



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, MARCH 3, 2025, 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):**

1. V202501 – 12 Green, LLC, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front and side yard setback to 5ft for a second level porch above existing garage (a portion of the nonconforming garage to be removed) and covered stairway at 12 Green Street, APN 129-0047-0000 in a Lake Residential (LR) zone.
2. V202502 – Stephen Quatrocelli, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback to the sewer easement line from 35ft to 5ft for a new house at 10 East Shore Road, APN 149-097-0000 in a Residential (R) zone.

### **IV. NEW BUSINESS:**

1. Executive Session to Discuss Pending Litigation.

### **V. ADMINISTRATIVE BUSINESS:**

1. Approval of January 6, 2025, Regular Meeting Minutes.
2. Election of Officers.
3. Correspondence/Discussion:
  - a. Notice of Ellington Public Budget Presentations - Community Voice Channel on March 20, 2025, Senior Center and Virtual Zoom Meeting on May 1, 2025, and Hall Memorial Library and Virtual Zoom Meeting on May 3, 2025.

### **VI. ADJOURNMENT:**

Next Regular Meeting Scheduled for Monday, April 7, 2025

Instructions to attend remotely via Zoom Meeting are 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/87650264545>  
Meeting ID: 876 5026 4545  
Passcode: 137415

Join Zoom Meeting by phone:  
1 646 558 8656 US (New York)  
Meeting ID: 876 5026 4545  
Passcode: 137415

8210

# Town of Ellington Zoning Board of Appeals Application

Application #

V202501

Date Received

2/11/2025

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: 12 Green LLC

Mailing Address: 1 Crystal Street

Ellington CT 06029

Email: ASK@kebab.com

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

Primary Contact Phone #: 860-883-1391

Secondary Contact Phone #: 860-810-8441 CHERYL

Owner's Signature: [Signature] Date: 2-11-25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations; and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Board or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

## Applicant's Information (if different than owner)

Name: Same as owner

Mailing Address: Same as owner

Email: Same as owner

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

Primary Contact Phone #: Same as owner

Secondary Contact Phone #: Same as owner

Applicant's Signature: [Signature] Date: Same as owner

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.

FEB 11 2025

Street Address: 12 Green St. Ellington CT

Assessor's Parcel Number (APN): 129 - 047 - 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 ☒ 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) 3.2.3

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

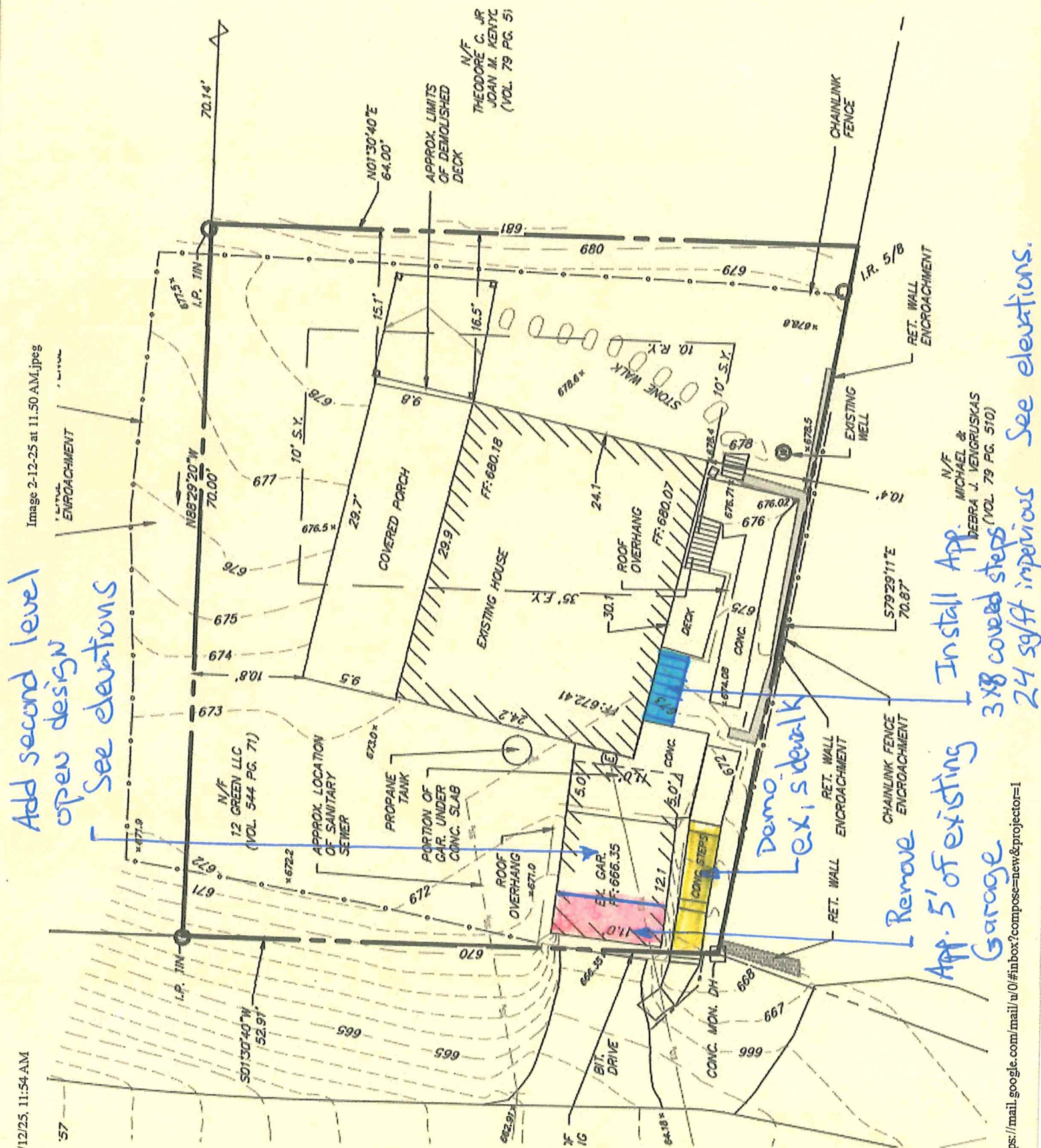
Request to Demo. Approx. 5' of existing garage & add second level to accommodate stairway to enter property and provide parking area for two cars. Existing garage is in front yard setback.

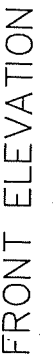
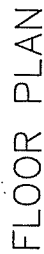
Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)

Old lake cottage with no off street parking. Current parking is in right travel lane and is dangerous to exit vehicle into passing traffic. There is no other feasible option.

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



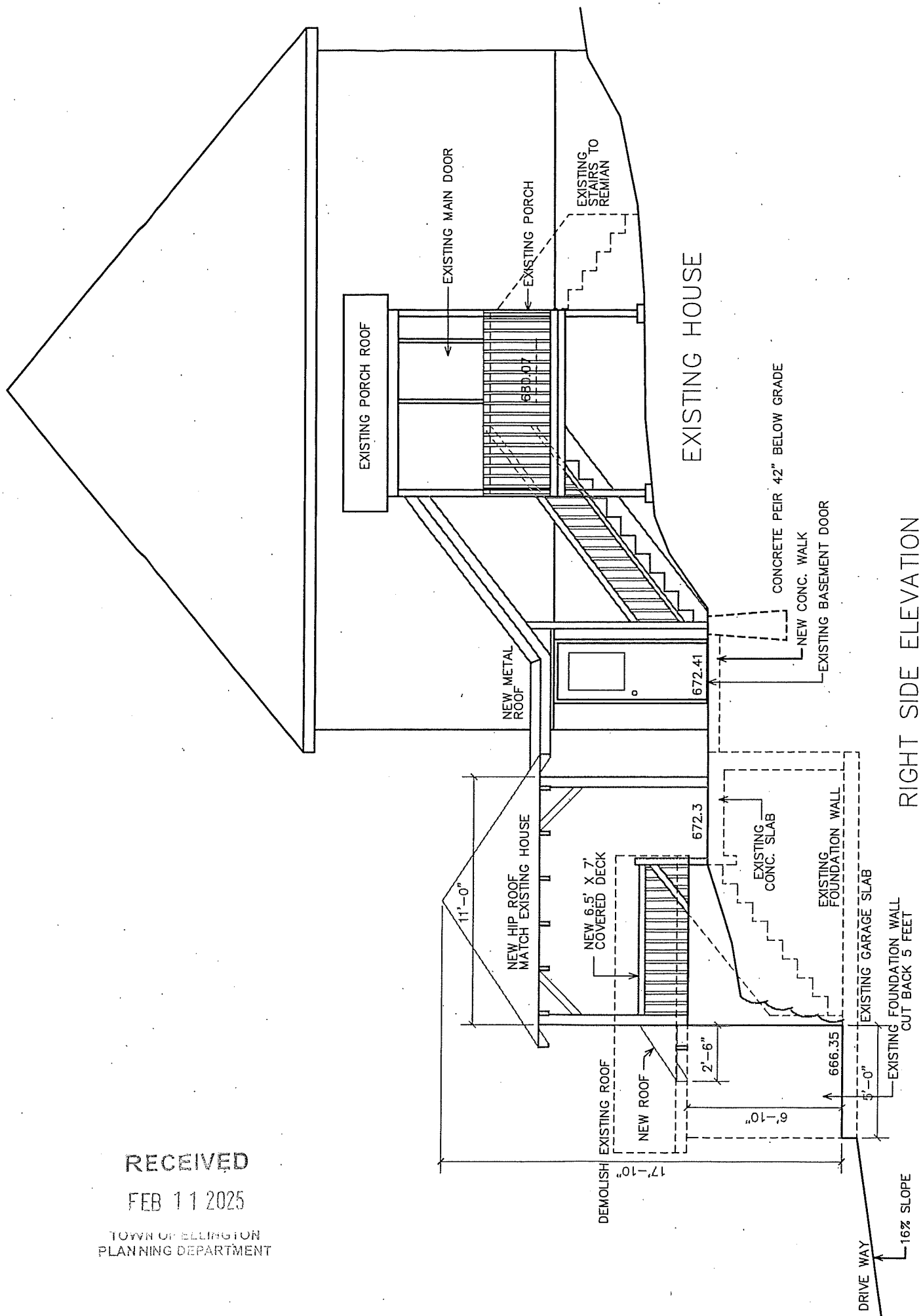




TOWN OF ELLINGTON  
PLANNING DEPARTMENT



RECEIVED  
FEB 11 2025  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT



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

**V202501** – 12 Green, LLC, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front and side yard setback to 5ft for a second level porch above existing garage (a portion of the nonconforming garage to be removed) and covered stairway at 12 Green Street, APN 129-0047-0000 in a Lake Residential (LR) zone.

**PUBLIC HEARING DATE:** March 3, 2025  
**STAFF REVIEW RETURN DATE:** February 24, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<b>DPW-</b> A ROW permit must be applied for to perform any work within the Town Right of Way. <b>WPCA-</b> A CBYD request must be put in so sanitary lateral location can be marked prior to excavation.
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance Services	

# Town of Ellington

## Zoning Board of Appeals Application

Application #

V202502

Date Received

2/12/2025

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: Steve Quatrocelli

Mailing Address: 24 Ellridge Place

Ellington, CT 06029

Email: squatrocelli@aol.com

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

Primary Contact Phone #: (860) 712-7113

Secondary Contact Phone #:

Owner's

Signature: Steve Quatrocelli Date: 2/12/25

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 Peterson

Mailing Address: Gardner & Peterson Assoc, LLC  
178 Hartford Turnpike  
Tolland, CT 06084

Email: epeterson@gardnerpeterson.com

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

Primary Contact Phone #: (860) 871-0808

Secondary Contact Phone #:

Applicant's

Signature: Eric Peterson Date: 2/12/2025

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: 10 East Shore Road

Assessor's Parcel Number (APN): 149 - 097 - 0000 Zone: R

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 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.*

11/04/2024

Previous Variances related to this property? ☒ Yes ☐ No If yes, specify date 01/27/1992, 05/04/2015

Requesting a Variance to Zoning Regulations Section: (For Variance Application only) 3.2.3.3

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

To reduce the front yard setback from 35' to 5' to the sewer easement to construct a new house. The former house on this property was 15' from the easement, and a variance was granted in 2015 to reduce the F.Y. to 0'.

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

Topography & Lot Configuration - The size and slope of this property and the location of the private road prevents the house from being constructed further from the sewer easement.



# Zoning Board of Appeals Application Narrative

February 12, 2025

Steve and Patti Quatrocelli

10 East Shore Road

Ellington, CT

Zone: Residential (R)

The owners of 10 East Shore Road, Steve and Patti Quatrocelli, are in the process of demolishing the existing house on this property so that they can build a new house. East Shore Road is a private road that traverses through the middle of many of the properties for which it provides access. For previous development projects on East Shore Road, the Town of Ellington has required the front yard setback be applied to the Sanitary Sewer Easement that follows East Shore Road. The existing house at 10 East Shore Road is located 15 feet from the west side of the Sanitary Sewer Easement, and this application requests a variance to reduce the front yard setback from 35 feet to 5 feet for the construction of the new house.

On May 4, 2015 the Zoning Board of Appeals granted a variance to the front yard setback at 10 East Shore Road for the construction of a new attached garage that reduced the front yard setback from 35 feet to 0 feet. That garage was never constructed. Furthermore, the Zoning Board of Appeals granted a variance to the front yard setback for other similar developments at 28 East Shore Road in 2024, 12 East Shore Road in 2021 & 2018, and at 2 East Shore Road in 2021.

This property's hardship is the topography and lot configuration. This is an undersized lot that has a significant slope from East Shore Road to Crystal Lake that would prevent the house to be constructed closer to Crystal Lake and further from the Sanitary Sewer Easement.



Jen Kloter

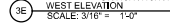
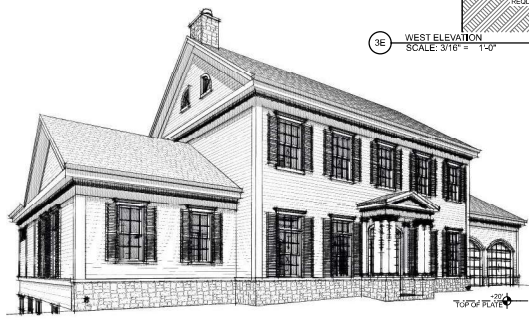
Steve & Patti Quatrocelli

Designed, Built, Enjoyed  
by **BAHLER BROTHERS**  
*Elegant Outdoor Living*



1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.

- [illegible]



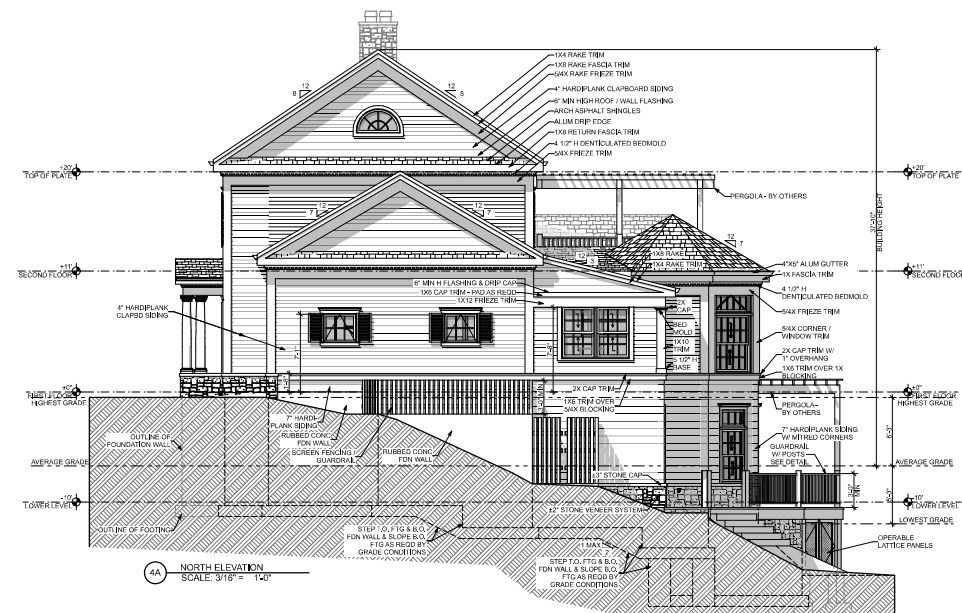
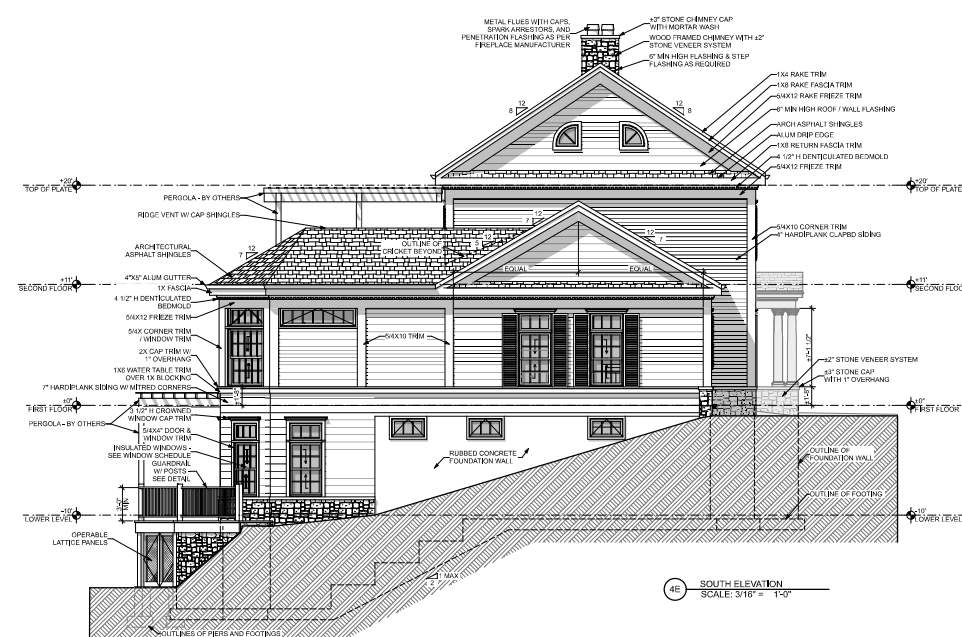
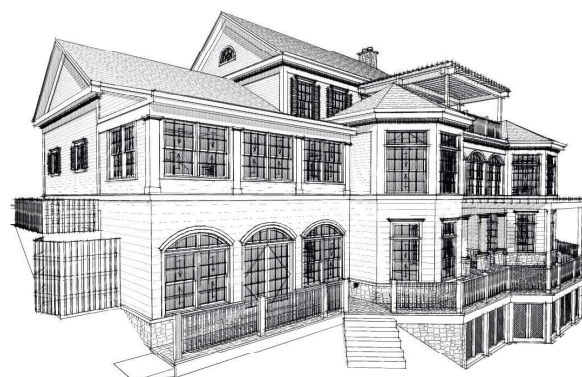
**New Construction**  
Quatrocelli Residence  
10 East Shore Road  
Ellington, CT 06029

SHEET ID



1. CONTRACTOR AND ALL SUBCONTRACTORS TO CONFIRM CLEARANCES REQUIRED TO INSTALL THEIR WORK, VERIFY ALL DIMENSIONS, AND BE CERTAIN THAT ALL WORK IS CLEAR OF UNDERGROUND AND OVERHEAD UTILITIES IN THE FIELD PRIOR TO PROCEEDING WITH ANY AND ALL WORK. PRIOR TO EXCAVATION, CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES.

- [illegible]



**PEGARCH**  
ARCHITECTURE & DESIGN SERVICES  
236 MAIN ST PORTLAND, CT 06480  
860.740.5123  
[PEGARCH.COM](http://PEGARCH.COM)

**New Construction**  
Quatrocelli Residence  
10 East Shore Road  
Ellington, CT 06029

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PERMITTING SET



SHEET NAME  
**EXTERIOR  
ELEVATIONS AND  
VIEWS**

SHEET ID

A-106

[illegible]

COMPOSITE 2025 RELEASE

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

**V202502** – Stephen Quatrocelli, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback to the sewer easement line from 35ft to 5ft for a new house at 10 East Shore Road, APN 149-097-0000 in a Residential (R) zone.

PUBLIC HEARING DATE: March 3, 2025

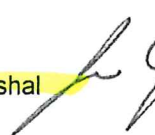
STAFF REVIEW RETURN DATE: February 24, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	DPW- No Comment WPCA- A WPCA permit must be applied for to reinstate sanitary sewer service. Need to know # of bedrooms.
Building Official	
North Central District Health Department	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance Services	

Town of Ellington  
Department of Town Fire Marshal  
**Memorandum**



To: Zoning Board of Appeals

From: James S. York II, Fire Marshal 

Date: February 13, 2025

Subject: 10 East Shore Rd

Copy(ies): Lisa Houihan, Town Planner  
John Colonese, Assistant Town Planner  
Tim Seitz, Fire Chief CLFD  
Matt Reed, Town Administrator  
Lori Spielman, 1<sup>st</sup> Selectman

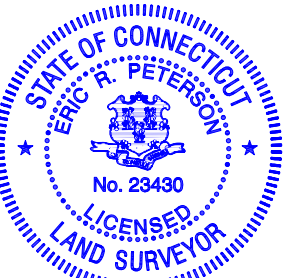
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Based on the submitted application packet for this project, careful consideration should be given to the approval of this type of project given the following factors:

1. Limited access to the structure by fire department apparatus.
2. Fire load of this structure would pose an extreme hazard to surrounding properties IF the structure were involved in fire.
3. Lack of ability to provide for features of fire protection (i.e. automatic sprinkler system) due to limited or no public water supply
4. Size of this structure (nearly 4 stories in the rear) presents an extreme challenge to firefighting forces should this building be involved in fire.
5. The potential of a wind-driven fire because of exposure to the lake could cause a small fire to develop rapidly and prevent occupants from being able to egress from this type of structure.

In conclusion, as properties on Crystal Lake are re-developed the Town should give careful consideration to the impact of such development especially as it applies to the owner/occupant, neighbors, and firefighting forces. The narrow, circuitous route required to get to this property will initially cause a delay in response time. Access to an adequate water supply and the sheer size of the building (constructed primarily of combustible material) will both allow for rapid fire development and cause the fire department to have a limited and delayed ability to fight the fire with water. Surrounding properties will be exposed to an extreme risk of exposure to a fire from radiant and convective heat. It is also difficult for the Town to implement reasonable alternative requirements to mitigate risk such as a fire protection system (automatic sprinklers) in these types of buildings as there is no public water supply in the area.





ZONING TABLE:			
ZONE: R	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ.FT.	23,065 SQ.FT.	---
MINIMUM LOT WIDTH	100 FEET	100 FEET	---
MINIMUM FRONT YARD	35 FEET	15 FEET	5 FEET
MINIMUM SIDE YARD (NORTH)	10 FEET	10.7 FEET	12 FEET
MINIMUM SIDE YARD (SOUTH)	10 FEET	8 FEET	6 FEET*
MINIMUM REAR YARD (PRINCIPAL)	25 FEET	45+ FEET	32+ FEET
MINIMUM REAR YARD (ACCESSORY)	9 FEET	6 FEET	9+ FEET*
MINIMUM LOT COVERAGE	25%	27.8%	25.0%

\* INDICATES VARIANCE GRANTED

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**STEPHEN & PATTI QUATROCELLI**  
10 EAST SHORE ROAD  
ELLINGTON, CONNECTICUT

GARDNER &amp; PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY E.R.P.	SCALE 1"=10'	DATE 02-12-2025	SHEET NO. 1 OF 1	MAP NO. 8913-Z





STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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TOWN PLANNER'S OFFICE

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## ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JANUARY 6, 2025, 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 Katherine Heminway, Regular members Ken Braga, Subhra Roy, Miranda Graziani, Alternates Ron Brown and Rodge Hosig

**ABSENT:** Chairman Sulakshana Thanvanthri and Alternate Ron Stomberg

### STAFF

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

**I. CALL TO ORDER:** Vice Chairman Katherine Heminway 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. 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. (*Decision continued from the December 2, 2024, meeting*)

Time: 7:01 pm

Seated: Heminway, Braga, Roy, Brown and Hosig

Commissioner Braga asked should the application be denied, can an individual of the Board get personally sued, John Colonese explained it's the decision of the Board that is appealed to Superior Court as stated within the Connecticut General Statutes.

Vice Chairman Heminway noted at the December meeting the Board decided to continue the decision to the January meeting and asked for draft language for a future road right-of-way easement agreement as a condition of approval.

John Colonese read the possible conditions the Board may consider when rendering the decision as follows: To provide a 50-foot future road right-of-way easement agreement covering the following: Shall begin at the end of Elderberry Lane and continue west over a portion of 17 Elderberry Lane and 18 Elderberry Lane; Shall allow for development of a road, right-of-way, and associated improvements in accordance with the Ellington Subdivision Regulations as approved by the Ellington Planning and Zoning Commission; Shall require the

road, right-of-way, and associated improvements to be transferred to the Town of Ellington if it becomes a public road; Shall be reviewed by the Ellington Planning Department prior to filing on the Ellington Land Records; Shall be filed on the Ellington Land Records with a first division of property map approved by Ellington Planning Department for 18 Elderberry Lane. John asked the Board to consider the hardship and reason for their decision.

Commissioner Braga stated the application should be approved with the proposed conditions, Commissioners Roy and Alternate Brown agreed with Commissioner Braga. Alternate Hosig said at the last meeting, it was noted Elderberry Lane could not be extended and asked if Elderberry Lane could be extended. John Colonese said any future development would need subdivision approval through the Planning & Zoning Commission for a proposed road as an extension of Elderberry Lane, which is not currently being requested. The 50-foot road right-of-way easement would be on the Land Records should a developer or land owner want to proceed with applying for a subdivision in the future. Vice Chairman Hemingway stated concerns about the future road, which may never be developed and agrees with the other members to approve with the conditions. Vice Chairman Heminway sees the hardship of 18 Elderberry Lane because of the topography of the land. Vice Chairman Heminway added that the conditions would be on paper, and 18 Elderberry Lane should have the ability to develop their land.

Alternate Hosig asked if the abutting property owner received the possible conditions, John Colonese noted the possible conditions were shared with no response.

**MOVED (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR 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.

**CONDITION(S):** Provide a 50-foot future road right-of-way easement agreement covering the following:

- Shall begin at the end of Elderberry Lane and continue west over a portion of 17 Elderberry Lane and 18 Elderberry Lane.
- Shall allow for development of a road, right-of-way, and associated improvements in accordance with the Ellington Subdivision Regulations as approved by the Ellington Planning and Zoning Commission.
- Shall require the road, right-of-way, and associated improvements to be transferred to the Town of Ellington if it becomes a public road.
- Shall be reviewed by the Ellington Planning Department prior to filing on the Ellington Land Records.
- Shall be filed on the Ellington Land Records with a first division of property map approved by Ellington Planning Department for 18 Elderberry Lane.

**HARDSHIP:** Topography and configuration of parcel.

2. V202413 – Michael and Nancy Hurlburt, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 4ft for a garage addition at 21 Glenwood Road, APN 071-028-0000 in a Rural Agricultural Residential (RAR) zone.

Time: 7:12 PM

Seated: Heminway, Braga, Roy, Graziani and Hosig



Michael Hurlburt, 21 Glenwood Road, was present to represent the application.

Vice Chairman Heminway stated North Central District Health Department (NCDHD) noted, "The garage addition plan does not include or reference the locations of the onsite septic system or private water supply well separation distances in relation to the proposed expansion. Additional B-100a review by NCDHD may be required as this proposal appears to differ from the building addition plan reviewed/approved by our department." Since then, John Colonese spoke with the Health Official and it seems the proposed addition will not interfere with the septic system or well, but additional Health Department review may still be required. Michael stated Avery Septic is the pump service that cleans out the tank, and the proposed garage would not interfere with the septic tank or well.

John Colonese stated within the meeting packet is Micheal Hurlburt's written hardship. John noted should the variance be granted; it will be the owner's responsibility to obtain NCDHD approval prior to obtaining a building permit. Commissioner Roy asked if the proposed garage would have an impact on the neighbor who lives at 23 Glenwood Road. Michael stated the neighbor to the left doesn't have an issue with the proposed location of the garage and submitted a letter from 21 & 18 Glenwood Road in favor of the application for the record.

Alternate Brown stated the main concern is having enough space without encroaching onto the neighbor's property and asked if 4-foot would be enough to maintain the garage closest to 23 Glenwood Road. Michael Hurlburt responded that the garage will only be 12 feet in height and that 4 feet would be sufficient to maintain the garage from the west and east sides of the structure. Commissioner Braga stated that 4 feet is sufficient for a ladder to access the roof should repairs be needed, others agreed. No one from the public spoke regarding the application.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202413** – Michael and Nancy Hurlburt, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 4ft for a garage addition at 21 Glenwood Road, APN 071-028-0000 in a Rural Agricultural Residential (RAR) zone.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR V202413** – Michael and Nancy Hurlburt, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 4ft for a garage addition at 21 Glenwood Road, APN 071-028-0000 in a Rural Agricultural Residential (RAR) zone.

**CONDITION(S): Shall obtain Health Department approval.**

**HARDSHIP: Lot configuration and non-conforming lot.**

3. V202414 – Timothy and Dana Schneider, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.3(1)-Private Property Driveways: to reduce the 15ft wide driveway requirement to 12ft to install guiderails along the existing Abbey Brook crossing at property on Somers Road, APN 182-001-0002 in a Rural Agricultural Residential (RAR) zone.

Time: 7:22 pm

Seated: Heminway, Braga, Roy, Graziani and Hosig

Tim Schneider, 479 Somers Road was present to represent the application. Vice Chairman Heminway stated after receiving comments from the Ellington Volunteer Fire Department's

Chief Robert Smith dated 12/24/2024, the applicant asked if a 14-foot driveway width would be acceptable. The Planning Department received an email dated 1/3/2025 from Chief Smith stating. "I think a compromise of 1 foot will work for both parties. 14-foot width allows for passage during winters with snow build up and any other unforeseen issues."

Tim Schneider noted the property was bought around ten years ago for a future home for retirement. Tim noted the area of concern has been utilized as a farm road for over 75 years for trucks and tractors as a means of passage. There are wetlands and Abby Brook on the parcel. Tim would like to install guiderails on either side of the existing culvert for safety reasons and provided pictures to the Board. Tim noted the requirement for a private driveway is 15 feet and originally requested the 3-foot variance. Upon receipt of Chief Smith's comments, now would like to obtain the 1-foot variance as noted by the Chief's compromise of a 14-foot width. Tim noted the hardship is the wetlands and floodplain on the property and there is about an 8-foot drop at the culvert.

Vice Chairman Heminway stated the request for the driveway to be at 14 feet width is better than a 12-foot width which is too narrow. Alternate Brown asked what materials are to be used to construct the guiderails, Tim Schneider said no final decision has been made on the materials, but they may be constructed similar to the rails installed at the Big Y Express carwash. Alternate Brown confirmed no hazards would be inflicted on any emergency vehicles. Alternate Hosig asked if any work would be done to the brook within the area of concern. Tim noted that there will be no work proposed in the brook and the driveway will be gravel rather than asphalt. Alternate Hosig confirmed with Tim that there will be a 14-foot clearance.

Vice Chairman Heminway confirmed all seated members agree with the 14-foot clearance. John Colonese read the following possible condition of the driveway width along Abbey Brook crossing shall be verified by a licensed land surveyor after the installation of guiderails and prior to the issuance of a certificate of occupancy for the single-family home, Tim agreed. No one from the public spoke regarding the application.

**MOVED (ROY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202414** – Timothy and Dana Schneider, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.3(1)-Private Property Driveways: to reduce the 15ft wide driveway requirement to 12ft to install guiderails along the existing Abbey Brook crossing at property on Somers Road, APN 182-001-0002 in a Rural Agricultural Residential (RAR) zone.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR V202414** – Timothy and Dana Schneider, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.3(1)-Private Property Driveways: to reduce the 15ft wide driveway requirement to 14ft to install guiderails along the existing Abbey Brook crossing at property on Somers Road, APN 182-001-0002 in a Rural Agricultural Residential (RAR) zone.

**CONDITION(S):** Driveway width along Abbey Brook crossing shall be verified by a licensed land surveyor after the installation of guiderails and prior to the issuance of a certificate of occupancy for the single-family home.

**HARDSHIP:** Wetlands and floodplain.

4. V202415 – Andrew Johnson, owner/applicant, request for a variance of the Ellington Zoning Regulations Sections 2.1.10-Highway Clearance Setback & 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback on Somers Rd (Route 83) from 60ft to 30ft for a shed at 12 Foster Drive, APN 105-007-0012 in a Rural Agricultural Residential (RAR) zone.

Time: 7:32

Seated: Heminway, Braga, Roy, Graziani and Hosig

Andrew Johnson, 12 Foster Drive, was present to represent the application. Vice Chairman Heminway noted there are no staff comments pertaining to the application.

Commissioner Braga asked if Foster Drive would be the front yard setback, John Colonese stated the parcel is a through lot that has two front yard setbacks. Andrew Johnson explained the property does have two front yards and the proposed location for the shed is the most ideal due to the sloped topography of the property. The proposed location is around 30 feet from Somers Road. Commissioner Braga asked in which direction the shed door would face on the property, Andrew noted the entrance would be facing Foster Road. No one from the public spoke regarding the application.

**MOVED (BRAGA), SECONDED (HOSIG) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202415** – Andrew Johnson, owner/applicant, request for a variance of the Ellington Zoning Regulations Sections 2.1.10-Highway Clearance Setback & 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback on Somers Rd (Route 83) from 60ft to 30ft for a shed at 12 Foster Drive, APN 105-007-0012 in a Rural Agricultural Residential (RAR) zone.

**MOVED (BRAGA), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE FOR V202415** – Andrew Johnson, owner/applicant, request for a variance of the Ellington Zoning Regulations Sections 2.1.10-Highway Clearance Setback & 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback on Somers Rd (Route 83) from 60ft to 30ft for a shed at 12 Foster Drive, APN 105-007-0012 in a Rural Agricultural Residential (RAR) zone.

**HARDSHIP: Two front yard setbacks and lot configuration.**

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

1. Approval of December 2, 2024, Regular Meeting Minutes.

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE DECEMBER 2, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. CT Bar Association Education & Training Webinar, Saturday, March 22, 2025 – Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions.

After a brief discussion pertaining to the webinar training, Vice Chairman Heminway, Commissioners Roy, Graziani and Alternate Brown requested to be signed up to attend.

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

**MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:40 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk



# **TOWN OF ELLINGTON**

## **Budget Presentations**



### **AVAILABLE TIMES**

**THURSDAY, MARCH 20, 2025**

COMMUNITY VOICE CHANNEL - SEE TOWN WEBSITE  
FOR MORE INFORMATION [WWW.ELLINGTON-CT.GOV](http://WWW.ELLINGTON-CT.GOV)

**THURSDAY, MAY 1, 2025**

**12:30 PM**

IN-PERSON PUBLIC BUDGET PRESENTATION AT THE  
SENIOR CENTER (40 MAPLE ST.)

**OR**

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/84521863599](https://us02web.zoom.us/j/84521863599)

**MEETING ID: 845 2186 3599**

**PASSCODE: 046368**

**SATURDAY, MAY 3, 2025**

**10:00 AM**

IN-PERSON PUBLIC BUDGET PRESENTATION AT THE  
LIBRARY (93 MAIN ST.)

**OR**

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/87388616521](https://us02web.zoom.us/j/87388616521)

**MEETING ID: 873 8861 6521**

**PASSCODE: 257214**