



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 MINUTES MONDAY, AUGUST 4, 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: Chairman Sulakshana Thanvanthri Vice Chairman Katherine Heminway, Regular members Ken Braga, Miranda Graziani, Subhra Roy, and Alternate Ron Brown

ABSENT: Alternates Ron Stomberg and Rodger Hosig

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. V202506 – Tyler Pepin, 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 14ft on Sullivan Road and side yard setback from 10ft to 5ft for a second story addition, and reduce the front yard setback on Private Grounds 1 from 35ft to 21ft for a deck at 8 Private Grounds 1, APN 148-056-0000 in a Lake Residential (LR) zone.

Time: 7:01 pm

Seated: Thanvanthri, Heminway, Braga, Graziani and Roy

Tyler Pepin, 8 Private Grounds 1, was present to represent the application. Tyler is looking to square off the original house and add a second story to the dwelling. Tyler showed the existing conditions and explained the proposed construction. Tyler noted the second story will have a second story deck the full length of the house along the side of the dwelling which will be the depth of the current entry porch, and they plan to replace the ground level wooden patio to the rear of the house with a deck. Tyler explained the parcel is a through lot having two front yard setbacks and is non-conforming to current zoning requirements. Tyler reviewed the aerial photos submitted with the application and the reason for each requested setback.

Commissioner Braga asked if the footprint of the dwelling would increase. Tyler Pepin noted

the small addition would be added to the footprint to square off the original dwelling and add a second story to the house. The house will be no higher than the 38 feet as required in the regulations.

Chairman Thanvanthri referred to the Water Pollution Control Authority's (WPCA) comments. Tyler Pepin noted working with the WPCA and will be attending their September meeting. No one from the public spoke regarding the application.

MOVED (ROY), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202506 – Tyler Pepin, 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 14ft on Sullivan Road and side yard setback from 10ft to 5ft for a second story addition, and reduce the front yard setback on Private Grounds 1 from 35ft to 21ft for a deck at 8 Private Grounds 1, APN 148-056-0000 in a Lake Residential (LR) zone.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR V202506 – Tyler Pepin, 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 14ft on Sullivan Road and side yard setback from 10ft to 5ft for a second story addition, and reduce the front yard setback on Private Grounds 1 from 35ft to 21ft for a deck at 8 Private Grounds 1, APN 148-056-0000 in a Lake Residential (LR) zone.

HARDSHIP: Non-conforming lot and building; through lot.

CONDITIONS:

1) Shall obtain Water Pollution Control Authority approval.

IV. NEW BUSINESS:

V. ADMINISTRATIVE BUSINESS:

1. Approval of July 7, 2025, Regular Meeting Minutes.

MOVED (ROY), SECONDED (BROWN) (THANVANTHRI, HEMINWAY AND GRAZIANI – ABSTAINED) AND PASSED TO APPROVE THE JULY 7, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

VI. ADJOURNMENT:

MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:10 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk