



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](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, NOVEMBER 3, 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. NEW BUSINESS:

### IV. PUBLIC HEARING(S):

1. V202509 – Village Properties Associates, LLC, owner/applicant, request for variance of the Ellington Zoning Regulations Section 6.2.5(C) – Location of Parking Facilities: to reduce the parking lot setback from 50' to 15' along Village Street, at 79 Windermere Avenue, APN 018-004-0001 and 14 Village Street, APN 017-012-0000 in an Industrial Park (IP) zone.

### V. ADMINISTRATIVE BUSINESS:

1. Approval of October 6, 2025, Regular Meeting Minutes.
2. Approval of the 2026 Zoning Board of Appeals meeting schedule.
3. Correspondence/Discussion:
  - a. Memo to Agency Chairpersons & Department Heads, dated October 8, 2025, regarding the 2026-2027 Capital Improvements Budget Requests.

### VI. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, December 1, 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/89103025931>  
**Meeting ID: 891 0302 5931**  
**Passcode: 629079**

**Join Zoom Meeting by phone:**  
**1 646 558 8656 US (New York)**  
**Meeting ID: 891 0302 5931**  
**Passcode: 629079**

# Town of Ellington Zoning Board of Appeals Application

Application # <u>V202509</u>
Date Received <u>10/9/2025</u>

**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: Village Properties Associates, LLC  
 Mailing Address: 9 Village Street  
Ellington, CT 06029  
 Email: everett@barnyard.com

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

Primary Contact Phone #: 860-454-9103 x114  
 Secondary Contact Phone #: \_\_\_\_\_

Owner's Signature:  Date: 10.8.25

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  
OCT 09 2025  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Street Address: 79 Windermere Avenue/14 Village Street

Assessor's Parcel Number (APN): 018 004 0001 / 017 - 012 - 0000 Zone: IP

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) 6.2.5.C

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)  
Section 6.2.5.C: Vary minimum required parking setback from 50 foot to 15 feet along Village Street frontage/property line.

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

RECEIVED

OCT 09 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

## Zoning Board of Appeals Application:

**Applicant:** Village Properties, LLC, 9 Village Street, Ellington, CT 06029

**Street Address:** 79 Windermere Avenue APN 018-004-001  
14 Village Street APN 017-012-0000  
(Parcels to be merged)

**Zone:** IP

### Hardship:

The parcel is unique in that it is a corner lot that is encumbered by 50-foot front-yard parking setbacks along both Windermere Avenue to the east and Village Street to the north, has a residential district (Multi-Family) located at its southern boundary (requiring a 30-foot buffer strip be preserved or installed along the parcel's entire southern boundary), and has wetland resources located at the parcel's southeast corner (reducing the overall development area of the parcel).

Furthermore, the parcel is located partially within the FEMA Floodzone AE, which further limits the developable area of the site.

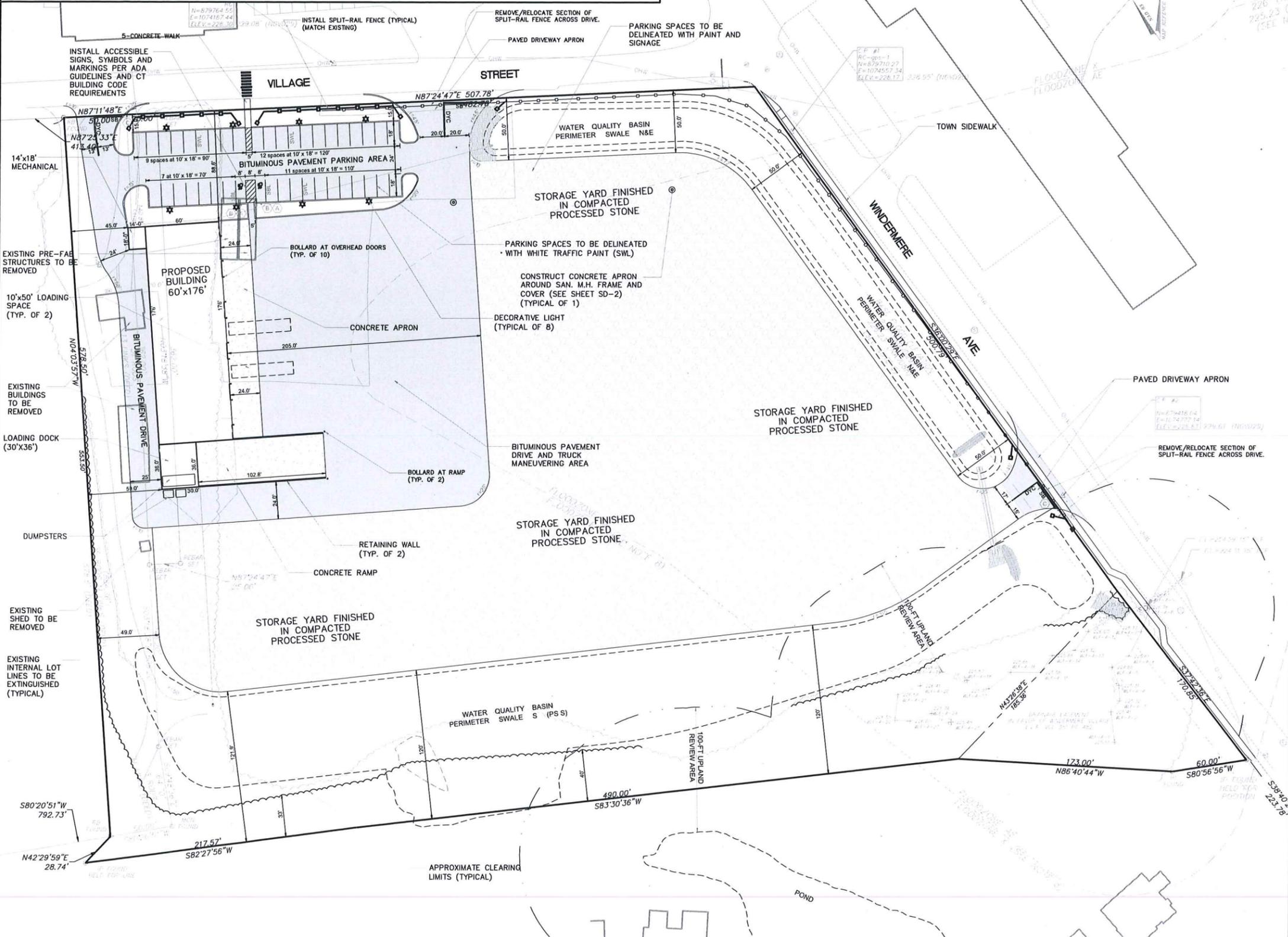
The request for a reduction in the front-yard parking setback along Village Street would allow the property owner reasonable use of their land. The reduction in the front-yard setback would not negatively impact surrounding properties, as other properties in the area have parking within the 50-foot front-yard setback.

**SIGNAGE LEGEND**

Symbol	Graphic	Catalog Number	Quantity
(A)		New Reserved Sign (CT Building Code)	2
(B)		31-0648	2
(C)		31-0552	3

**SIGNAGE AND PAVEMENT MARKING NOTES**

1. Stop bars shall be painted with white traffic paint (12 inches wide)
2. Standard parking spaces shown are on a gravel surface. They are to be delineated with surface paint and signage.
3. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
4. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
5. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide). Fire Lane markings are NOT depicted on this plan, but may be required, at the discretion of the Ellington Fire Marshal/Fire Department. Install fire lane markings and signage as required by Ellington Fire Department.
6. All on-site traffic paint shall conform to CT DOT Form 819-M.07.20
7. All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 819, State Building Code and ADA Requirements and as shown on the details
8. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau of Engineering and Highway Operations, Catalog of Signs", October 12, 2021. Contractor to confirm sign types prior to installation.



**ZONING DATA TABLE**

Zone: IP - Industrial Park

Zoning Data Analysis

Regulation	Section	Required	Proposed
Minimum Lot Area	Section 4.2.1	4 Acres	9.62 Acres
Minimum Width	Section 4.2.1	200 Feet	500.79 Feet
Minimum Front Yard	Section 4.2.1	100 Feet (**)	88.6 Feet
Minimum Side Yard	Section 4.2.1	10 Feet (***)	45.0 Feet
Minimum Rear Yard	Section 4.2.1	50 Feet (***)	N/A
Maximum Building Height	Section 4.2.3	38 Feet	37.25 Feet
Maximum Floor Area	Section 4.2.3	N/A	N/A
Maximum Lot Coverage	Section 4.2.3	60 Percent	59.9 Percent
Minimum Parking	Section 6.2.3.A	20 Spaces	41 Spaces

\* Combined Lots (APN 017-012-0000 & APN 018-004-0001)  
 \*\* May be reduced to 50 feet along any roadway not designed as a collector road, arterial road or state highway.  
 \*\*\* 50 feet side and rear yard required where abutting residential property or zone, except if home occupation only.

**DEVELOPMENT DATA**

Building Area 11,892 Sq. Ft. Warehouse and Manufacturing/Assembly Building

Permitted Uses Proposed:  
 (Listed in Sec. 4.1) - Manufacture & Assembly from Prepared Materials Including Repairs, Warehousing, Storage

Special Permit Uses Proposed:  
 (Listed in Sec. 4.1) - Storage Yard for New Lumber, Building Materials and related items.

**PARKING TABULATION**

**Required Parking per Section 6.2.3**

Manufacturing Uses: 1 Parking Space for each employee on largest shift  
 Warehouse Uses: 1 parking space for each 2,000 square feet of building floor area used for storage purposes or 1 parking space for each employee, whichever is greater.

**Required Parking Calculation**

Manufacturing Uses: 20 Employees x 1 space/employee = 20 Spaces  
 Warehouse Uses: 11,892 Sq. Ft. x 1 space/2,000/ Sq. Ft. = 6 Spaces  
 20 Employees x 1 space/employee = 20 Spaces

Total Required Spaces = 20 Spaces

**Proposed Parking**

Standard Parking Spaces	
18 foot x 10 foot Spaces	39 Spaces
Accessible Parking Space	
18 foot x 8 foot space	2 Spaces
Total Proposed Spaces =	41 Spaces

**PAVEMENT MARKING LEGEND**

Symbol	Type
DYC	Painted Double Yellow Line
SBL	Single Blue Line
SB	Painted White Stop Bar
SWL	Single White Line

**LOADING SPACE TABULATION**

**Required Loading per Section 6.2.11**

one (1) 10'x50' Loading Space per 10,000 Sq. Ft. of floor area

**Required Loading Calculation**

11,892 Sq. Ft. / 10,000 Sq. Ft. = 2 Loading Spaces Required 2 Loading Spaces Provided

**RECEIVED**  
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**F. A. Hesketh & Associates, Inc.**  
 6 Creamery Brook, East Granby, CT 06026  
 Phone (860) 653-8000 Fax (860) 644-8600  
 www.fahesketh.com mail:fahesketh.com

**FAH**

**VILLAGE PROPERTIES ASSOCIATES, LLC**  
 14 VILLAGE STREET & 79 WINDERMERE AVE  
 ELLINGTON, CONNECTICUT  
 05-15-2025 JAH 24103 1 OF 1

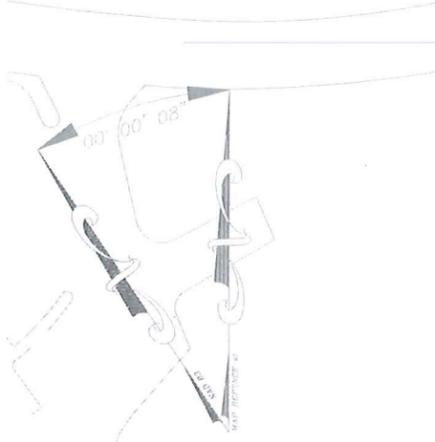
LAYOUT PLAN  
 LA-1

# LANDSCAPE SCHEDULE

Shade Trees						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PAB	<i>Plantanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	18	3 to 3 1/2 inch caliper	Balled and Burlapped	45 to 50 Feet
ARR	<i>Acer rubrum</i> 'Red sunset'	Red Sunset Red Maple	2	3 to 3 1/2 inch caliper	Balled and Burlapped	50 Feet
Evergreen Trees						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PS	<i>Pinus strobus</i>	Eastern White Pine	12	5 to 6 foot height	Balled and Burlapped	60 to 70 Feet
Deciduous Shrubs						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
CSB	<i>Cornus sericea</i> 'Bailey'	Red Twig Dogwood	5	24 to 30 inch height	#3 Container	20 Feet
VCR	<i>Vaccinium corymbosum</i> 'Bluejay'	Bluejay Highbush Blueberry	6	24 to 30 inch height	#3 Container	5 Feet
VL	<i>Viburnum lentago</i>	Nannyberry Viburnum	6	24 to 30 inch height	#3 Container	6 to 12 Feet
IVJ	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry (male)	2	18 to 24 inch height	#3 Container	5 to 7 Feet
IVR	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry (female)	8	8 to 24 inch height	#3 Container	3 to 4 Feet

# SEED TYPE LEGEND

Symbol Type	Description
[Pattern A]	Type 'A' - Sun & Shade
[Pattern B]	Type 'B' - Erosion Control/Restoration Mix Dry Sites
[Pattern C]	Type 'C' - Erosion Control/Restoration Mix Moist Sites



## SEED TYPES

### Seed Type A

Sun & Shade Mixture  
 By: Jonathan Green or approved equal  
 Seed rate: 25 pounds per 9,375 square feet  
 20% Darkstar II Perennial Ryegrass  
 20% Carmen Chewings Fescue  
 15% Deepblue Kentucky Bluegrass  
 15% Eugene Creeping Red Fescue  
 15% Yorkshire Dales Perennial Ryegrass  
 15% Salisbury Chewings Fescue

### Seed Type B

New England Erosion Control/Restoration Mix for Dry Sites  
 Seed rate: 35 pounds per Acre

### Seed Type "C"

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites  
 Seed rate: 35 pounds per Acre

# LANDSCAPE NOTES

- All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
- Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004), as amended.
- All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Herbarium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
- Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
- All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
- Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
- Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
- If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
- If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
- Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
  - Watering
  - Weed removal
  - Apply lime or sulphur to adjust soil pH to specific plant requirements
  - Restore or reshape earth saucers
  - Pruning
  - Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
  - Replace mulch to maintain proper depth
- A minimum of 4 inches of topsoil shall be placed on all areas of disturbance to be reseeded.

### NEW ENGLAND WETLAND PLANTS, INC.

34 Pearl Lane South Hadley, MA 01075  
 PHONE: 413-548-8000 FAX: 413-548-4000  
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	FACU
<i>Lolium perenne</i>	Perennial Ryegrass	FACU
<i>Scirpus americanus</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Scirpus americanus</i>	Indian Grass	URL

APPLY: 35 LBS/ACRE (1250 kg/ha)  
 The New England Erosion Control/Restoration Mix for Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soil are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.  
 New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$24.00 per pound, FOB warehouse. Plus 5% and applicable taxes.

### Seed Type "B" Specification

### NEW ENGLAND WETLAND PLANTS, INC.

34 Pearl Lane South Hadley, MA 01075  
 PHONE: 413-548-8000 FAX: 413-548-4000  
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Barnyard Wild Rye	FACU
<i>Scirpus americanus</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACU+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bolbos frondosa</i>	Beggar Ticks	FACU
<i>Eragrostis maculatum</i> (Eragrostis maculatum)	Spotted Joe Pye Weed	OBL
<i>Eragrostis perfoliatus</i>	Barnest	FACU
<i>Aster minor anglicus</i> (Symphyotrichum anglicum)	New England Aster	FACU-
<i>Scirpus americanus</i>	Wool Grass	FACU
<i>Juncus effusus</i>	Soft Rush	FACU+

APPLY: 35 LBS/ACRE (1250 kg/ha)  
 The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate frequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After seeding, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.  
 New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$24.00 per pound, FOB warehouse. Plus 5% and applicable taxes.

### Seed Type "C" Specification

**F. A. Hesketh & Associates, Inc.**  
 6 Creamery Brook, East Granby, CT 06026  
 Phone (860) 653-8000 Fax (860) 844-8600  
 www.fahhsketh.com

**FAH**  
 Civil & Traffic Engineers • Surveyors • Landscape Architects

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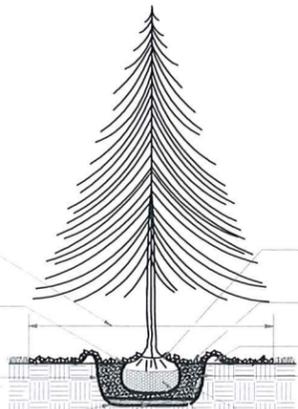
**LANDSCAPE PLAN**

**VILLAGE PROPERTIES ASSOCIATES, LLC**  
 14 VILLAGE STREET & 79 WINDERMERE AVE  
 ELLINGTON, CONNECTICUT

05-15-2025 JAH 2/103  
 1" = 40' GAH 1 OF 2

**LS-1**

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.

MULCH RING: 1800 MM (6 FT.) DIAM. MIN. 2400 MM (8 FT.) DIAM. PREFERRED

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

EVERGREEN B&B TREE PLANTING DETAIL

DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE SHRUB TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

SHRUB PLANTING DETAIL

EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE.

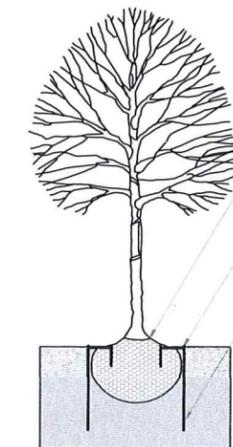
100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT MASS



AT INITIAL INSTALLATION, LEAVE BURLAP AND ANY TWINE INTACT. AFTER INSTALLATION, CUT BACK BURLAP, LEAVING MATERIAL UNDER CROSSBARS.

RECESS TREE STAPLE DEVICE 1" TO 2" INTO ROOT BALL

'TREE STAPLE' BELOW-GRADE STABILIZING SYSTEM (BY 'TREE STAPLE' OR EQUAL):

- 1" TO 2" CALIPER TREES - MODEL #TS24  
2 STAPLES WITH UP TO A 16" ROOT BALL
- 2" TO 4" CALIPER TREES - MODEL #TS36  
2 STAPLES WITH A 24" ROOT BALL
- 4" TO 6" CALIPER TREES - MODEL #TS42  
2-3 STAPLES WITH A 30"+ ROOT BALL
- 6" TO 8" CALIPER TREES - MODEL #TS48  
2-3 STAPLES WITH A 36"+ ROOT BALL

TREE STAKING DETAIL

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

B&B TREE PLANTING DETAIL

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

MULCH RING: 1800 MM (6 FT.) DIAM. MIN. 2400 MM (8 FT.) DIAM. PREFERRED

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

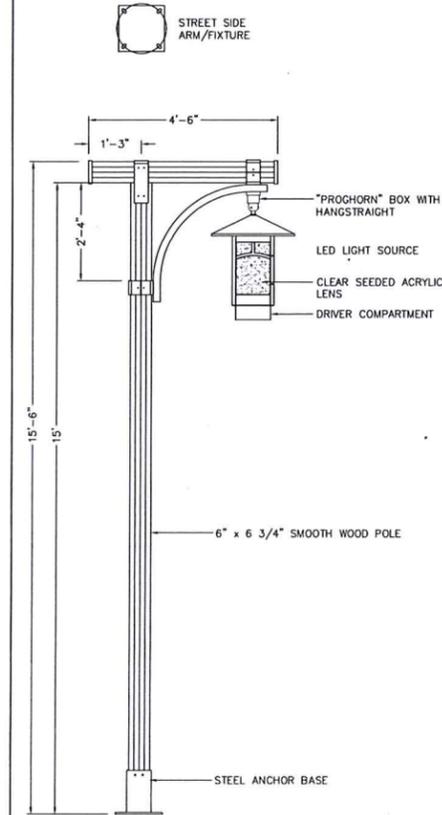
100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

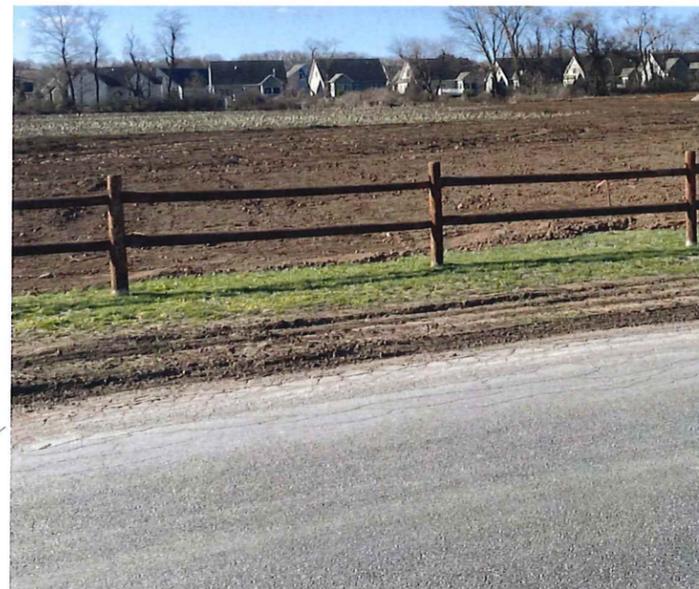
EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

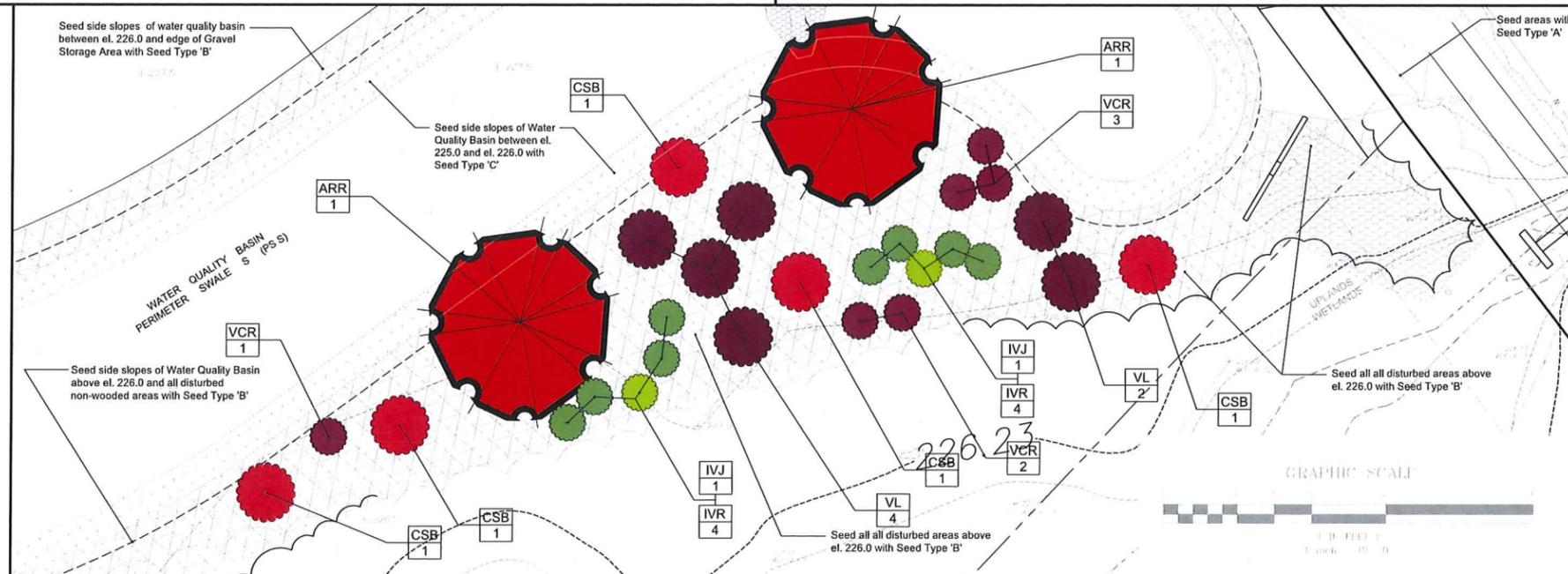
REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.



DECORATIVE LIGHT DETAIL



SPLIT RAIL FENCE DETAIL



LANDSCAPE PLAN - DETAILS AND NOTES

VILLAGE PROPERTIES ASSOCIATES, LLC  
14 VILLAGE STREET & 79 WINDERMERE AVE  
ELINGTON, CONNECTICUT

05-15-2025  
N.T.S.

JWH  
GAH

24103  
2 OF 2

LS-2

F. A. Hesketh & Associates, Inc.  
6 Creamery Brook, East Granby, CT 06026  
Phone (860) 653-8000 Fax (860) 844-8600  
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Civil & Traffic Engineers • Surveyors • Landscape Architects



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](http://www.ellington-ct.gov)

TEL. (860) 870-3120      **TOWN PLANNER'S OFFICE**      FAX (860) 870-3122

## **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,

---

Barbra Galovich, Recording Clerk



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## **ZONING BOARD OF APPEALS PROPOSED 2026 MEETING SCHEDULE**

**\*Generally, meetings are held in the Town Hall Annex at 7:00 PM\***

1/05

2/02

3/02

4/06

5/04

6/01

7/06

8/03

9/14

10/05

11/02

12/07