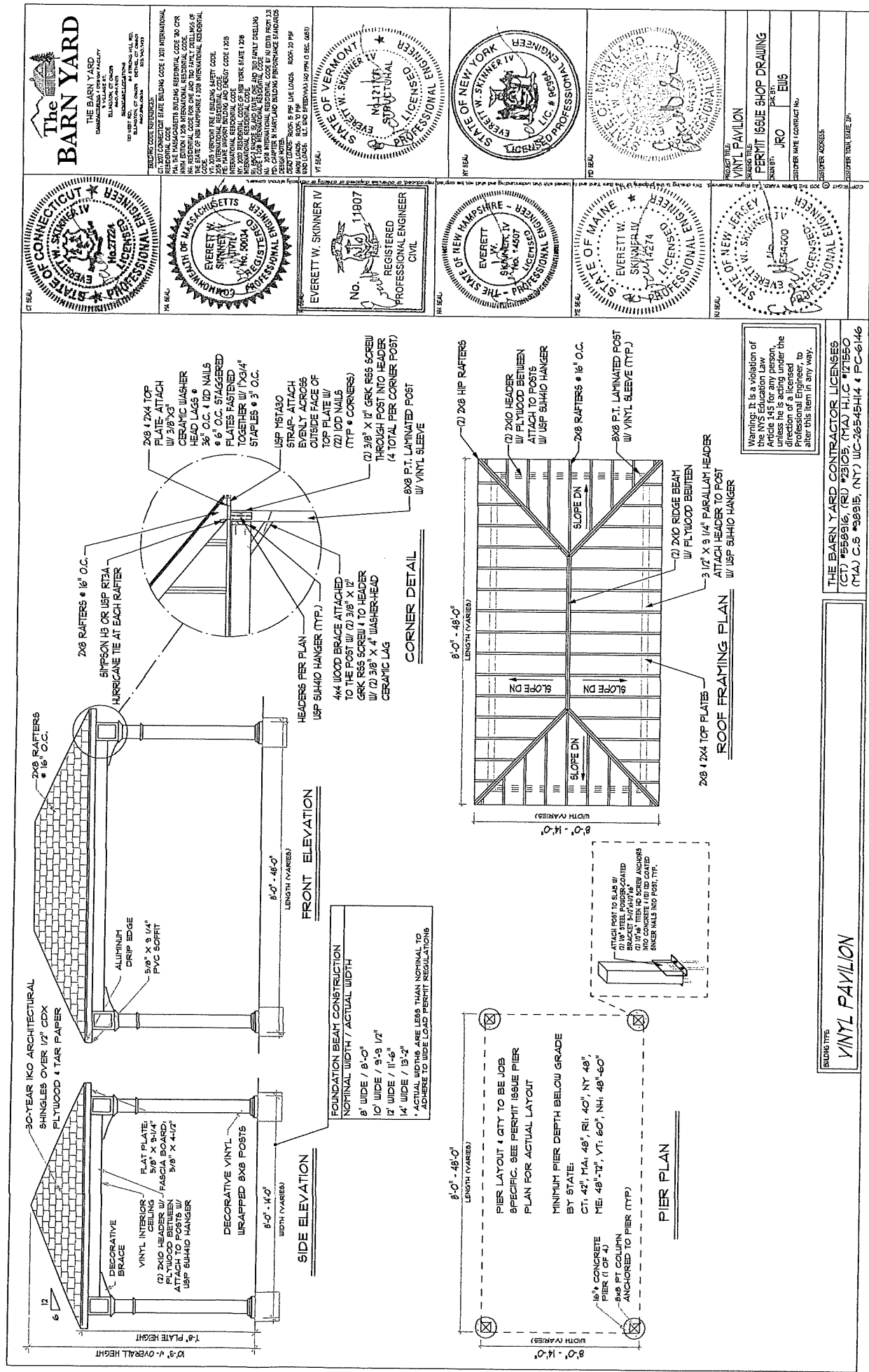
Geometry updated 11/11/2021
 Data updated daily

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

Ch S. Sr

The Barn Yard

7/31/23



THE BARN YARD

THE BARN YARD CONTRACTORS LLC
1000 BARN YARD DRIVE
PO BOX 1000
BARNSTABLE, MA 01930
TEL: 508-538-1111
WWW.BARNYARDCONTRACTORS.COM

BEFORE CODE REVISIONS

CT: 201 CONNECTICUT STATE BUILDING CODE 1201 INTERNATIONAL BUILDING CODE
MA: 191 MASSACHUSETTS BUILDING RESIDENTIAL CODE 90 CFC 1918 EDITION 1 208 INTERNATIONAL BUILDING CODE
NY: 201 NEW YORK STATE BUILDING CODE 2018 EDITION 1 208 INTERNATIONAL BUILDING CODE
NJ: 201 NEW JERSEY STATE BUILDING CODE 2018 EDITION 1 208 INTERNATIONAL BUILDING CODE

AFTER CODE REVISIONS

CT: 201 CONNECTICUT STATE BUILDING CODE 1201 INTERNATIONAL BUILDING CODE
MA: 191 MASSACHUSETTS BUILDING RESIDENTIAL CODE 90 CFC 1918 EDITION 1 208 INTERNATIONAL BUILDING CODE
NY: 201 NEW YORK STATE BUILDING CODE 2018 EDITION 1 208 INTERNATIONAL BUILDING CODE
NJ: 201 NEW JERSEY STATE BUILDING CODE 2018 EDITION 1 208 INTERNATIONAL BUILDING CODE

EVERETT W. SKINNER IV
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 11907

EVERETT W. SKINNER IV
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 14507

EVERETT W. SKINNER IV
REGISTERED PROFESSIONAL ENGINEER
CIVIL
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 14507

THE BARN YARD CONTRACTOR LICENSES
(CT) #559916, (RI) #2305, (MA) H.I.C. #12550
(NY) C.S. #39315, (NJ) WC-26545H14 & PC-6146

BUILDING TYPE
VINYL PAVILION

Warning: It is a violation of the Professional Engineer Law unless he is acting under the direction of a licensed Professional Engineer, to alter this item in any way.

Town of Ellington

Zoning Board of Appeals Application

Application #

V202309

Date Received

8/22/2023

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 InformationName: David PechieMailing Address: 81 Shenipsit StreetEllington, CT 06029Email: david.pechie@gmail.comWHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ NoPrimary Contact Phone #: 860-420-9190

Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 8/17/23

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: Eric PetersonMailing Address: Gardner & Peterson Assoc, LLC
178 Hartford TurnpikeTolland, CT 06084Email: epeterson@gardnerpeterson.comWHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ NoPrimary Contact Phone #: 860-871-0808

Secondary Contact Phone #: _____

Applicant's Signature: [Signature] Date: 8/17/23

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.

RECEIVED

Street Address: 81 Shenipsit Street

AUG 22 2023

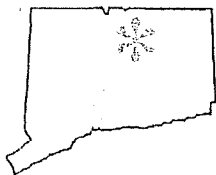
Assessor's Parcel Number (APN): 030 - 002 - 0000 Zone: R TOWN OF ELLINGTON PLANNING DEPARTMENTPublic Water: ☐ Yes ☒ No Public Sewer: ☐ Yes ☒ No*If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*Is parcel within 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 Conn. Gen. Stat. §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 October 4, 2010Requesting a Variance to Zoning Regulations Section: (For Variance Application only) 2.1.10.3 (Highway Setback)
3.2.3.1 (Front Yard Setback)

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

Applicant proposed to construct a new garage within the front yard setback
set 13 feet further from the front property line than the existing house.

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

Lot configuration, septic system location, and wetlands restrict the
available area on the property to build a garage.



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall, 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

81	Shenipsit Street	Ellington		
Street #	Street Name	Town		
David Pechie	81 Shenipsit Street	Ellington	CT 06082	
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 7/1/2023, to construct a Garage with breezeway, attached as shown on plan received .**

The garage location as shown on the plan Dated 2/12/2023, revised to 8/3/2023 shall meet applicable separation distances from the septic system and water supply well. It is recommended to field locate / verify the well location prior to construction. Do not drain surface water towards the well. The final grading must direct surface water away from the water supply well. This department recommends the regular pumping and inspection of your septic tank. This approval does not imply other Town department approvals that may be required. Note all zoning and or building department requirements must be met prior to construction.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by

Westford Lirot, R.S.

Sanitarian

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET
ZONING BOARD OF APPEALS

V202309 – David Pechie, owner/Gardner & Peterson Associates, LLC, applicant, request for variance of 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 50ft to 32ft for a garage with breezeway at 81 Shenipsit Street, APN 030-002-0000 in a Residential (R) zone.

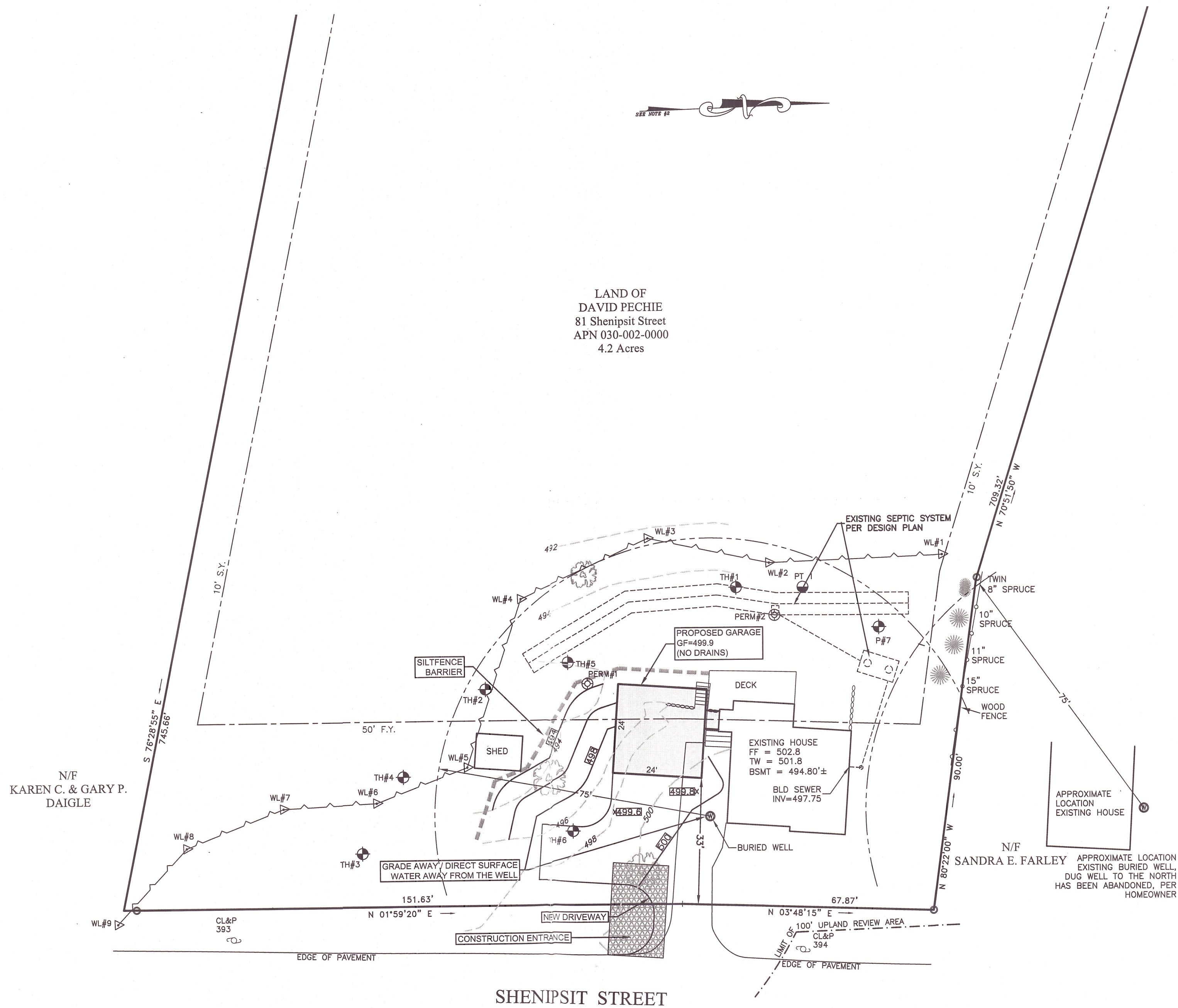
PUBLIC HEARING DATE: September 11, 2023

STAFF REVIEW RETURN DATE: September 5, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	DPW- Has no comments on this proposal. WPCA- If the facility will have plumbing, a waiver from the Board of WPCA will need to be obtained as the property is within the sanitary sewer district.
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	



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NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-11 THROUGH 20-300b-20. THIS IS A DATA ACCUMULATION PLAN, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS C AND TOPOGRAPHIC ACCURACY CLASS T-2.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE NEW GARAGE LOCATION FOR PERMITTING.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE DEPICTED IN MAP REFERENCE #3A. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- MAP REFERENCES:
A."MAP OF PROPERTY OF THE ESTATE OF ROSELLA B. MERKEL & ROBERT C. MERKEL ELLINGTON, CONNECTICUT: BY: ALFRED E. SCHINDLER SCALE: 1"=50' DATED: 3-28-73
B."DATA ACCUMULATION SURVEY PROPERTY OF ROBERT C. & BARBARA E. MERKEL ELLINGTON, CONNECTICUT" BY: SCHINDLER SURVEYS DATED: 7-10-01 SCALE: 1"=40'
C."TOPOGRAPHIC SURVEY SUBSURFACE SEWAGE DISPOSAL SYSTEM REPAIR PREPARED FOR ESTATE OF ROBERT & BARBARA MERKEL 81 SHENIPSIT STREET ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 7-21-2010. REVISED: 11/12/10.
- WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY JOHN IANNI, CERTIFIED SOIL SCIENTIST.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- PARCEL IS LOCATED IN THE RESIDENTIAL ZONE A.
- THE WESTERLY PORTION OF THIS PARCEL IS LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 15 COMMUNITY-PANEL NUMBER 090158 0015 B EFFECTIVE DATE: MARCH 15, 1982. NO ACTIVITIES AREA PROPOSED WITHIN THE 100-YEAR FLOOD BOUNDARY.
- THIS GARAGE ADDITION DOES NOT RESULT IN AN INCREASE OF DESIGN FLOW AND ALSO DOES NOT REDUCE POTENTIAL SEPTIC REPAIR AREA SINCE THE ENTIRE GARAGE IS LOCATED WITHIN 75-FEET OF THE EXISTING WELL AND THE AREA WITHIN 75-FEET OF A WELL IS NOT CONSIDERED POTENTIAL REPAIR AREA.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ZONING TABLE

ZONE: RESIDENTIAL "R"

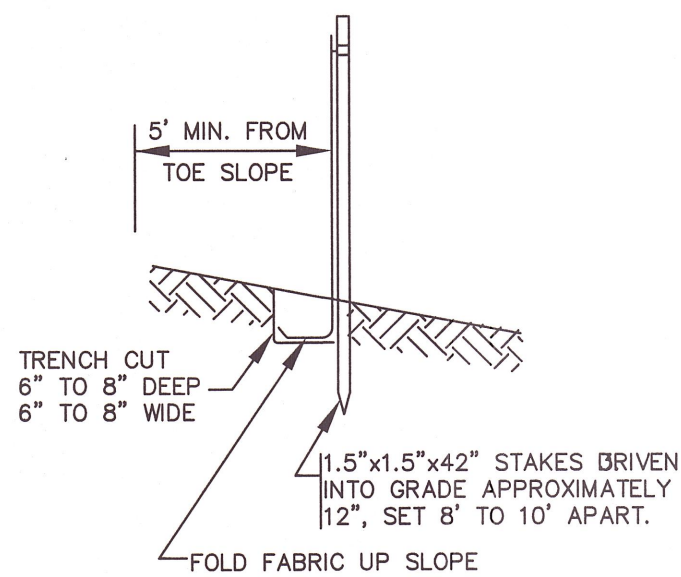
	REQUIRED	EXISTING	PROPOSED
PARCEL AREA	40,000 Sq.Ft.	4.2 Acres	---
LOT WIDTH	100'	219'	---
FRONT YRD	35'+15'=50'	20'	33'
SIDE YRD	10'	25'	124'
REAR YRD	25'	687'	671'
LOT COVERAGE	25%	1%	2%

Kenneth R. Peterson
KENNETH R. PETERSON

L.S. 10839
REGISTRATION NO.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

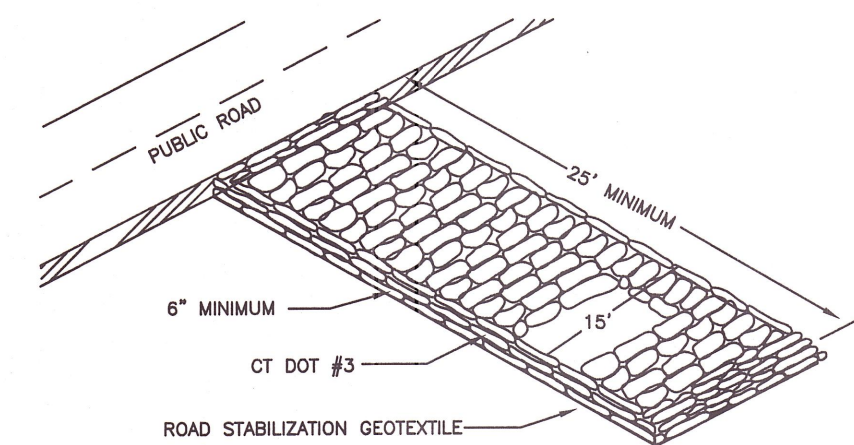
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLURPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.



NOTES:

- SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
- USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
- AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
- INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SILT FENCE INSTALLATION



CONSTRUCTION ENTRANCE

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: PETCHIE GARAGE
LOCATION: 81 SHENIPSIT STREET, ELLINGTON, CT
PROJECT DESCRIPTION: CONSTRUCT GARAGE AND DRIVEWAY
PARCEL AREA: 4.2 AC.
RESPONSIBLE PERSONNEL: GERALD PETCHIE (860) 974-1043

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CUT AND REMOVE PAVEMENT	INSTALL ANTI-TRACKING PAD		
ROUGH GRADE GARAGE SITE	INSTALL SILT FENCE DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
CONSTRUCT GARAGE	INSPECT EROSION CONTROLS REPAIR AS NECESSARY		
FINAL GRADE SITE			
PAVE DRIVEWAY			
TOPSOIL, SEED & MULCH	MAINTAIN MULCH AS REQUIRED		
	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START: NOVEMBER 2023
DATE OF CONSTRUCTION COMPLETION: NOVEMBER 2024

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

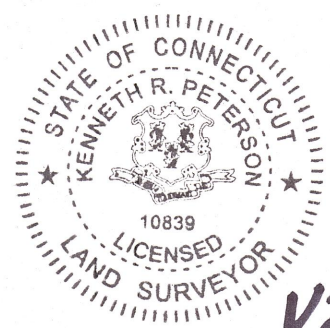
PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

LEGEND

---	PROPERTY LINE
---	ZONING SETBACK
---	INLAND WETLAND BOUNDARY
---	EXISTING CONTOUR
x37.3	EXISTING ELEVATION
898	PROPOSED CONTOUR
488.8	PROPOSED ELEVATION
-----	PROPOSED SILT FENCE

RECEIVED
AUG 22 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT



REVISIONS
08/03/2023
08/16/2023

V202309 DATA ACCUMULATION PLAN			
PERMIT PLAN LAND OF DAVID PETCHIE 81 SHENIPSIT STREET ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT			
PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY E.R.P.	SCALE 1"=20'	DATE 05-12-2023	SHEET NO. 1 OF 1 MAP NO. 10402 G



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:

1. **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.

Time: 7:01pm

Seated: Thanvanthri, Heminway, Roy, Brown, Hosig

Jose Negron, 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,

John Colonese, Acting Recording Clerk