



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## **ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, OCTOBER 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:** Chairman Sulakshana Thanvanthri, Vice Chairman Katherine Heminway, Regular members Ken Braga, Miranda Graziani, and Alternate Rodger Hosig

**ABSENT:** Regular member Subhra Roy, 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. 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.

**Time:** 7:01 pm

**Seated:** Thanvanthri, Heminway, Braga, Graziani, and Hosig

Joel Meissner, 231 Silver Street, Granville, MA 01034 was present to represent the application. Joel previously lived at 46 Ellington Avenue and purchased abutting 63 North Park Street with the intension to merge the lots. The house at 63 North Park Street was demolished in 2010. Joel said they sold 46 Ellington Avenue with a strip of land from 63 North Park Street, but the remaining property is under the 40,000SF requirement. The lot line revision makes 46 Ellington Avenue more conforming to the lot size requirement. Joel is looking for a lot size variance so that a home can be built on 63 North Park Street.

John Colonese, Assistant Town Planner, stated that 63 North Park Street received approval from the Water Pollution Control Authority for 3-bedrooms. Lot line revision maps must be approved by Planning Department staff prior to being recorded with the Town Clerk on the Land Records, and the revision must comply with the zoning regulations. Board members did not have any reservations with the application. No one from the public spoke regarding the application.

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

**MOVED (THANVANTHRI), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE 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.

**HARDSHIP:** 46 Ellington Avenue is more conforming to the Zoning Regulations; 63 North Park Street is still similarly sized to properties in the neighborhood after lot line revision.

**IV. NEW BUSINESS: None**

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of September 8, 2025, Regular Meeting Minutes.

**MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 8, 2025, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion: **None**

**VI. ADJOURNMENT:**

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:08 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk