



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](http://www.ellington-ct.gov)

TEL. (860) 870-3120

**TOWN PLANNER'S OFFICE**

FAX (860) 870-3122

## **ZONING BOARD OF APPEALS REGULAR MEETING AGENDA MONDAY, OCTOBER 2, 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. **V202310** – Beth Gottier, owner/ Bruce Gottier, applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3 – Minimum Yard Setback: to reduce the northern side yard setback from 10ft to 8ft, the southern side yard setback from 10ft to 9ft, and the front yard setback from 35ft to 9ft; and Section 3.2.4.2 – Maximum Lot Coverage: to increase lot coverage to from 25% to 27% to rebuild an existing home and add a one-car garage at 14 Private Grounds 1, APN 148-062-0000 in a Lake Residential (LR) zone.

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

1. Approval of the September 11, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
3. Commissioner training pursuant to Public Act 21-29.

### **V. ADJOURNMENT:**

Next Regular Meeting Scheduled for Monday, November 6, 2023

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Zoning Board of Appeals.

**Join Zoom Meeting via link:**  
<https://us06web.zoom.us/j/86270628708>  
**Meeting ID: 862 7062 8708**  
**Passcode: 792395**

**Join Zoom Meeting by phone:**  
**1 646 558 8656 US (New York)**  
**Meeting ID: 862 7062 8708**  
**Passcode: 792395**

# Town of Ellington

## Zoning Board of Appeals Application

Application #

1202310

Date Received

9/13/23

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:

Beth Gottier

Mailing

Address:

244 Windsorville Rd

Ellington, CT 06029

Email:

bethgottier@yahoo.com

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

Primary Contact Phone #: (860) 882-4498

Secondary Contact Phone #:

Owner's

Signature:

Beth Gottier Date: 9/13/23

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:

Bruce Gottier (son)

Mailing

Address:

101 Webster Rd

Ellington, CT 06029

Email:

kitchensbybruce@gmail.com

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

Primary Contact Phone #: (860) 882-4497

Secondary Contact Phone #:

Applicant's

Signature:

Bruce Gottier Date: 9-13-23

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: 14 Private Grounds 1

Assessor's Parcel Number (APN): 148 - 062 - 0000 Zone: LR

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) 3.2.3 + 3.2.4

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

Northern Sideyard - reduce setback from 10' to 8'. Southern Sideyard - setback from 10' to 9'. Front yard setback - reduce from 35' to 10'. Lot coverage - increase from 25% to 27%.

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

See attached



RECEIVED

SEP 13 2023

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

### Project Narrative:

I am excited about making this property my year-around home. Because I am 60 years old, a one-car attached garage will provide shelter and protection. It would pose a hardship and be a safety concern to trek through the winter elements as I age in place.

The overall size of the existing lot as well as existing front-yard and side-yard setbacks are all currently nonconforming. Many properties around the lake have reduced setbacks, including both abutting properties. Part of my plan is to make one side-yard more conforming (from 7' to 9') by removing a deck/stairs.

When the front-yard setback is measured to the point on the road of the unusual triangular widening at the southwest corner of the property, then the setback is measured at 10 feet. However, if the normal width and contour of the road is followed, this setback is 26'.

A handwritten signature in blue ink, appearing to read "Richard Lottin".

9/13/23

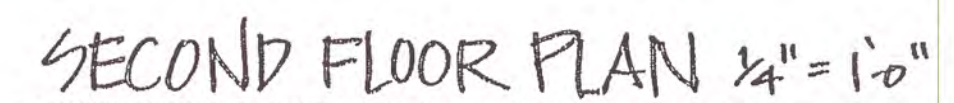
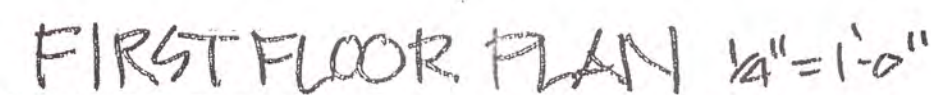
**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**  
**ZONING BOARD OF APPEALS**

**V202310** – Beth Gottier, owner/ Bruce Gottier, applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3 – Minimum Yard Setback: to reduce the northern side yard setback from 10ft to 8ft, the southern side yard setback from 10ft to 9ft, and the front yard setback from 35ft to 9ft; and Section 3.2.4.2 – Maximum Lot Coverage: to increase lot coverage to from 25% to 27% to rebuild an existing home and add a one-car garage at 14 Private Grounds 1, APN 148-062-0000 in a Lake Residential (LR) zone.

PUBLIC HEARING DATE: October 2, 2023  
STAFF REVIEW RETURN DATE: September 26, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<b>DPW</b> - No comments <b>WPCA</b> - Please note there appears to be an additional sewer lateral in the location of the proposed driveway. If the area is to be paved, please be aware that future excavation may be necessary to access the lateral.
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	

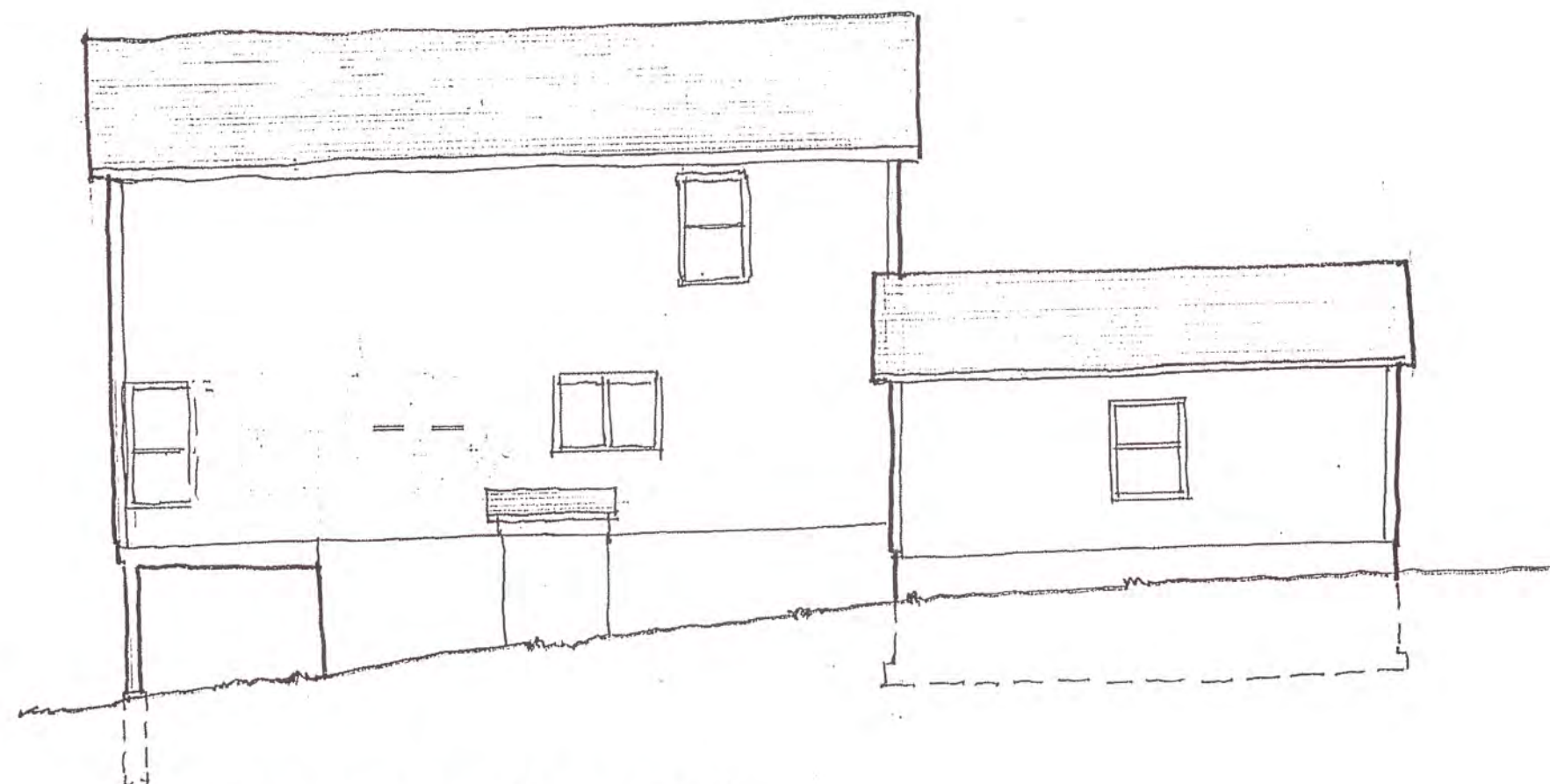




ALTERATIONS TO:  
GOTTIER RESIDENCE  
14 PRIVATE GROUNDS ELLINGTON, CT.  
SCALE:  $\frac{1}{4}" = 1'-0"$   
DATE: 2 SEPT. 23 DRAWN BY: K. BALLASY

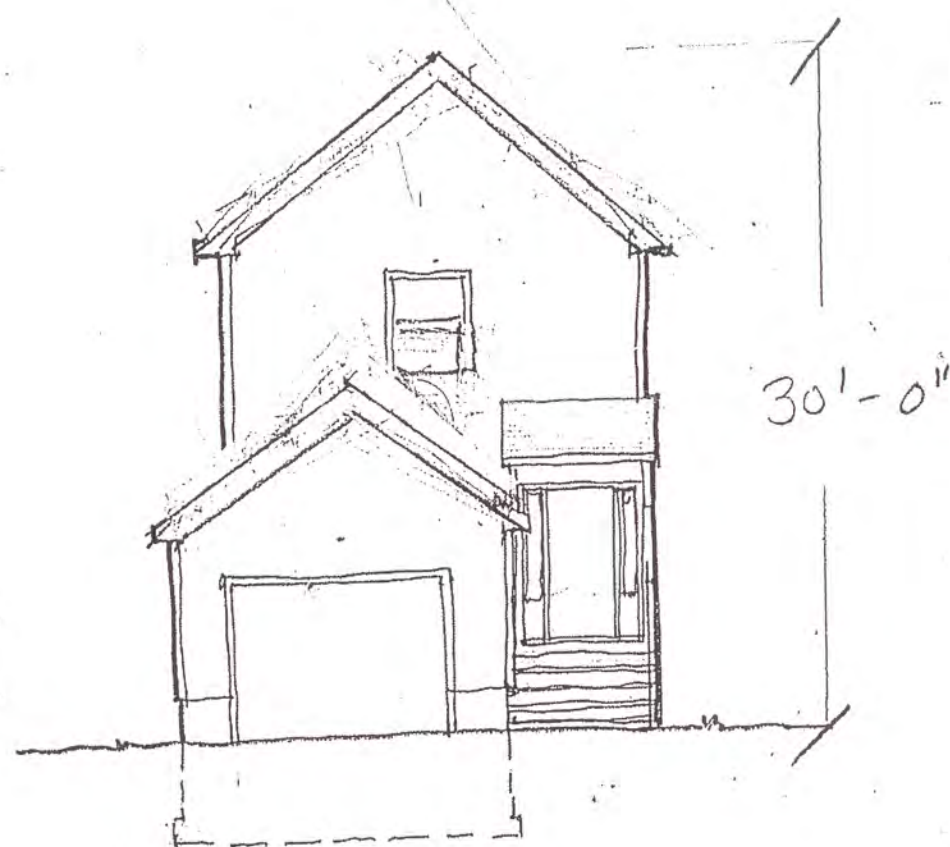
A-1





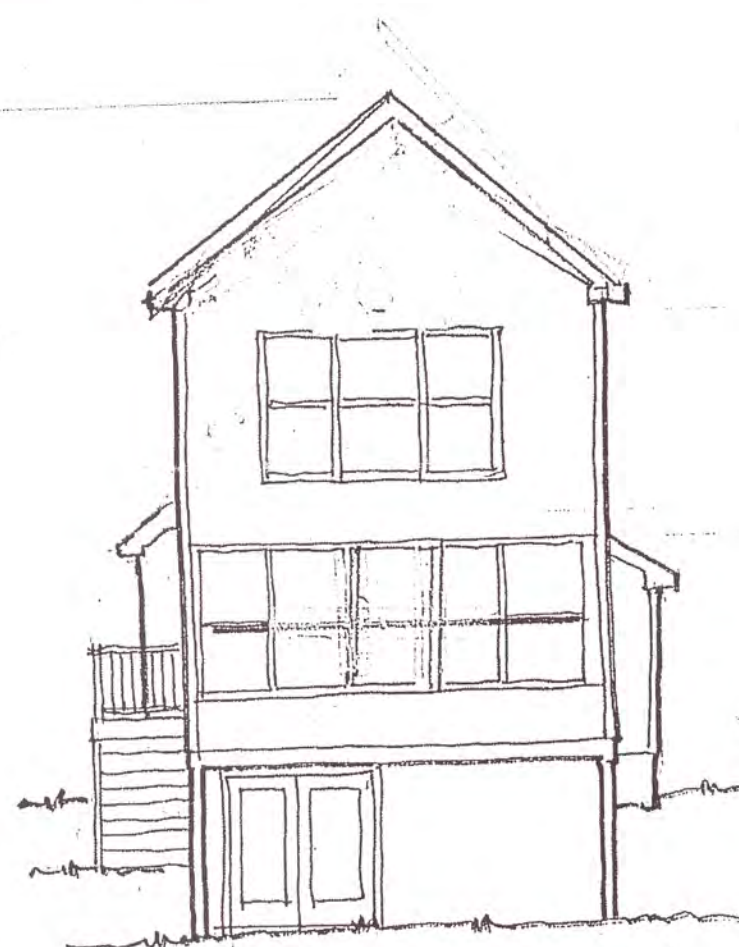
LEFT ELEVATION

$\frac{1}{8}'' = 1'-0''$



FRONT ELEV.

$\frac{1}{8}'' = 1'-0''$

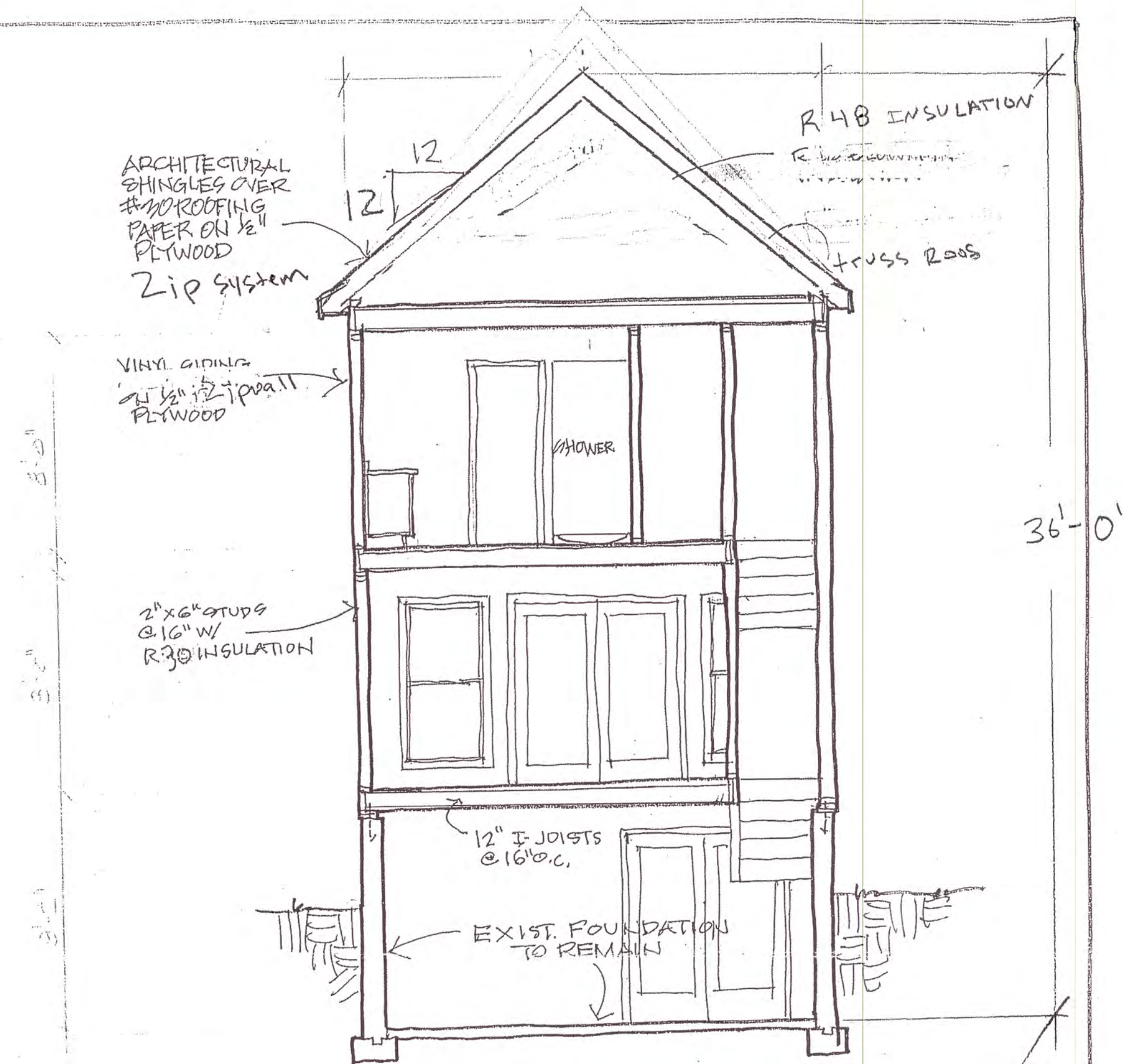


REAR ELEV.

$\frac{1}{8}'' = 1'-0''$



RIGHT ELEVATION  $\frac{1}{8}'' = 1'-0''$



SECTION  $\frac{1}{4}'' = 1'-0''$

ALTERATIONS TO:  
GOTTIER RESIDENCE

14 PRIVATE GROUNDS ELLINGTON, CT.

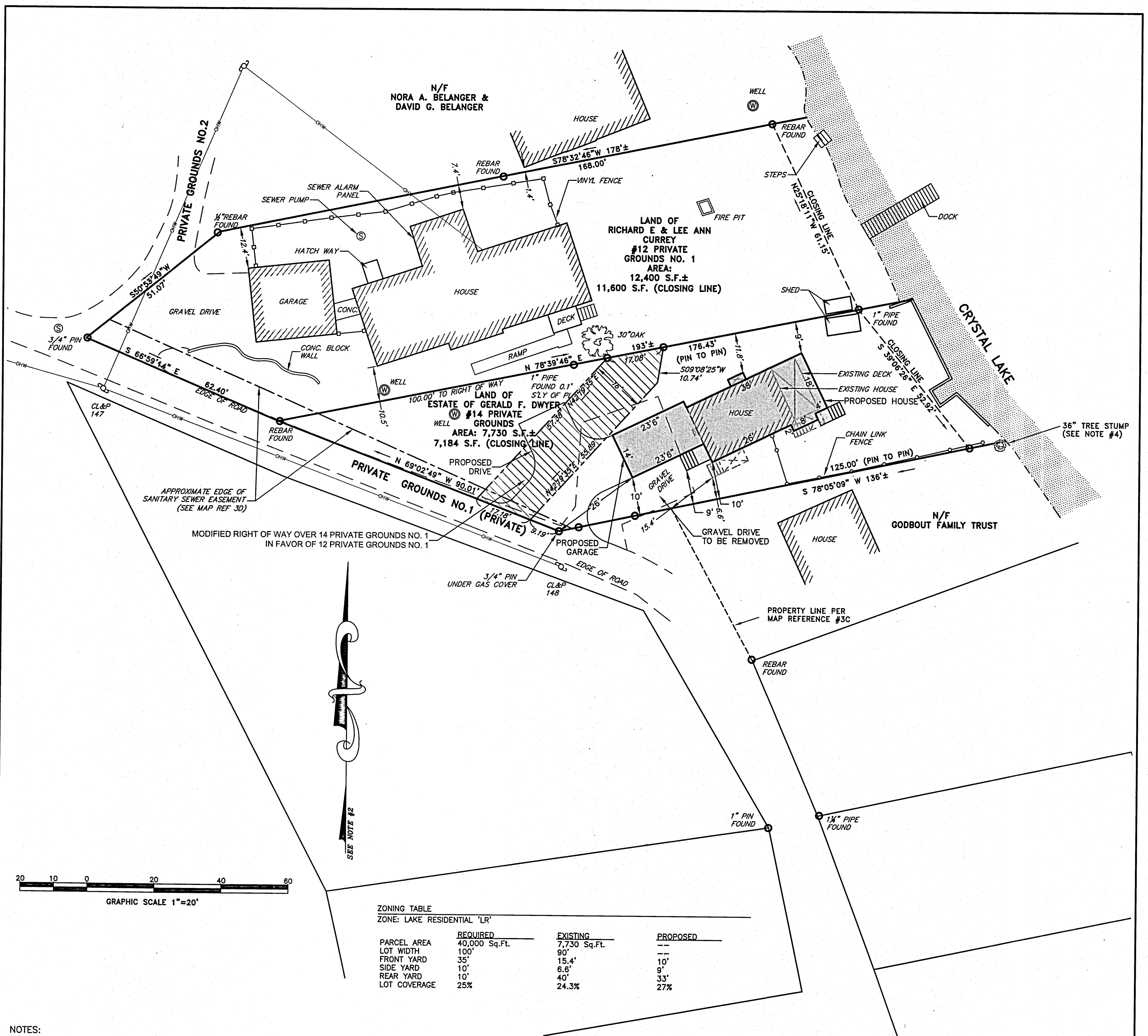
SCALE: AS NOTED

DATE: 2 SEPT. 23

DRAWN BY: K. BALLASY

A-2





- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - BEARING DEPICTED ON THIS PLAN ARE BASED UPON THOSE SHOWN ON MAP REFERENCE 3A.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - "PROPERTY SURVEY PREPARED FOR LEE ANN CURREY 12 & 14 PRIVATE GROUNDS ROAD NO. 1 ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES. DATE: 8-20-2001. REVISED 06/24/2023.
    - "PERMIT PLAN PREPARED FOR WAYNE W. KUHNLY 12 PRIVATE GROUNDS ROAD ELLINGTON, CONNECTICUT" DATED: 5-20-92 SCALE: 1"=20' BY: GARDNER & PETERSON ASSOCIATES.
    - "PROPERTY OF DONALD P. FLYNN #40 PRIVATE GROUNDS ROAD - ELLINGTON, CONN." DATED: 6-20-75 SCALE: 1"=20' BY: ALFORD ASSOCIATES.
    - "MAP NO ES 205 SANITARY SEWER EASEMENT CRYSTAL LAKE SEWER PROJECT PRIVATE GROUNDS #1 ELLINGTON, CONNECTICUT" SCALE: 1"=40' REV. THROUGH 10-23-87 BY: KIETLYKA WOODIS & PIKE
    - "LANDS AT CRYSTAL LAKE SURVEYED AUG. 26, 1932 SCALE: 20FT. = 1 INCH C. H. BANCROFT, SURVEYOR." MAP #1-832.
    - "LANDS AT CRYSTAL LAKE ELLINGTON, CONN. SCALE: 30FT. = 1 INCH C.H. BANCROFT, SURVEYOR." MAP #1-439
  - DEEDS FOR 14 PRIVATE GROUNDS AND THE PARCEL TO THE SOUTH CALL FOR THE NORTHERLY SIDE OF AN OAK TREE AS THE PROPERTY LINE. THE TREE HAS RECENTLY BEEN CUT DOWN, PRESENTLY THERE EXISTS A 36" STUMP. DEEDS FOR THIS PARCEL DATING BACK TO 5-15-1923 CALL FOR THE OAK TREE. GIVEN THAT THE TREE HAD 77 PLUS YEARS TO GROW TO ITS PRESENT SIZE, AND UNABLE TO ESTABLISH THE SIZE OF THE TREE IN 1923, THIS POINT WAS ESTABLISHED BY HOLDING A DISTANCE ALONG THE LAKE OF 50' (PER DEED). THIS PUT THE POINT 0.5' INTO THE TREE STUMP.
  - IMPROVEMENTS ON 14 PRIVATE GROUNDS ARE AS DEPICTED ON MAP REFERENCE 3A.

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

*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.

ZONING TABLE			
ZONE: LAKE RESIDENTIAL 'LR'			
	REQUIRED	EXISTING	PROPOSED
PARCEL AREA	40,000 Sq.Ft.	7,730 Sq.Ft.	---
LOT WIDTH	100'	90'	---
FRONT YARD	35'	15.4'	10'
SIDE YARD	10'	6.6'	9'
REAR YARD	10'	40'	33'
LOT COVERAGE	25%	24.3%	27%

#### LEGEND

---	PROPERTY BOUNDARY
- - -	EASEMENT
○	IRON PIN/PIPE FOUND
- - -	EDGE GRAVEL ROAD
- - -	EDGE OF WATER
⊗	UTILITY POLE
— OHW —	OVERHEAD WIRE
□ — □ — □ — □	VINYL FENCE
○ — ○ — ○ — ○	CHAIN LINK FENCE

RECEIVED  
SEP 3 2023  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

## V202310 IMPROVEMENT LOCATION SURVEY

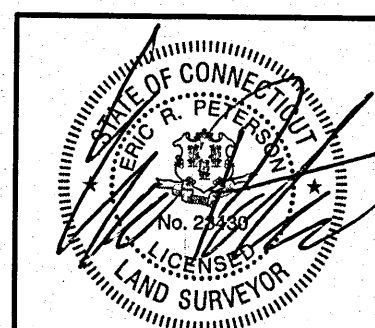
PREPARED FOR  
**BETH GOTTLER**  
14 PRIVATE GROUNDS NO.1  
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	09-12-2023	1 OF 1	9738P



REVISIONS



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, SEPTEMBER 11, 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 (via Zoom), Vice Chairman Sulakshana Thanvanthri, Regular members Ken Braga, Katherine Heminway, Subhra Roy and Alternate Rodger Hosig

**ABSENT:** Alternates Ron Stomberg and Ron Brown

### 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:

- 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.

**Time:** 7:02 pm

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

Commissioner Heminway recused herself from the public hearing.

Dianne Trueb, 105 Pinnacle Road, was present to represent the application. Dianne stated the Ellington Historical Society is planning to add a 20'x30' pavilion to the rear of the existing nonconforming building. The proposed pavilion will be 15 feet from the recently donated septic system. They understand they need North Central District Health Department approval for the pavilion. The pavilion will be donated by The Barn Yard.

Commissioner Roy asked what the pavilion will be used for. Dianne responded that the pavilion would provide outdoor space for visitors. No one from the public spoke regarding the application.



**MOVE (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202308.**

**MOVED (ROY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) 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.

**Condition(s): North Central District Health Department approval shall be required prior to issuance of zoning permit.**

**Hardship: Proposed pavilion located to the rear of the existing nonconforming building.**

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.

**Time:** 7:08 pm

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

Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT was present to represent the application. Eric stated the existing nonconforming dwelling was built in 1952 and the owners would like to add a 24'x24' attached garage on the south side of the house. Eric explained the original septic system failed and a new one was installed in 2010, and the wetlands on the parcel were delineated at that time. Eric noted the proposed addition will be set back from the front of the existing home. North Central District Health Department approved the proposed location of the garage. Eric added that an application was submitted to the Wetlands Agency, which will be heard at their October meeting.

Commissioner Braga asked if plumbing would be installed in the new garage. Eric responded that no plumbing would be installed. Vice Chairman Thanvanthri asked if the proposed garage will be level with the existing house. Eric explained fill material will be brought in to make the garage level with the dwelling. No one from the public spoke regarding the application.

**MOVE (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202309.**

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

**Hardship: Lot configuration; existing nonconforming dwelling.**



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

1. Approval of the August 7, 2023, Regular Meeting Minutes.

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE AUGUST 7, 2023, REGULAR MEETING MINUTES AS WRITTEN.**

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

The commission watched and discussed the Fundamentals of Reading Plans, Module 3 from UConn's Center for Land Use Education and Research. The board members requested to be sent a link to training on affordable housing.

3. Correspondence/Discussion:

John Colonese spoke with the commission about reviewing accessibility ramps for people with disabilities proposed within building setback requirements. John noted that permanent ramps generally require a zoning permit and, if needed, a variance. The commission agreed accessibility ramps could be reviewed administratively. An amendment to the zoning regulations may be needed to allow this review.

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

**MOVED (HEMINWAY), SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:55 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk