



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 9, 2024, 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, hearings may commence unless otherwise noted.)*

1. V202409 – Matthew & Michael Vengruskas & John Wilson, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.1-Permitted Uses and Uses Requiring Special Permit: to permit an existing first floor unit to be changed to an apartment creating a two-family dwelling at 35 West Road, APN 019-179-0000 in a Commercial (C) zone.
2. V202410 – Kathy Hearn, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10 – Highway Clearance Setback: to reduce the front yard setback from 50ft to 35ft to install a shed at 94 Burbank Road, APN 148-006-0000 in a Rural Agricultural Residential (RAR) zone.
3. V202411 – Ronald and Bonnie Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 7.9.C-Rear Lot Requirement: to allow one driveway to serve two rear lots within a fee simple accessway less than 50ft wide, and to allow driveways outside of the accessway at 18 Elderberry Lane, APN 181-016-0000 in a Rural Agricultural Residential (RAR) zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the August 5, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. North Central District Health Dept. Ellington Annual Report July 1, 2023 – June 30, 2024.

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, October 7, 2024

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/86040349584>

Meeting ID: 860 4034 9584

Passcode: 135581

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 860 4034 9584

Passcode: 135581

Town of Ellington Zoning Board of Appeals Application

Application #
V202408

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AUG - 1 2024

TOWN OF ELLINGTON
PLANNING DEPARTMENT

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 John Wilson &
Name: Matt & Mike Vengruskas
Mailing Address: 35 West Rd
Ellington CT 06029
Email: poolsandmore@yahoo.com

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

Primary Contact Phone #: 860-966-2809

Secondary Contact Phone #: _____

Owner's Signature:  **Date:** 8/1/24

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
Mailing Address: _____

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.

Landmark Surveys 860-875-8204 *

Street Address: 35 West Rd mailings to 3

Assessor's Parcel Number (APN): 019 - 179 - 0000 **Zone:** 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 No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No

Is 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. §8-3(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 4.1

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)
variance to allow a first floor apartment with an existing second floor apartment in existing building

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)
property is in an area where several multi-family structures are

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TOWN OF ELLINGTON
PLANNING DEPARTMENT

To: Town of Ellington Zoning Board of Appeals

Re: Application for Variance at 35 West Rd

Dear Board Members:

Mike Vengruskas the applicant and current owner of 35 West Rd has an application before you seeking a variance from Section 4.1 of the Town of Ellington Zoning Regulations. In particular, the applicant requests that the Board permit them to use the first floor of a pre-existing multi-use building as an apartment due to a unique hardship and the desire to make reasonable use of the building. The second floor is currently used as an apartment. Historically, the first floor has been used for commercial use, and storage.

Conn. Gen. Stat. 8-6 defines the hardship necessary to justify a variance as follows:

...With respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured....

For the reasons set forth below, the Applicants have a unique hardship that justifies the requested variances.

The requested variance also will not undermine the towns Comprehensive Plan for the following reasons:

- 1) The building is pre-existing. No new construction is proposed and besides the removal of the garage door, therefore there will be no change in the existing appearance of the Property or the structures located thereon.
- 2) It is more compatible with the neighborhood in that adjacent to and across the street are several multi-family dwelling units.
- 3) The new apartment serves the town's recognized need for affordable housing options.
- 4) There is ample pre-existing off street parking for residential use.

Conclusion

To be clear, the applicant is not claiming an economic hardship. The hardship in this case arises out of the fact that the property is pre-existing, non-conforming and the current regulations do not allow for the reasonable use of the building. For this reason the applicants hardship is unique, in no self-created and justifies the variances requested.

existing

Apartment 1

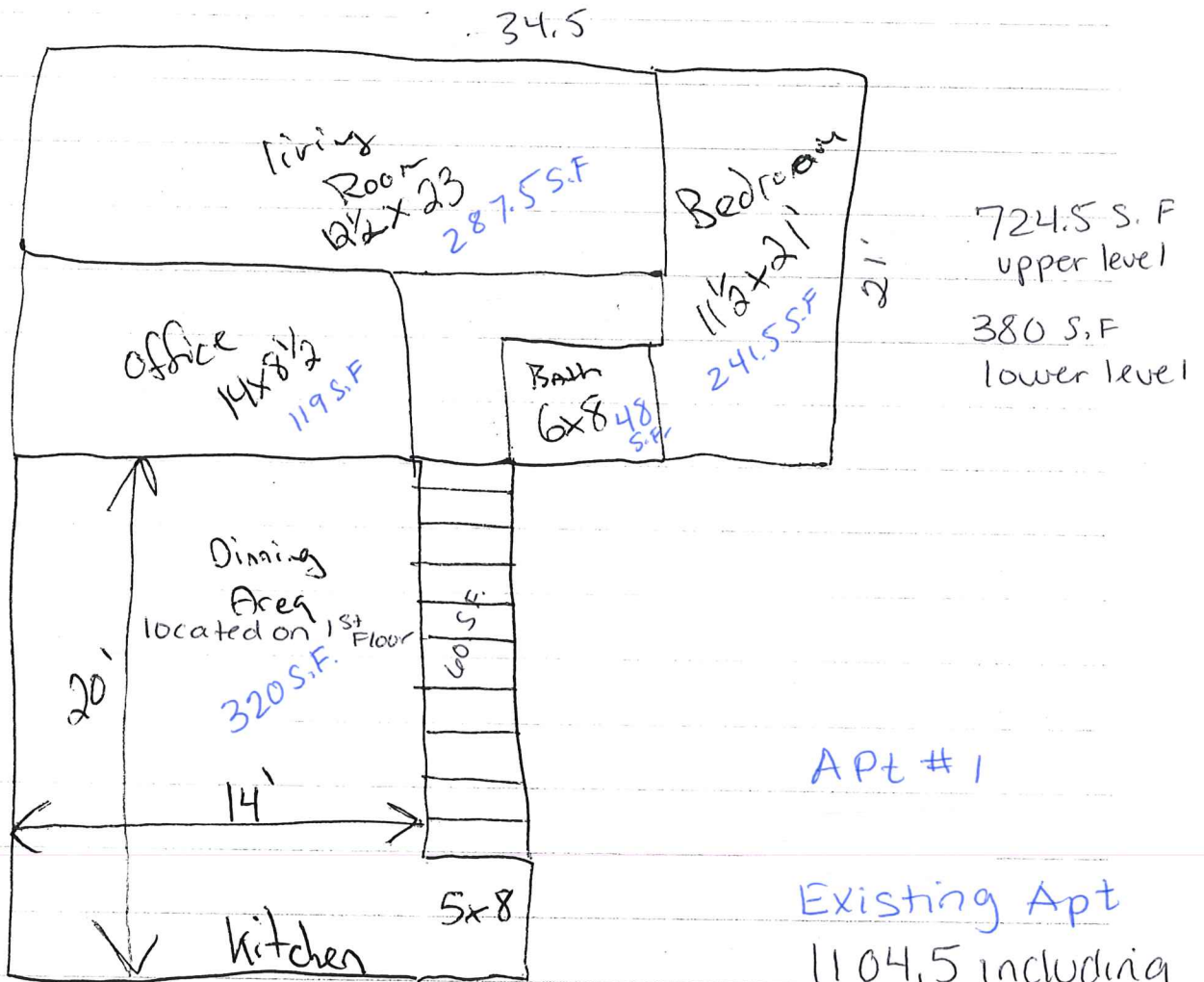
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TOWN OF ELLINGTON
PLANNING DEPARTMENT

Upstairs
& Downstairs
(Kitchen)

all Second Floor & part of 1st floor



New

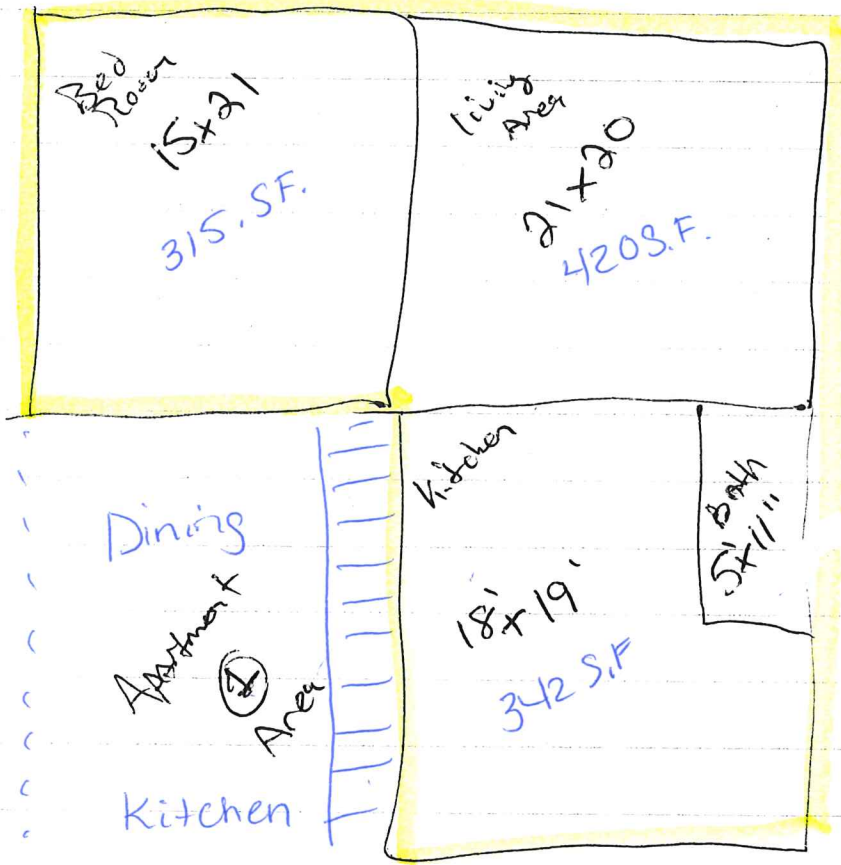
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TOWN
PLANNING

Downstairs Apartment 2

1st Floor New Apartment



APT # 2
1077 S.F.
New Apt.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2020.



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Information on the Property Records for the Municipality of Ellington was last updated on 8/1/2024.



Parcel Information

Location:	35 WEST RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00106600	Map Block Lot:	019 179 0000	Acres:	0.4000
490 Acres:	0.00	Zone:	C	Volume / Page:	0373/1015
Developers Map / Lot:	.40AC; 1; .10AC	Census:	5352		

Value Information

	Appraised Value	Assessed Value
Land	57,330	40,130
Buildings	150,140	105,100
Detached Outbuildings	0	0
Total	207,470	145,230

Owner's Information

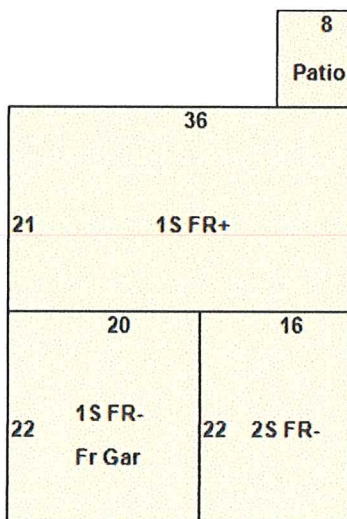
Owner's Data

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VENGRUSKAS MATTHEW J + MICHAEL ROBERT +
 WILSON JOHN
 35 WEST RD
 ELLINGTON, CT 06029

AUG - 1 2024

Building 1



Building Use: Two Family

Style: Conventional

Living Area: 1,900

Stories: 2.00

Construction: Wood Frame

Year Built: 1900

Total Rooms:	8	Bedrooms:	4	Full Baths:	2
Half Baths:	0	Fireplaces:	0	Heating:	Hot Water
Fuel:	Natural Gas	Cooling Percent:	0	Basement Area:	756
Basement Finished Area:	0	Basement Garages:	0	Roof Material:	Asphalt
Siding:	Vinyl Siding	Units:			

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Special Features

Attached Components

Type:	Year Built:	Area:
Frame Garage	1900	440
Patio	1900	80

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
VENGRUSKAS MATTHEW J + MICHAEL ROBERT +	0373	1015	09/25/2006	Warranty Deed	\$160,000
MAZEWSKI HELEN F + F PHILLIP EST	0351	0236	04/28/2005	Executors Deed	\$0
MAZEWSKI F PHILLIP + HELEN F	0115	0990	09/22/1980		\$0

Building Permits

Permit Number	Permit Type	Date Opened	Reason
K44011	Windows	04/16/2018	REPLACE WNDWS + SDNG
38011	Heating	10/22/2012	GAS FURNACE, (SWITCH FROM OIL).
OP-2012-64	CO Issued	09/19/2011	CU for PELLETT STOVE.

Permit Number	Permit Type	Date Opened	Reason
34758	Heating	10/19/2009	PELLET STOVE
33336	Electrical	07/21/2008	SERVICE CHANGE

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**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

Information Published With Permission From The Assessor

48.95 249.00X

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DETENTION AREA

GARAGE

EXISTING PARKING

100' FRONT YARD SETBACK

S 06°21'18" W
44.10'

I.P. (F)

248

EXISTING
2 STORY BUILDING

N 85°39'42" W
98.49'

EXISTING
2 STORY BUILDING

L=86.50'
R=1030.30'
Δ=05°16'27"

STOP SIGN

L=101.72'
R=1030.30'
Δ=05°39'24"

30" MAPLE

I.P. (F)

APPROXIMATE
EXISTING
LATERAL

BOLT (F)

241.62

C.O.

AREA RESTORED TO GRASS

HYDRANT &
WATER GATE

EXISTING OVERHEAD WIRES

EXISTING GRAVITY

INV. =

WEST ROAD CT ROUTE 83

S.M.H.
= 247.44
= 238.94

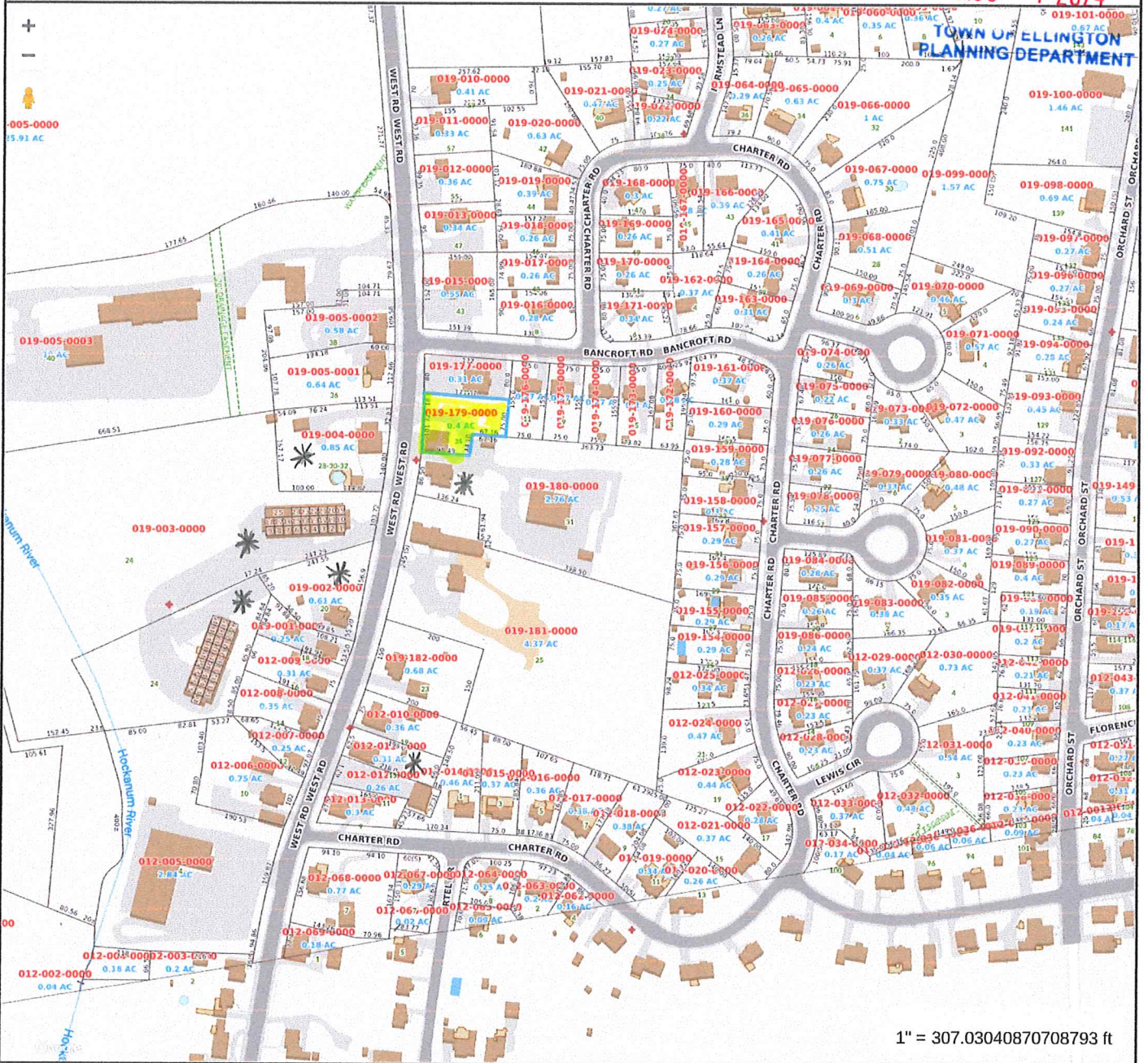
GRID

APPROXIMATE LOCATION

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TOWN OF ELLINGTON
PLANNING DEPARTMENT



Property Information

Property ID	019 179 0000
Location	35 WEST RD
Owner	VENGRUSKAS MATTHEW J + MICHAEL ROBERT +

existing multifamily living



**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.

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET
ZONING BOARD OF APPEALS

V202409 – Matthew & Michael Vengruskas & John Wilson, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.1-Permitted Uses and Uses Requiring Special Permit: to permit an existing first floor unit to be changed to an apartment creating a two-family dwelling at 35 West Road, APN 019-179-0000 in a Commercial (C) zone.

PUBLIC HEARING DATE: September 9, 2024

STAFF REVIEW RETURN DATE: September 3, 2024

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p>DPW- No comment. WPCA- Change of use may trigger a re-assessment. Applicant should approach the WPCA board for discussion.</p>
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance Services	

Fee \$210.00

Town of Ellington Zoning Board of Appeals Application

Application #
V202410
Date Received
8/14/2024

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: Kathy Hearn
Mailing Address: 94 Burbank Rd
Ellington CT 06029
Email: hearn.kathy@gmail.com

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

Primary Contact Phone #: 860-690-4049
Secondary Contact Phone #: 860-459-4199

Owner's Signature: Kathy Hearn Date: 8/12/2024

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)
Mailing Address: RECEIVED
AUG 14 2024
Email: TOWN OF ELLINGTON PLANNING DEPARTMENT

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: 94 Burbank Rd

Assessor's Parcel Number (APN): 148 - 006 - 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 No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No

Is 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)
15 foot variance from standard 35 foot from road. Burbank elevation does not allow 50' setback.

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)
50 foot setback does not allow access to shed/garage structure before drop off.



1" = 40 ft

Property Information

Property ID 148 006 0000
 Location 94 BURBANK RD
 Owner HEARN KATHY A



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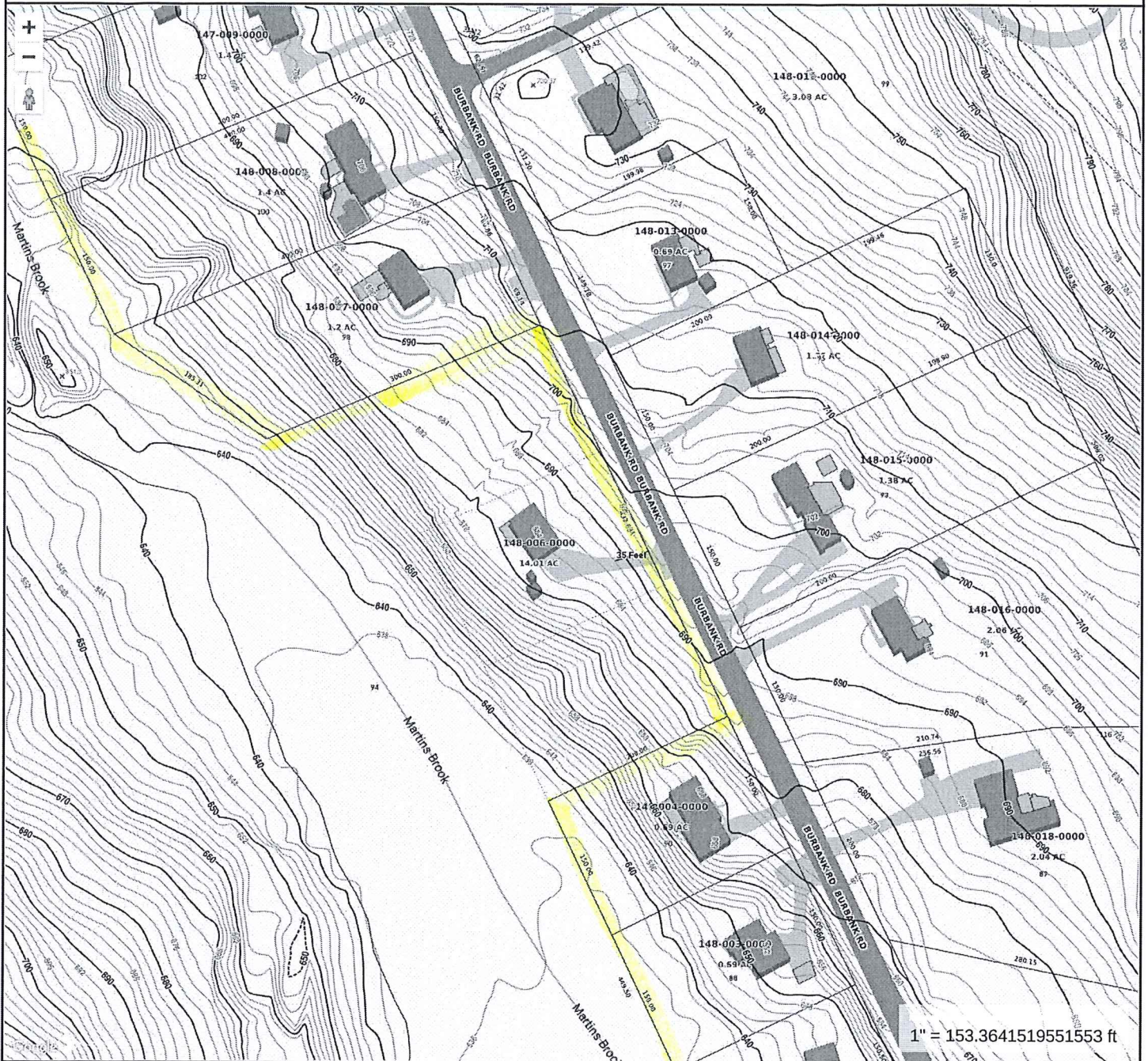
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 PLANNING DEPARTMENT



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PLANNING DEPARTMENT**



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

94	Burbank Road	Ellington		
Street #	Street Name	Town		
Kathy Hearn	94 Burbank Road	Ellington	CT	
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 8/27/2024, to construct a shed/garage for storage as shown on plan received 8/13/2024.**

The shed will meet applicable separation distances to the septic system and private onsite water supply well. The shed shall be set no closer than 10' from any portion of the septic system and well. The property is supplied by a private septic system and onsite water supply well.

Care must be taken to protect the septic system during construction/installation.

This department recommends the regular cleaning/inspection of your septic tank and periodic water quality testing of your well water.

This approval does not imply other Town Department Approvals that may be required.

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:



 Ashley Lamberg

Sanitarian



Property Information

Property ID 148 006 0000
Location 94 BURBANK RD
Owner HEARN KATHY A

[Signature]
8/13/2024



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Geometry updated 11/11/2021
Data updated daily

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\$210

Town of Ellington Zoning Board of Appeals Application

Application #
V202411
Date Received
8/21/2024

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: Ron + Bonnie Bahler
Mailing Address: 18 Elderberry Lane
Ellington CT 06029
Email: rbeehoney18@gmail.com

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

Primary Contact Phone #: 860-305-8221
Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 8-15-24

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: _____
mailings to:
Email: rachel@landmarkSurveys.com

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

Primary Contact Phone #: 860-875-8204
Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

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PLANNING DEPARTMENT

Street Address: 18 Elderberry Lane
Assessor's Parcel Number (APN): 181 - 016 - 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 No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No

Is 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) 7.9

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)
Variance Request to allow one driveway to serve two rear lots within a fee simple accessway less than 50' wide and to allow driveways outside of the accessway.

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

See Attached

18 Elderberry Lane – Lot Split

Hardship – The existing house is on a lot of record that obtained frontage when Elderberry Lane was established. The frontage acquired was 37.78'. The 50' ROW at the end of the cul-de-sac was split between this parcel and the abutter to the north. The parcel is 7.07 acres and large enough to accommodate another building lot. The homeowner would like to allow his son to build a house on the westerly portion of this lot. A portion of the proposed driveway for the rear lot will be common with the driveway for the front lot. The common driveway will be centered on the fee simple accessways. There will be a common driveway easement along the northerly side of the lot to accommodate a shared driveway and necessary grading and utilities.

Option 1 is to split the existing frontage between the two lots. This would reduce the required frontage for the west lot from 25' to 18.88' and 17.62' in width. It would also reduce the required frontage for the existing house from 50' to 18.88' and 17.62' in width.

Option 2 is to provide 25' of frontage for the west parcel and reduce the existing lot frontage from 37.78' to 10.25'. This option would allow for one lot to be conforming to regulations.

Option 3 is to reduce the frontage for the west lot from 25' to 10.25' and reduce the frontage of the existing lot from 37.78' to 25'.

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**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

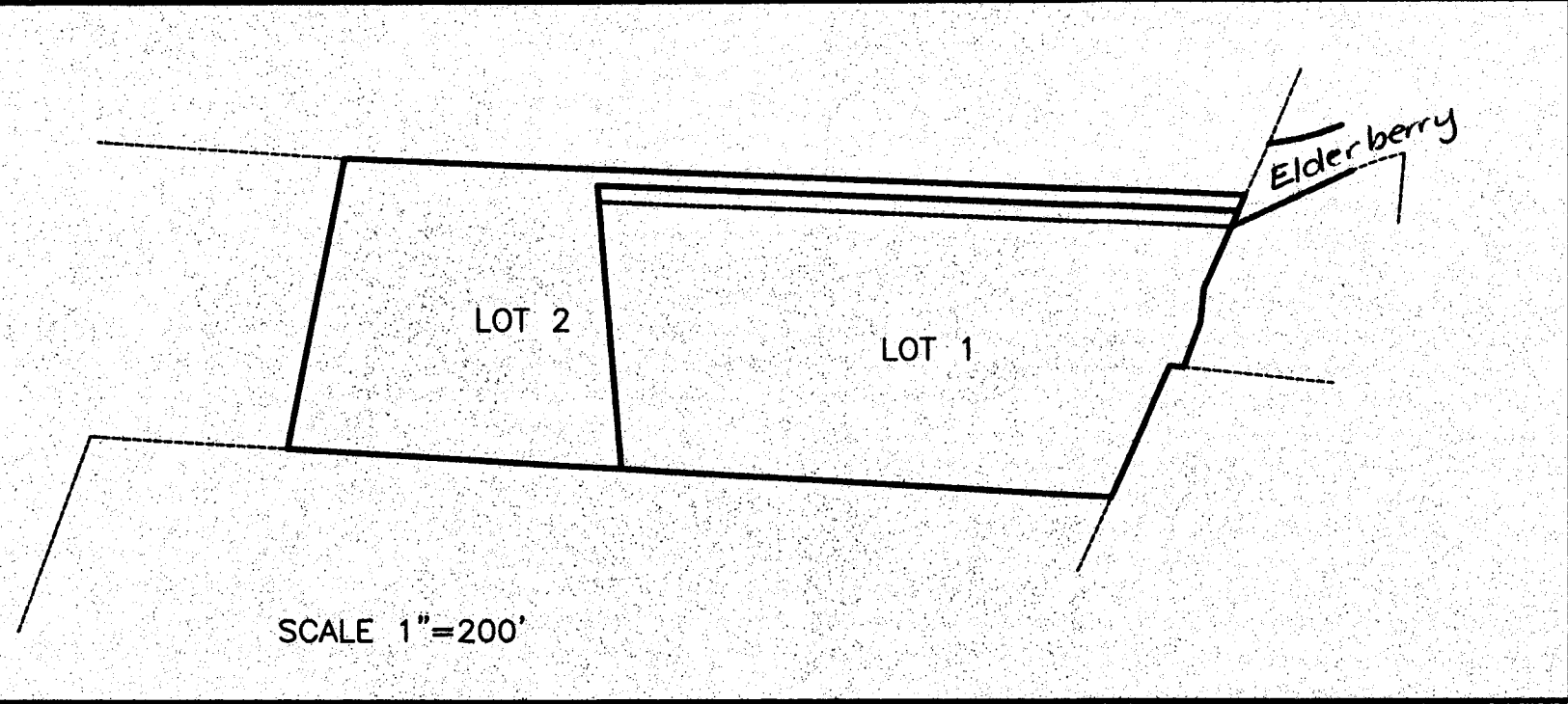
ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET
ZONING BOARD OF APPEALS

V202411 – Ronald and Bonnie Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 7.9.C-Rear Lot Requirement: to allow one driveway to serve two rear lots within a fee simple accessway less than 50ft wide, and to allow driveways outside of the accessway at 18 Elderberry Lane, APN 181-016-0000 in a Rural Agricultural Residential (RAR) zone.

PUBLIC HEARING DATE: September 9, 2024

STAFF REVIEW RETURN DATE: September 5, 2024

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p>DPW- Requests that if accepted, a storm water management plan be presented. WPCA- No comment.</p>
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance Services	



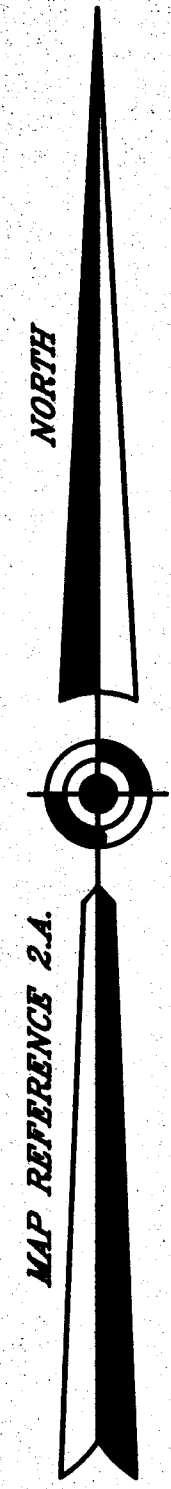
JAMES E. WYSOCKI
A.P.N. 180-017-0000
EGYPT ROAD

JAMES E. WYSOCKI
A.P.N. 189-004-0000
17 ELDERBERRY LANE

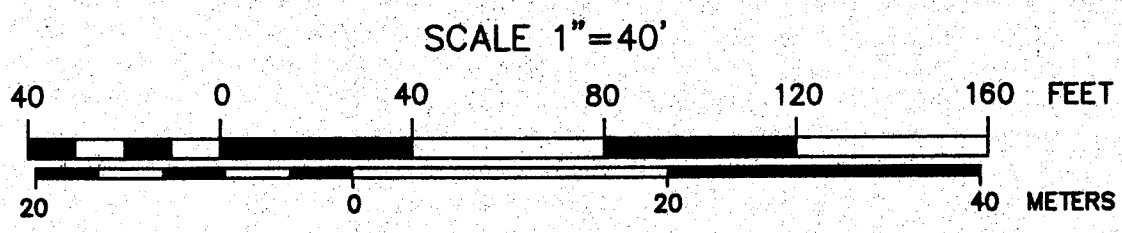
**ANTHONY LIQUORE AND
JESSICA LIQUORE**
A.P.N. 189-003-0005
16 ELDERBERRY LANE
SERVICED BY PUBLIC WATER

MICHAEL GONDEK
A.P.N. 181-019-0000
52 EGYPT ROAD
SERVICED BY PUBLIC WATER

JAMES E. WYSOCKI
A.P.N. 181-015-0000
EGYPT ROAD



- LEGEND:**
- IRON PIPE FOUND
 - REINFORCING BAR FOUND
 - REINFORCING BAR SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - STONE BOUND
 - BOUND STONES
 - IRON BAR
 - I.P. (F)
 - ReBAR (F)
 - ReBAR (S)
 - C.H.D. MON. (F)
 - MON. (S)
 - S.B.
 - B.S.
 - I.B.



LOCATION OF SEPTIC SYSTEM								
POINT	#1	#2	#3	#4	#5	#6	#7	#8
DIST. FROM COR. A	49'	57'	53'	98'	63'	100'	72'	105'
DIST. FROM COR. B	80'	88'	83'	106'	93'	113'	101'	119'
DIST. FROM COR. C								

TIES SUPPLIED BY CONTRACTOR

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - "IMPROVEMENT LOCATION SURVEY PREPARED FOR RON BAHLER 18 ELDERBERRY LANE ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC SCALE 1"=40' DATE 1/23/14 REVISED TO 4/1/2014 "
- PARCEL IS LOCATED IN ZONE RAR.
- PARCEL IS SERVICED BY PUBLIC WATER AND SEPTIC SYSTEM.

RECEIVED
AUG 21 2024
TOWN OF ELLINGTON
PLANNING DEPARTMENT

POSSIBLE FIRST CUT

REVISIONS				
IMPROVEMENT LOCATION SURVEY PREPARED FOR RON BAHLER 18 ELDERBERRY LANE ELLINGTON, CONNECTICUT				
LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT				
DRAWN BY R.L.D.	SCALE 1"=40'	DATE 8/21/2024	JOB NO. 201211-3SPH	SHEET 1 OF 1

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn 8/21/24 L.S. 70295
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
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TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, AUGUST 5, 2024, 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 Sulakshana Thanvanthri, Vice Chairman Katherine Heminway, Regular members Ken Braga, Subhra Roy, Miranda Graziani, Alternates Ron Brown, Ron Stomberg and Rodger Hosig

ABSENT: None

STAFF

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

I. CALL TO ORDER: 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. V202407 – Keila Rivera, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35ft to 21ft to expand existing front porch along North Park Street at 46 North Park Street, APN 020-173-0000 in a Residential (R) zone.

Time: 7:01 pm

Seated: Thanvanthri, Heminway, Braga, Roy and Graziani

Keila Rivera, 227 Pine Street, Holyoke, MA was present to represent the application.

Keila Rivera is requesting a variance to reduce the front yard setback from 35 feet to 21 feet to expand the existing front porch along North Park Street. Keila added they will be expanding the living room and adding a bedroom within the proposed renovations.

John Colonese noted the Board members received the site plan and elevations showing the proposed porch.

Vice Chairman Heminway noted the plans will be a great improvement to the property. Vice Chairman Heminway added the proposed sewer connection will be located under the porch. John Colonese confirmed the applicant will be working with the Water Pollution Control

Authority for approval of the sewer connection. John noted the house has not been occupied for a very long time.

Edward Shaw, 41 North Park Street, inquired about the plans for 46 North Park Street. Edward reviewed the plans and stated any improvements to the property are welcome since no one has lived in the dwelling for years.

MOVED (HEMINWAY), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202407 – Keila Rivera, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35ft to 21ft to expand existing front porch along North Park Street at 46 North Park Street, APN 020-173-0000 in a Residential (R) zone.

MOVED (ROY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) V202407 – Keila Rivera, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback from 35ft to 21ft to expand existing front porch along North Park Street at 46 North Park Street, APN 020-173-0000 in a Residential (R) zone.

Condition(s): Shall obtain Water Pollution Control Authority approval.

Hardship: Non-conforming lot and house location.

2. V202408 – Jeanna Giansanti, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the rear yard setback from 10ft to 1ft to install a 10'x12' shed at 5 Manhattan Road West-2, APN 149-012-0000 in a Lake Residential (LR) zone.

Time: 7:10 pm

Seated: Thanvanthri, Heminway, Braga, Roy and Graziani

Jeanna and Christopher Giansanti, 5 Manhattan Road West-2, were present to represent the application. Jeanna Giansanti is looking to take down an existing non-conforming shed, which is along the front yard near the property line and build a 10'x12' shed in the rear of the property. Jeanna explained the well for the property is also within the front yard and the lot is small and non-confirming. Jeanna provided an aerial photo of the property and showed the proposed location in the rear yard.

Commissioner Braga asked if the shed could be moved more than 1 foot from the property line. Jeanna Giansanti said it would be difficult with the location of the existing porch. Commissioner Roy asked for the distance from the porch to the property line. Christopher Giansanti said it is about 19 feet. Jeanna explained the proposed location of the shed using the aerial photo and noted the shed location is also limited by an existing rock.

Alternate Brown stated the Zoning Board of Appeals historically has not approved a variance for a 1-foot setback. The reason for this is to allow property owners to have enough distance to use a ladder or work on the structure without trespassing onto an abutting property.

Jeanna asked the board for recommendations on the setback. Chairman Thanvanthri recommended reducing the size of the shed. Alternate Brown recommended redesigning the shed. Alternate Hosig stated that he feels a 2-foot setback is adequate space to maintain the shed. Christopher Giansanti asked for a recommendation on the setback from the Board. Alternate Brown asked what a safe distance would be to maintain the shed, and if 3 feet would be enough of a distance. Christopher stated the new shed could be built 3 feet from

the rear property line and maintained appropriately. No one from the public spoke regarding the application.

MOVED (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202408 – Jeanna Giansanti, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the rear yard setback from 10ft to 1ft to install a 10'x12' shed at 5 Manhattan Road West-2, APN 149-012-0000 in a Lake Residential (LR) zone.

MOVED (THANVANTHRI), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE V202408 – Jeanna Giansanti, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the rear yard setback from 10ft to 3ft to install a 10'x12' shed at 5 Manhattan Road West-2, APN 149-012-0000 in a Lake Residential (LR) zone.

Hardship: Non-conforming lot size.

3. V202404 – Gondal Corporation, owner/applicant, to appeal a decision from the Zoning Enforcement Officer dated March 27, 2024, of Section 6.3.2-General, Section 6.3.9-Illumination, and Section 6.3.10-Prohibited Signs at 83 West Road, APN 028-056-0000 in a Commercial (C) zone.

Time: 7:10 pm

Seated: Thanvanthri, Heminway, Braga, Roy and Graziani

John Colonese noted the letter dated July 31, 2024, from the Law Offices of Edward M. Schenkel, LLC requesting a withdrawal of the appeal on behalf of the owner. The letter also states the internally illuminated dispenser pump signs will be removed within 7 days.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ACCEPT WITHDRAWAL OF V202404 – Gondal Corporation, owner/applicant, to appeal a decision from the Zoning Enforcement Officer dated March 27, 2024, of Section 6.3.2-General, Section 6.3.9-Illumination, and Section 6.3.10-Prohibited Signs at 83 West Road, APN 028-056-0000 in a Commercial (C) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the July 1, 2024, Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE JULY 1, 2024, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: None

V. ADJOURNMENT:

MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:37 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk



ELLINGTON

Annual Report

July 1, 2023 - June 30, 2024

Vision

That all North Central District Health Department member communities, regardless of circumstance, enjoy optimal health status and achieve the highest quality of life possible.

Overview

The North Central District Health Department (NCDHD) provides our eight (8) Member-Towns with full time public health services. We are on call 24/7 for emergencies. The Health District is governed by a Board. Ellington is represented by Fred Journalist and Dianne Trueb. The Health District is comprised of Environmental Health, Community Health, Public Health Emergency Preparedness, & Administration Sections.

Mission Statement

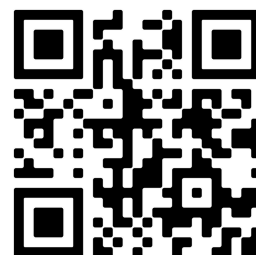
The North Central District Health Department promotes and protects the optimal health status and well being of our communities by:

- administering public health regulations
- promoting and engaging community partnerships
- promoting primary prevention and health education, and
- ensuring public health emergency preparedness



NCDHD Nurse, Kori, with Dianne Trueb at the Ellington Farmers Market on Sept 16th, 2023.

Follow us on our Facebook page at North Central District Health Department



Or on our Instagram page @northcentraldistricthd

NCDHD Activities

Highlights

The Health District has been active in seeking funding opportunities to continue supporting critical public health programming. During the 2023-2024 fiscal year, the Health District applied for, and were awarded, two competitive grants. The first grant is a state grant to combat tobacco use and vaping, with a 5-year, \$75,000 a year award. Tobacco cessation classes will be offered in English and Spanish, and there will be options for virtual classes as well! The second grant is a federal grant to combat opioid overdoses. We partnered with the City of Hartford on this project, which will span five years, with an annual award to the Health District of approximately \$200,000 a year. We are pleased to be able to continue our opioid overdose work with first responders and other local partners.

The Health District also received non-competitive funding to assess and address immunization gaps within our jurisdiction, and workforce development funds to support the rebuilding of the public health workforce.

Food Protection

In February 2023, the CT Department of Public Health adopted the FDA Food Code. The Health District is responsible for conducting plan reviews of all proposed food service establishments, renovations, and reviewing changes of ownership of existing food establishments. In addition to inspecting restaurants, NCDHD inspections the broad range of food establishments that are defined as serving the public. Temporary food events, which include fairs, carnivals, car shows, and other public events are increasing significantly. The number of food trucks is also on the rise with food truck events becoming very popular.

Food Protection

FY23-FY24

Food Service

Inspections: 47

Plan Reviews: 6

Temporary Events: 51



Septic Systems

NCDHD is responsible for the issuance of permits for on-site sewage disposal facilities. Soil investigation, the location and method of installation are governed by the Public Health Code and are enforced by NCDHD. This process requires preliminary site reviews, comprehensive soil testing, review of plans, installation inspections and a final issuance of a Permit to Discharge.

Septic Systems

FY23-FY24

Soil Tests: 16

Plan Reviews: 41

Septic Permits: 34

B100* Reviews: 91

Well Permits: 7

*Reviews for additions, garages, decks, pools, etc.



Day Care Centers

Day Care centers are licensed by the CT-DPH.

NCDHD conducts an environmental inspection once every two (2) years and provides that inspection to the state as is required for re-licensure.

Day Care Centers

FY23-FY24

Qty: 9

Complaints

NCDHD is responsible for investigating a broad range of complaints including, but not limited to: housing, sewage overflow, food service, water quality, refuse/garbage and other miscellaneous complaints. Each complaint received into NCDHD is investigated by one of our Sanitarians or Environmental Specialists.

Complaints

FY23-FY24

Housing: 30
Sewage Overflow: 3
Food Service: 4
Miscellaneous: 15
Water Quality: 2
Refuse/Garbage: 3
Total: 57

Private Wells

NCDHD approves applications for the drilling of new private water supply wells. Once a well is drilled, the water must be tested by an approved laboratory and the results reviewed by NCDHD staff. For information on how to maintain your drinking water, please visit:

<http://www.ncdhd.org/private-drinking-water-wells>



Wells

FY23-FY24

Well Permits: 7
Water Test: 8

Recreational Swimming & Public Pools

FY23-FY24

Recreational Swimming: 1
Licensed & Inspected: 6

Tattoo Parlors

The Health District registers tattoo parlors to ensure that the technicians are licensed and receive annual training in disinfection from a licensed physician.

Tattoo Parlors

FY23-FY24

Registered: 0

Recreational Swimming & Public Pools

Public pools within the District are licensed and inspected annually. NCDHD pool inspections focus on public safety and cleanliness.

Between Memorial Day and Labor Day, NCDHD conducts weekly bathing water sampling at local beaches within the district. The water is tested for E.coli bacteria and closure recommendations are made for locations with elevations.



Lead

Connecticut law requires children to be tested for lead twice before the age of three. The most common cause of lead poisoning in children is exposure to lead based painted surfaces. Lead-based paint is often found in houses built before 1978. There is no safe level of lead. Lead in the body can cause learning delays and impact growth.

NCDHD conducts environmental lead inspections to identify lead-based hazards in response to reports of children with elevated blood lead levels. Connecticut laws have become more protective of children, resulting in a significant increase in lead cases.



FY23-FY24

Cases: 86

Lead

*Lead numbers reported are for the entire Health District, not by town

Barber Shops, Beauty and Nail Salons

Barber Shops, Beauty and Nail Salons

FY23-FY24

Licensed & Inspected: 3
Plan Reviews: 2

NCDHD reviews and approves plans for cosmetology salons, and barber shops, and licenses and inspects these establishments. Re-inspections are conducted as necessary.



Communicable Diseases/Nursing

Our Public Health Nurses are dedicated to overseeing and recording all legally mandated reportable diseases, ensuring the health and safety of our community. In addition to this critical work, we manage both active and latent tuberculosis cases with the utmost care.

Each fall, the health district offers convenient flu clinics to help protect residents from seasonal influenza, and we handle billing with several insurance providers to make this process seamless for our constituents. We also provide blood pressure screenings at no cost, promoting heart health and early detection of potential issues. Currently, the Public Health Nursing Staff are working on an immunization grant to fill the gaps in immunization services, striving to provide support to our towns.



Public Health Preparedness

The North Central District Health Department (NCDHD) actively participates in local, regional, and statewide planning, training and exercises. This is done to ensure our policies, procedures, training and equipment are current and capable of responding to emergency situations. These situations are varied along a broad spectrum of potential threats to include severe weather, emergent diseases, endemic diseases and man-made disasters.



NCDHD team member Jessica, with Lori Spielman, at the Ellington Earth Day event on April 20th, 2024. They were able to give out educational materials and engage with our residents.