



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JANUARY 5, 2026, 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 (via Zoom), Regular members Miranda Graziani, Eugene LeDuc, Surendrakumar Thirumappan, Alternates Rodger Hosig, Ron Stomberg and Ron Brown

ABSENT: Vice-Chairman Katherine Heminway

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. V202510 – James & Susan Pedersen, owner/LaRoche Builders, LLC, applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setbacks on West Shore Road from 35ft to 10ft and on Stafford Road (Rt. 30) from 60ft to 2ft, and to reduce both side yard setbacks from 10ft to 2ft to replace a previously existing detached garage at 128 West Shore Road, APN 168-114-0000, in a Lake Residential (LR) zone.

Time: 7:01 pm

Seated: Thanvanthri, Graziani, LeDuc, Thirumappan and Brown

Andrew LaRoche, LaRoche Builders, LLC, 41 Converse Street, Stafford Springs, CT, was present to represent the application.

Andrew LaRoche presented the application on behalf of the owners James & Susan Pedersen, requesting a variance for a 2-foot side yard setback on the right (north) side of the property. Andrew explained the proposed 20' x 20' garage would be a reduction in the length of the previously existing garage from 24 to 20 feet due to a new well installed on the property. Andrew stated the owners have two cars and West Shore Road is approximately 16 feet wide with no on-street parking allowed. Chairman Thanvanthri asked if the owners are currently parking where the garage previously was located, Andrew confirmed.

Commissioner Brown raised concerns about the 2-foot setback being too close to neighboring property lines, but Andrew LaRoche stated they have a vested right to rebuild in the previous

location based on the Connecticut General Statutes. Andrew showed the Board where the previous 16' x 24' garage was located and believes the prior foundation was removed around 2012. John Colonese referred to his memo dated December 30, 2025, outlining CT General Statutes Section 8-2(d)(4)(A) and noting that it does not seem there was ever an intent to not rebuild the previous garage. John stated the owners are proposing to adjust the size of the garage, which requires a variance. Andrew added the existing concrete drive will be replaced with pervious pavers to reduce the lot coverage from 61.7% to 42.1%.

Chairman Thanvanthri referred to the application, which states both owners of the property are hearing impaired and considering the American with Disabilities Act (ADA) asked the Board to consider being more liberal with the request.

The Board discussed the application and hardship such as the property's compact size, the well location, the new garage making the building setback more conforming to Stafford Road as compared to the previously existing garage, and American with Disabilities Act considerations. No one from the public spoke regarding the application.

MOVED (LEDUC), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202510 – James & Susan Pedersen, owner/LaRoche Builders, LLC, applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setbacks on West Shore Road from 35ft to 10ft and on Stafford Road (Rt. 30) from 60ft to 2ft, and to reduce both side yard setbacks from 10ft to 2ft to replace a previously existing detached garage at 128 West Shore Road, APN 168-114-0000, in a Lake Residential (LR) zone.

MOVED (LEDUC), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS V202510 – James & Susan Pedersen, owner/LaRoche Builders, LLC, applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to reduce the front yard setbacks on West Shore Road from 35ft to 10ft and on Stafford Road (Rt. 30) from 60ft to 2ft, and to reduce both side yard setbacks from 10ft to 2ft to replace a previously existing detached garage at 128 West Shore Road, APN 168-114-0000, in a Lake Residential (LR) zone.

CONDITION(S):

Approval based on plan submitted with the application entitled "Improvement Location Survey Prepared for LaRoche Builders, Depicting Existing Conditions + Proposed Garage, 128 West Shore Road, Ellington, Connecticut. Rob Hellstrom Land Surveying, LLC, 61 Main Street - Suite G, Hebron, Connecticut, Date: September 9, 2025, Scale: 1"=10' Revision Date: 12/24/2025."

HARDSHIP:

Pre-existing nonconforming garage, lot configuration, well location, reducing the nonconformity to Stafford Road, and consideration given to hearing impaired owners and the Americans with Disabilities Act.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of November 3, 2025, Regular Meeting Minutes.

MOVED (GRAZIANI), SECONDED (BROWN) (LEDUC AND THIRUMAPPAN – ABSTAINED) AND PASSED TO APPROVE NOVEMBER 3, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

a. Commissioner Training

John Colonese explained pursuant to Conn. Gen. Stat. 8-4c, new commissioners shall complete four (4) hours of training no later than one year after the member's election or appointment to the Board. Barbra Galovich will provide the new commissioners with information to complete the required training.

VI. ADJOURNMENT:

MOVED (HOSIG), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:30 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk