



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, NOVEMBER 3, 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, Alternates Rodger Hosig, Ron Stomberg and Ron Brown

ABSENT:

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.

RECOGNITION OF COMMISSIONER KEN BRAGA

Chairman Thanvanthri acknowledged Ken Braga's 37 years on the Zoning Board of Appeals as this will be his last meeting. The Board members along with Mary Cardin, Board of Selectman, and Lori Spielman, First Selectman, took a moment to thank Ken for his service and dedication to the Zoning Board of Appeals.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): None

III. PUBLIC HEARINGS:

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.

Time: 7:06 pm

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

Guy Hesketh, P.E., FA Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT, and Everett Skinner and Chris Skinner, Village Properties Associates, LLC, 9 Village Street, were present for the application.

Guy Hesketh said the location of the project is on the corner of Windermere Avenue and Village Street. The owners are completing the process of merging parcels of 79 Windermere Avenue and 14 Village Street. Upon completion, the total acreage will be 9.62 located in an Industrial Park zone. Guy said the owners are looking to have a bituminous pavement parking area 15' from the front property line rather than the required 50' setback, along the northwest

corner of the site. Guy noted the parcel is in a flood zone and showed the wetland delineations. Guy explained there will be two large water quality basins created and they will be tied into the existing culvert located at the southeast corner along Windermere Avenue. The two water quality basins need to be large and shallow to meet stormwater management requirements, taking up a substantial portion of the property. The current drainage runs to the south then to the east under Windermere Avenue to the Hockanum River. Guy noted the existing split rail fencing along the perimeter of the parcel will remain and reviewed the proposed landscaping.

Commissioner Braga inquired about the proposed entrance on Windermere Avenue; Guy Hesketh stated the proposed driveway cut is further south along Windermere Avenue for trucks to enter/exit the parcel with ease. Everett Skinner said the proposed parking area is for the employees of both 9 Village Street and 14 Village Street and is close to the front property line for pedestrian safety while moving between the two locations. Everett noted that they are proposing a pedestrian crosswalk across Village Street and the parking area light poles will be timber matching those on 9 Village Street. The open area within the western portion of the site will continue to be agricultural and over time will convert to a gravel storage area for sheds like the display area at their site on West Road.

Chairman Thanvanthri noted the project was previously approved by the Planning & Zoning Commission showing the proposed parking on the northeast portion of the property in compliance with the regulations and asked why the parking area has been moved necessitating a request for the variance. Chris Skinner said they moved the proposed parking location because it makes more sense so the employees will be able to walk directly across Village Street safely and not cross the street using the vehicle driveway.

Lori Spielman, 79 Abbott Road, noted 15 to 20 years ago the area along Village Street was unsightly and commended the owners for cleaning the area up to expand the business.

Chairman Thanvanthri stated the concern of not wanting to set a bad precedence by allowing this request to go from 50' to 15' for the parking lot to the front property line. Chairman Thanvanthri asked the applicants if they would consider moving it back another 15', a request of 30' rather than 50', which is the requirement for the Industrial zone. Guy Hesketh stated the parcel is unique and the owners are trying to utilize as much of the property as they can considering the obstacles of being a corner lot with wetlands, flood plain, and stormwater management requirements. Guy added that including the town road right-of-way, the parking will be setback approximately 25 feet from the edge of the road. After a brief discussion among the applicants, Guy Hesketh stated they would like to keep their current request for 15 feet.

Commissioner Stomberg feels the request is reasonable being in a commercial/industrial area and that the stormwater management requirements limit the use of the property. Commissioner Roy asked if additional parking would be added to the site. Everett Skinner stated they may add parking in the future as they have been discussing a master plan for the site but noted that any additional parking would not require a request for variance.

Zack Antil, 214 Mountain Road, asked if the applicant would consider moving the building and parking lot further back so a variance wouldn't be needed. Guy Hesketh noted that moving the building further south would make it closer to a residential development and considering the other limiting factors of the site moving them would decrease the amount of usable space for future development.

Commissioner Roy asked about the Department of Public Works' comments. Guy Hesketh stated they will work with the Department of Public Works and Local Traffic Authority on the pedestrian crosswalk between the two parcels, if they receive approval for the variance.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE 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.

MOVED (BRAGA), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) 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.

CONDITION(S):

- 1) **Parking lot setback variance is limited to the northwest section of the property along Village Street and as shown on the Layout Plan by F.A. Hesketh & Associates, Inc. submitted with the application dated received October 9, 2025.**

HARDSHIP: Proximity of parking lot to 9 Village Street provides for a shorter walkway improving pedestrian safety; water quality basins will utilize a substantial portion of the property; flood zone location.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of October 6, 2025, Regular Meeting Minutes.

MOVED (BRAGA), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE THE OCTOBER 6, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Approval of the 2026 Zoning Board of Appeals meeting schedule.

MOVED (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE THE 2026 ZONING BOARD OF APPEALS MEETING SCHEDULE AS PROPOSED.

3. Correspondence/Discussion:

- a. Memo to Agency Chairpersons & Department Heads, dated October 8, 2025, regarding the 2026-2027 Capital Improvements Budget Requests.

VI. ADJOURNMENT:

MOVED (BRAGA), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 8:08 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk