



# 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, SEPTEMBER 8, 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. V202507 – Ryan Olivieri, owner/applicant, request for 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 24'x26' detached garage at 99 Tripp Road, APN 024-008-0000 in a Rural Agricultural Residential (RAR) zone.
2. V202508 – Joel Meissner, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce the lot size from 40,000SF to 36,861SF at 63 North Park Street, APN 020-157-0000 in a Residential (R) zone. (**Notice requirements not met, opening of public hearing to be tabled.**)

### IV. NEW BUSINESS:

### V. ADMINISTRATIVE BUSINESS:

1. Approval of August 4, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Notice from the CT Department of Transportation – State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves in District 1.

### VI. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, October 6, 2025

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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/84500909944>

Meeting ID: 845 0090 9944

Passcode: 152975

#### Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 845 0090 9944

Passcode: 152975

# Town of Ellington Zoning Board of Appeals Application

Application #

V202507

Date Received

8/25/2025

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: Ryan E. Olivieri

Mailing Address: 99 Tripp Rd.

Ellington, CT 06029

Email: olivierivending@gmail.com

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

Primary Contact Phone #: 866.966.3646

Secondary Contact Phone #: \_\_\_\_\_

Owner's Signature: [Signature] Date: 8/25/25

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: \_\_\_\_\_

Mailing Address: Same as owner

Email: \_\_\_\_\_

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

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Board have been submitted.

RECEIVED

Street Address: 99 Tripp Rd

Assessor's Parcel Number (APN): 024 - 008 - 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) 3.2.3

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

Requesting to reduce the side yard set back from 10' feet to 4' feet for a 24' x 26' garage

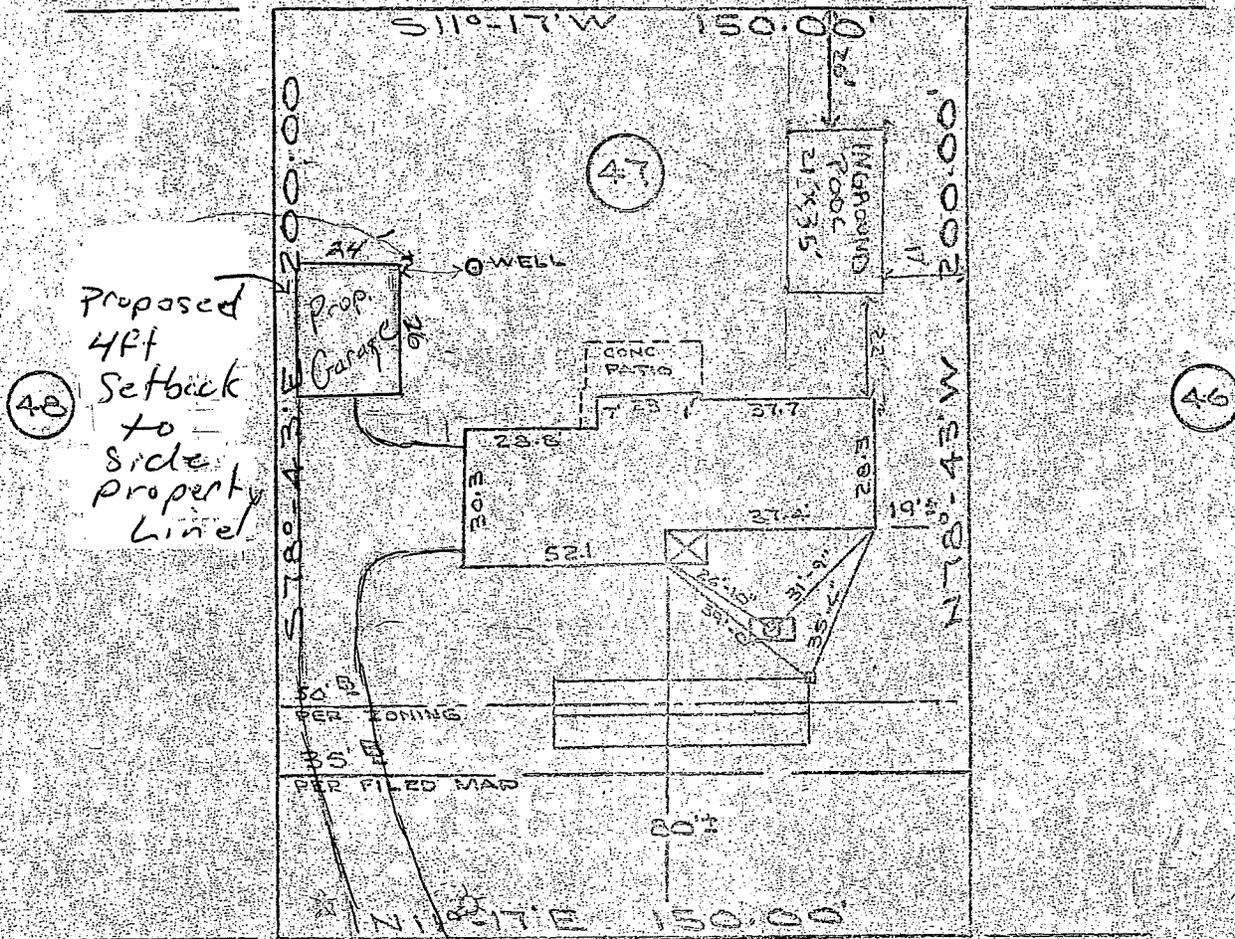
Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)

Do not want garage too close to well  
Do not want garage too close to house  
Want garage in line with edge of driveway  
Extension of the driveway would increase lot coverage

AUG 25 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

N/F ELLINGTON PURCHASING CORPORATION



Proposed  
4ft  
Setback  
to  
Side  
Property  
Line

99 TRIPP ROAD  
MORTGAGE SURVEY

LOT 47  
LAND OF EDMUND KEATING  
TOWN OF ELLINGTON, CONNECTICUT  
SCALE: 1" = 40'

Submitted by: *[Signature]*  
Date: *8/25/85*

I hereby certify that the location of the building as shown is substantially correct and that there are no zoning violations of the same.

*Harold P. Peterson*

L.S. #10839

May 15, 1981

REFERENCE: Subdivision Plan - Land of Ellington Purchasing Corporation Located in Ellington, Conn. Scale: 1"=100' August 12, 1964 By Alfred B. Schindler LS 5731

NOTE:

1. Location of septic field, septic tank, D-Box and tied distances supplied by Pepin Septic Service.
2. This map is not a BOUNDARY SURVEY. It is compiled from other maps, deed dimensions and other sources of information.

PROFESSIONAL ENGINEERS

LAND SURVEYORS



15487



### North Central District Health Department

- Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- Vernon - 375 Halford 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

99	Tripp Road	Ellington		
Street #	Street Name	Town		
Ryan E Olivieri	99 Tripp Road	Ellington	CT 06029	
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 9/2/2025, to construct a 24x26 Shed as shown on plan received 8/25/2025.**

The proposed 24' x 26' shed / garage will meet the applicable separation distances to the septic system and onsite water supply well, as stated by the owner and on the plan. The shed shall be set no closer than 10' to any part of the septic system or well.

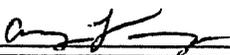
Note as this property is served by a private well: if anything toxic, i.e gasoline, paint products, fertilizers, etc. are stored in the shed, then those items must be properly stored. Keep all sources of pollution at least 75 feet away from the well.

This department recommends the regular pumping / 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.

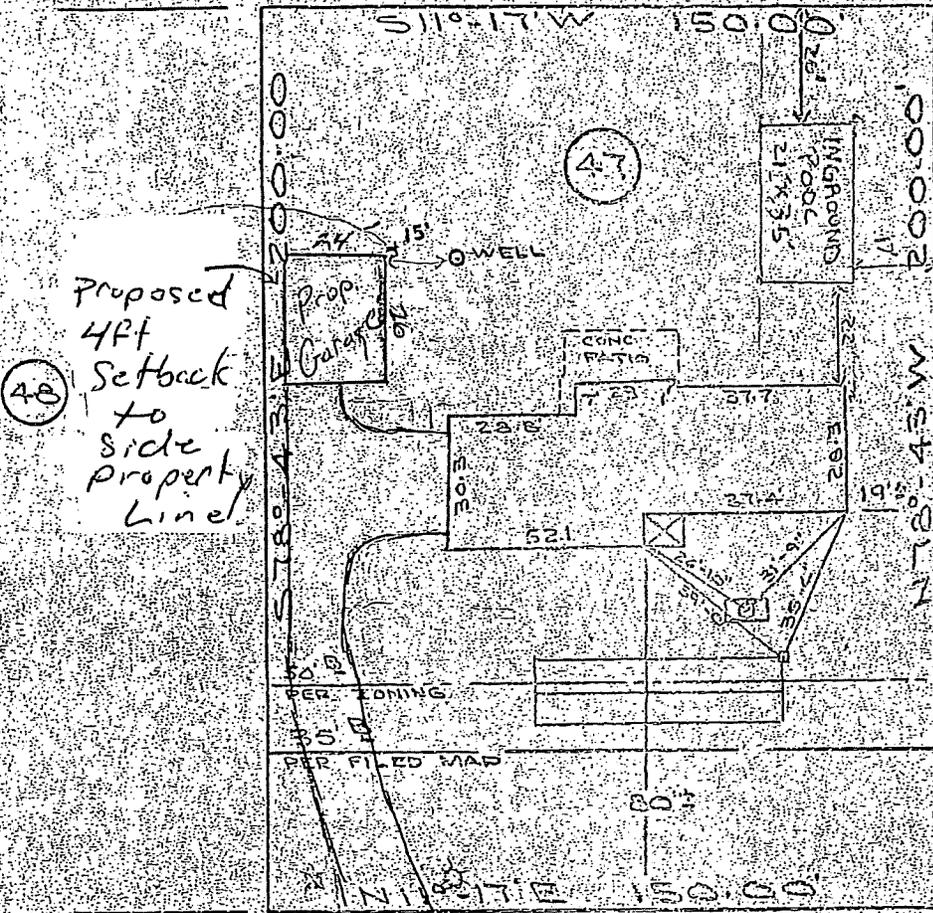
Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:

  
 \_\_\_\_\_  
 Ashley Lamberg

Sanitarian

N/E ELLINGTON PURCHASING CORPORATION



NO. CENTRAL DISTRICT HEALTH DEPT.  
 APPROVED: [Signature]  
 DATE: 8/25/85  
 HEALTH OFFICIAL

~~NO. CENTRAL DISTRICT HEALTH DEPT.  
 APPROVED: [Signature]  
 DATE: [Signature]  
 HEALTH OFFICIAL~~

99 TRIPP ROAD  
 MORTGAGE SURVEY

LOT 47  
 LAND OF EDMUND KEATING  
 TOWN OF ELLINGTON, CONNECTICUT  
 SCALE: 1" = 40'

Submitted by: [Signature]  
 Date: 8/25/85

I hereby certify that the location of the building as shown is substantially correct and that there are no zoning violations of the same.

[Signature: Harold P. Peterson] L.S. #10839  
 May 15, 1981

REFERENCE: Subdivision Plan - Land of Ellington Purchasing Corporation Located in Ellington, Conn. Scale: 1"=100' August 12, 1964 By Alfred B. Schindler LS 5731

- NOTE:
1. Location of septic field, septic tank, D-Box and tied distances supplied by Pepin Septic Service.
  2. This map is not a BOUNDARY SURVEY. It is compiled from other maps, deed dimensions and other sources of information.

DG 208 2



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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ELLINGTON, CONNECTICUT 06029-0187  
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## 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,

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Barbra Galovich, Recording Clerk



August 4, 2025

**VIA EMAIL**

Dear Chief or Elected Official:

Subject: Wider Edge Line Pavement Markings on Horizontal Curves in District 1  
State Project No. 0171-0518

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge lines on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

It is CTDOT's policy to notify City/Town officials and the public when such projects are undertaken. For that reason, CTDOT requests that you inform local agencies of the proposed improvements and advise this office of any local work to be coordinated.

It is important that the community share its concerns with CTDOT to assist in the project's development. The enclosed media release providing information on this project is for your use and distribution to local officials and other interested parties. An informational meeting or formal public hearing will not be necessary for this project due to the limited nature of the proposed work.

If you agree with this determination, please sign below and return to the Project Manager, Balazs Szoke, at the address below or via email to [TrafficSafety.DOT@ct.gov](mailto:TrafficSafety.DOT@ct.gov). Should you have any questions, please contact Mr. Szoke at (860) 594-2745, or [Balazs.Szoke@ct.gov](mailto:Balazs.Szoke@ct.gov). If your response is not received by August 18, 2025, it will be assumed that the City/Town is in concurrence that a public hearing is not required.

Very truly yours,

Matthew C. Blume,  
P.E., PTOE  
2025.08.04  
09:14:05-04'00'

Matthew C. Blume, P.E., P.T.O.E.  
Division Chief of Traffic Engineering  
Bureau of Engineering and Construction

Enclosure  
cc: Local Traffic Authority

2800 Berlin Turnpike  
P.O. Box 317546  
Newington, CT 06131-7546  
860-594-3000

CT.GOV/DOT

On behalf of the City/Town, I concur that neither a public informational meeting nor a public hearing is needed for State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves on Rural State-owned Roads.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
City/Town

## MEDIA RELEASE

FOR RELEASE: UPON RECEIPT

Wider Edge Lines Pavement Markings on Horizontal Curves on Rural, State-Owned Roads in District 1:

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. CTDOT will coordinate with the Cities/Towns during the design phase. The horizontal curve locations included in this project are listed below.

It is CTDOT's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share its concerns with us to assist in the project's development. At this time, it is anticipated that an informational meeting or formal public hearing will not be necessary.

The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

Anyone interested in requesting information on these projects may do so by contacting Balazs Szoke, Project Manager at (860) 594-2745 or via email to [Balazs.Szoke@ct.gov](mailto:Balazs.Szoke@ct.gov). Please make reference to Project No. 0171-0518.

<b>Town</b>	<b>Routes</b>	<b>Town</b>	<b>Routes</b>
Andover	6, 87, 316, 603	Hebron	85, 94, 316, 603
Ashford	74	Mansfield	32
Berlin	71	Meriden	71
Bolton	85	Middlefield	147, 157
Cheshire	42	Somers	190
Columbia	6, 87	Stafford	19, 30, 32, 190, 319
Coventry	6, 44, 275	Tolland	74, 195
Durham	68, 147, 157	Union	171, 190, 197, 620
Ellington	30, 32, 140	Willington	32, 74, 320, 640
Glastonbury	94	Woodstock	197