



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, OCTOBER 6, 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. 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:

V. ADMINISTRATIVE BUSINESS:

1. Approval of September 8, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:

VI. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, November 3, 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) under Agenda & Minutes, Zoning Board of Appeals.

Join Zoom Meeting via link:
<https://us06web.zoom.us/j/84152325431>
Meeting ID: 841 5232 5431
Passcode: 650463

Join Zoom Meeting by phone:
1 646 558 8656 US (New York)
Meeting ID: 841 5232 5431
Passcode: 650463

Town of Ellington Zoning Board of Appeals Application

Application #

V202508

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: Joel E. Meissner
 Mailing Address: 231 Silver St.
Granville, MA 01034
 Email: jmeiss17@gmail.com

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

Primary Contact Phone #: 860-874-2674

Secondary Contact Phone #: n/a

Owner's Signature: Joel E. Meissner Date: 8/13/25

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: _____

 Email: _____

RECEIVED

AUG 25 2025

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: 63 North Park St., Ellington, CT 06029

Assessor's Parcel Number (APN): 020 - 157 - 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 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. §8-3i(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) _____

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)
Approve parcel as an approved building lot, as it is less than the 40,000 sq.ft. requirement.

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

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PLANNING DEPARTMENT

Variance Addendum, 63 North Park St., Ellington, CT 06029

This parcel of land was purchased as it was connected to my house property at 46 Ellington Ave. and was a good addition to the overall footprint. I changed jobs and moved, and the buyers didn't have enough funds to purchase the 63 North Park land with the house. I included the 15' wide strip of land abutting 46 Ellington Ave. at no cost to the buyers, which was conveyed by deed at the closing, not realizing that the resulting lot size would become less than the minimum for a building lot.

The new boundary configuration was surveyed by Hellstrom Land Surveyors. The new lot size is just below the 40,000 square foot minimum lot size requirement for an approved building lot, despite having a home previously on the lot, which was demolished by the previous owner in 2010.

The intent of this variance is to make 63 North Park a more conforming lot, so it can become an approved building lot. The new boundary configuration makes the lot a more simple and sensible shape, with less corners, and eliminated the awkward strip next to 46 Ellington Ave., also making 46 Ellington Ave. more conforming than it was, as it added 5,009 more square feet (.11 acres). The strip of land was originally used as the path for electrical service, as there are utility poles and wires, which were decommissioned in 2010 or earlier. 63 North Park now has public utilities on the road, for future service should a house be approved. These include Eversource Electric, CT Water and cable / internet. 63 North Park is also larger than the majority of the abutting lots, as they are on average about .50 acre, therefore 63 North Park is more conforming than the majority of abutting properties which all have homes on them.

-END-

5. New Business

1. August Sewer Refunds

i. Santini

MOVED (KOEHLER) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO APPROVE A REFUND FOR THE EXCESS PAYMENT OF SEWER TAX IN THE AMOUNT OF \$30.22 FOR ERIC SANTINI, 9 ELLRIDGE PLACE.

ii. Big Y Foods

MOVED (KOEHLER) SECONDED (GILBERT) AND PASSED UNANIMOUSLY TO APPROVE A REFUND FOR THE EXCESS PAYMENT OF SEWER TAX IN THE AMOUNT OF \$19,903.39 FOR BIG Y FOODS INC., 135 WEST RD.

2. 12 Highland Ave. Credit Request

Tom M. (WPCA Administrator) presented an email from Connecticut Water to the Tax & Revenue Collector’s Office concerning 12 Highland Avenue. The property experienced a leaking toilet, which resulted in excessive water usage. Connecticut Water offered the resident a credit equivalent to 94,500 gallons of water and asked the WPCA, on the property owner’s behalf, to consider issuing a corresponding credit on the next sewer bill.

After discussion, the WPCA determined that no sewer credit would be granted. When a toilet leaks or runs, the excess water still flows into the sanitary sewer system and must be treated. As a result, the Town of Ellington incurs the cost of processing this additional water.

3. 63 North Park Flow Approval

Tom M. (WPCA Admin) provided an update that he has approved flow for a 3-bedroom home on this lot. The owner is seeking a variance through Planning to allow this lot to be listed as an approved building lot. To do so the property needed to be allocated for flow. The 3-bedroom allocation is consistent with other properties in this location.

4. 5 Elm St.

Tom M. (WPCA Admin) provided an update that this property is allocated for 3 bedrooms and is in the process of P&Z approval.

6. Administrative

1. Fuss & O’Neill project updates

i. Vernon Pump Station

a) Pay Requisition 21 & 22

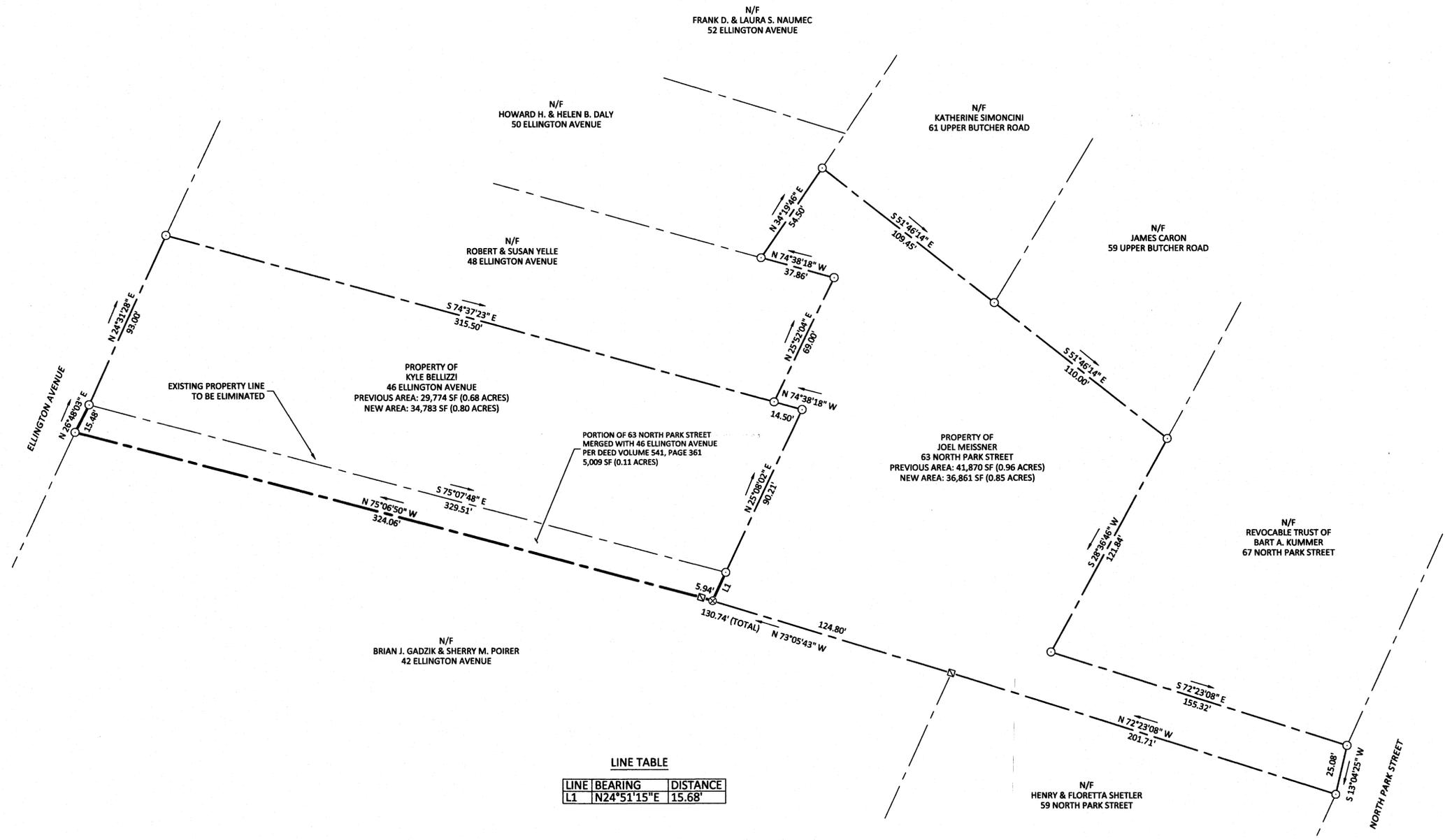
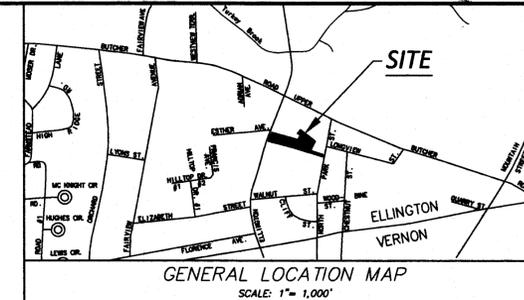
Kevin (F&O) reviewed the work that was completed in requisition 21. Tom M. (WPCA Admin) noted that this billing is mostly for the paving, in which we are expecting reimbursement for the Town of Vernon for approximately \$57,000.00.

Requisition 22 is a retainage billing.

MOVED (GILBERT) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO APPROVE THE PAYMENT FOR THE VERNON PUMP STATION UPGRADE TO THE ASSOCIATED CONSTRUCTION COMPANY FOR APPLICATION #21, INVOICE 23105-17 FOR WORK COMPLETED THROUGH JUNE 30, 2025, IN THE AMOUNT OF \$98,856.26.

LEGEND

- PROPERTY LINE
- ⊗ ANGLE POINT
- IRON PIN OR PIPE (PER MAP REF. #1)
- CONC. MONUMENT (PER MAP REF. #1)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°51'15" E	15.68'

- MAP REFERENCES:**
- "PROPERTY SURVEY PREPARED FOR TODD LAYAW FOR LAND AT 63 NORTH PARK STREET ELLINGTON, CONNECTICUT SCALE: 1"=40' DATE: 12/23/2010 BY: LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ELLINGTON, CONNECTICUT"
 - "MORTGAGE SURVEY ROY V. LAWRENCE AUDREY S. LAWRENCE 46 ELLINGTON AVENUE, ELLINGTON, CONNECTICUT SCALE: 1"=40' DATE: JUNE 24, 1977 BY: STRAUSS ENGINEERING ASSOCIATES WEST HARTFORD, CONNECTICUT"

- MAP STANDARD NOTES:**
- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: COMPILATION MAP
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: D
 - THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

ROB HELLSTROM
LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248
www.rhllct.com
Email: hellstromsurveying@yahoo.com

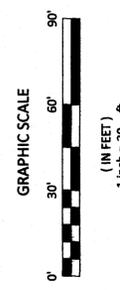
COMPILATION MAP
SHOWING PORTION OF 63 NORTH PARK STREET
MERGED WITH 46 ELLINGTON AVENUE
- PREPARED FOR -
SUSAN M. WILLIAMS, LLC

ELLINGTON CONNECTICUT
SHEET NO.: 1 OF 1
JOB NO.: 24-109
FILE NO.: 24-109_63_NORTH_PARK_ST

NO.	DATE	DESCRIPTION

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ALL RIGHTS RESERVED
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT PERMISSION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.
THIS SURVEY WAS CONDUCTED BY AN ANNUALLY LICENSED LAND SURVEYOR AS AN ORIGINAL SURVEY AND IS NOT A REPRODUCTION OF AN EXISTING SURVEY.
ROBERT W. HELLSTROM, L.S. #136226





STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

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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