



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, SEPTEMBER 8, 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 Rodger Hosig

ABSENT: Alternates Ron Stomberg and Ron Brown

STAFF

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

I. CALL TO ORDER: 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. 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.

Time: 7:01 pm

Seated: Thanvanthri, Heminway, Braga, Roy, and Graziani

Ryan Olivieri, 99 Tripp Road, was present to represent the application. Ryan is looking to have a 24'x26' detached garage at the end of the driveway. Ryan is requesting a variance because the North Central District Health Department requires the structure to be at least 10 feet from the well. Ryan stated to comply with the side yard setback, the structure would need to be further back, and the driveway would have to be extended to the detached garage. Ryan noted by adding the structure and the additional driveway pavement it would increase lot coverage. Ryan also does not want to move the structure closer to the house.

Commissioner Roy asked who lived next to the property, Ryan responded that his father lives next door and that they intend to own the two properties for a long time. Vice Chairman Heminway noted that in years to come, eventually there will be new owners. Vice Chairman Heminway visited the site prior to the meeting and stated 4 feet is not much distance from the side yard property line and noted the property is flat.

Ralph Oliveri, 101 Tripp Road, stated the hedges between the two properties have been cut back so there is room to walk between the proposed garage and the property line. Vice

Chairman Heminway asked if there is lawn in the back and along the side, Ryan responded yes, there is also an existing pool and the pool shed will be removed upon installation of the garage to lower the lot coverage percentage. Chairman Thanvanthri asked if the garage could be located on the opposite side of the property, Ryan stated that side is very narrow. Ryan explained the dwelling has an attached two car garage and would not like to place the proposed structure any closer to the dwelling or on the existing driveway. Vice Chairman Heminway expressed concerns about being so close to the side yard and asked if the structure would be one story, Ryan noted the garage is one story and would be set on a concrete pad.

Commissioner Braga asked for the garage to be moved a couple of feet further from the side yard. Alternate Hosig, Commissioners Graziani and Roy agreed with Commissioner Braga on a 6-foot setback rather than 4 feet from the side yard. Ryan noted he would rather have the structure as far away from the well as possible. Commissioner Braga stated the well is established. Alternate Hosig stated there is plenty of space to move the structure.

Chairman Thanvanthri stated the Board is trying not to have an issue in the future and preserve the setback requirements. Vice Chairman Heminway noted that moving the garage two more feet will not affect the well or the house and understands that this may not be aesthetically what Ryan is looking for, which is not a hardship. Chairman Thanvanthri noted that it doesn't matter who owns the property, it's about maintaining the land use for the future and the property more in compliance with the regulation. Vice Chairman Thanvanthri noted there is area to move the structure.

John Colonese noted the garage would increase the lot coverage, but not above the maximum coverage, in the proposed location. Also, the abutting property owners could propose a lot line adjustment. The lot line adjustment would have to exchange equal areas since the lots are currently nonconforming as to their size. Vice Chairman Heminway reviewed the written hardships by Ryan and doesn't feel they are true hardships to the property. Alternate Hosig asked if the request includes the overhang of the structure. Ryan noted the structure will not have an overhang but may extend out 6 inches. It was agreed that a condition could be added noting that any part of the structure will be included if the reduced setback is granted.

MOVED (HEMINWAY), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

The Board discussed options for granting the variance and concluded that 6 feet would be adequate, rather than the 4-foot request. The Board discussed concerns regarding setting precedents with the application. John Colonese, Assistant Town Planner, noted that each application request is unique and should be reviewed under its own merits.

MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR 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 6ft for a 24'x26' detached garage at 99 Tripp Road, APN 024-008-0000 in a Rural Agricultural Residential (RAR) zone.

HARDSHIP: Lot coverage due to potential extension of driveway.

CONDITION(S): Any part of the structure shall not be less than 6 feet from the side yard property line.

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 have not been met, so the opening of public hearing must be tabled.

MOVED (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO TABLE THE OPENING OF THE PUBLIC HEARING TO MONDAY, OCTOBER 6, 2025, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR 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.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of August 4, 2025, Regular Meeting Minutes.

MOVED (ROY), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 4, 2025, REGULAR MEETING MINUTES AS WRITTEN.

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:

MOVED (BRAGA), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:45 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk