



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

ZONING BOARD OF APPEALS REGULAR MEETING AGENDA MONDAY, FEBRUARY 2, 2026, 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): *(Notice requirements met, hearings may commence unless otherwise noted)*

1. V202511 – WAK, LLC, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce lot size from 20,623 SF to 17,310 SF at 257 Sandy Beach Road, APN 129-072-0000, in a Lake Residential (LR) zone.
2. V202601 – Eliezer Martinez, owner/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 front yard setbacks from 60' to 7.6' on Sandy Beach Road (Rt. 140) and from 35' to 10.3' on Hall Road, and to reduce the side yard setback from 10' to 1.2' to replace a previously existing house at 251 Sandy Beach Road, APN 129-074-0000, in a Lake Residential (LR) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of January 5, 2026, Regular Meeting Minutes
2. Election of Officers
3. Correspondence/Discussion

V. ADJOURNMENT:

Next Regular Meeting is scheduled for March 2, 2026

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town's webpage (www.ellington-ct.gov) under Agenda & Minutes, Zoning Board of Appeals.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/89619177653>

Meeting ID: 896 1917 7653

Passcode: 783225

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 896 1917 7653

Passcode: 783225

\$ 210

Town of Ellington Zoning Board of Appeals Application

| | |
|--|-----------------------------|
| Type of Application: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal of Decision <input type="checkbox"/> Auto Dealer / Repairer License | Application # V202511 |
| | Date Received 12/22/2025 |

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: Scott Mangold / WAK LLC.

Mailing Address: 257 Sandy Beach Rd
Ellington, CT 06029

Email: [REDACTED]

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

Primary Contact Phone #: 1

Secondary Contact Phone #: _____

Owner's Signature: [REDACTED] Date: 12/17/25

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

Mailing Address: 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 #: [REDACTED]

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.

please send notices to Landmark Surveys LLC

Street Address: 257 Sandy Beach Road

Assessor's Parcel Number (APN): 129 - 072 - 0000 Zone: LR

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. §8-31(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) 3.2.2 Lot Requirements

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)
Requesting a variance to reduce the lot area from 20,623 SF (.47 Acres) to 17,310 SF (.4 Acres) to transfer a portion of 257 Sandy Beach Road to 8 Hall Road.

Hardship: Describe hardship and indicate why other options are unacceptable. (For Variance Application only)
Hardship is the size and location of the existing lot and existing structures on the lot. Transferring a portion of land of 257 Sandy Beach Road to 8 Hall Road will make 8 Hall Road more conforming to the lot size requirement. Reducing the lot size of 257 Sandy Beach Road does not change the characteristics of the lot or the conformity with the neighborhood or neighboring properties.

Town of Ellington Planning Department



DATE: January 28, 2026
TO: Zoning Board of Appeals
FROM: John D. Colonese, Assistant Town Planner/ZEO
RE: **V202511** – WAK, LLC, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce lot size from 20,623 SF to 17,310 SF at 257 Sandy Beach Road, APN 129-072-0000, in a Lake Residential (LR) zone.

The request for variance is to reduce the already nonconforming lot size of 257 Sandy Beach Road further below the 40,000 SF requirement in the Lake Residential zone. This will allow 257 Sandy Beach Road to transfer 3,313 SF of land to 8 Hall Road. Although 257 Sandy Beach Road's lot size will be reduced, 8 Hall Road will become more conforming to the lot size requirement. Also, the rear property line for 8 Hall Road is currently very close to the existing house, and with the land transfer the house will be conforming to the rear property line setback requirement which is 10 feet.

8 Hall Road is referenced as five separate lots (Lots 7, 9, 11, 13, and 15) in the most recent property deed. If the variance is granted, it is recommended that all the lots be combined, including the land received from 257 Sandy Beach Road, into one lot as a condition of approval.

Please review the application materials and reserve questions and comments for the public hearing. Thank you.



MANHATTAN ROAD

HALL ROAD

SANDY BEACH ROAD

BENGTSON
9 MANHATTAN RD
A.P.N. 149-025-0000

CHASE
10 HALL ROAD
A.P.N. 149-029-0000

ROGALLA
11 HALL ROAD
A.P.N. 149-044-0000

ROGALLA
7 HALL ROAD
A.P.N. 149-045-0000

FOUR ONE (41) LLC
5 HALL ROAD
A.P.N. 129-075-0000

MARTINEZ
255 SANDY BEACH ROAD
A.P.N. 129-073-0000

MARTINEZ
251 SANDY BEACH ROAD
A.P.N. 129-074-0000

WAK LLC
257 SANDY BEACH ROAD
A.P.N. 129-072-0000
AREA BEFORE RECONFIGURATION
20,623 S.F. OR 0.47 ACRES
AREA AFTER RECONFIGURATION
17,310 S.F. OR 0.40 ACRES

LAND OF 257 SANDY BEACH ROAD
TO BE MERGED WITH 8 HALL ROAD
CONTAINS: 3,313 S.F. OR 0.07 ACRES

LEGEND:

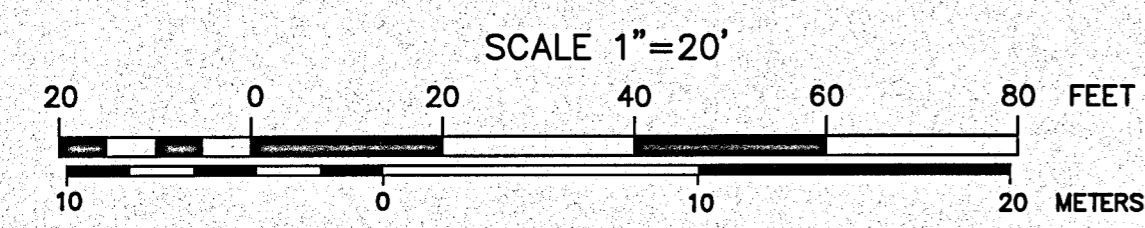
| | | |
|---|-------|----------------|
| — | ○ | I.P. (F) |
| — | ○ | ReBAR (F) |
| — | ○ | ReBAR (S) |
| — | — X — | EXISTING FENCE |
| — | ⊗ | UTILITY POLE |
| | | SNET 2164 |

McNELLY
LOTS 7, 9, 11, 13 & 15
8 HALL ROAD
A.P.N. 149-028-0000
AREA BEFORE RECONFIGURATION
4,962 S.F. OR 0.11 ACRES
AREA AFTER RECONFIGURATION
8,275 S.F. OR 0.19 ACRES

RECEIVED
DEC 22 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A PROPERTY SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - "PLAN OF LAND OF C. WALTON ABORN CRYSTAL LAKE, CONN. SHOWING SUBDIVISION SURVEYED OCT. 4-11, 1919 SCALE:-30 FT.=1 INCH C.H. BANCROFT, SURVEYOR."
 - "PLAN OF LAND OF T. F. O'LOUGHLIN M.D. FORMERLY HALL PROPERTY CRYSTAL LAKE, CONN. SURVEYED + SUBDIVIDED JULY-AUG.1926 SCALE:-30FT.=1 INCH C.H. BANCROFT, SURVEYOR."
 - "RECONFIGURATION PLAN PROPERTY SURVEY PREPARED FOR WILPER & GRISWOLD 255 & 257 SANDY BEACH RD ELLINGTON, CONNECTICUT BY LANDMARK SURVEYS LLC SCALE 1"=20' DATE 4/23/2021"
- PARCEL IS IN A LAKE RESIDENCE ZONE.
- PARCEL IS SERVICED BY WELL AND SEWER.
- DEED VOLUME 469 PAGE 151 MERGES ALL PIECES AT 257 SANDY BEACH ROAD.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn 12/22/25 L.S. 70295
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

| | | | | |
|--------------------|---|--------------------|---------------------|--|
| REVISIONS | PROPERTY SURVEY PREPARED FOR WAK LLC & McNELLY 257 SANDY BEACH RD & 8 HALL RD ELLINGTON, CONNECTICUT | | | |
| | LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT | | | |
| DRAWN BY R.L.D. | SCALE 1"=20' | DATE 12/12/2025 | JOB NO. 202510-3 | |

V202511

Town of Ellington Zoning Board of Appeals Application

Application #
V202601
Date Received
1/13/2026

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: Eliezer Martinez

Mailing Address: 255 Sandy Beach Rd
Ellington, CT 06029

Email: [REDACTED]

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

Primary Contact Phone #: [REDACTED]

Secondary Contact Phone #: _____

Owner's Signature: [REDACTED] Date: 1-13-26

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 filling 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: _____

Email: [REDACTED]

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

Primary Contact Phone #: [REDACTED]

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
JAN 13 2026

Street Address: 251 Sandy Beach Road

Assessor's Parcel Number (APN): 129 - 74 - 0000 Zone: LR

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. §8-3(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) Section 3.2.3 + 2.1.10

Describe Variance Request, Appeal of Decision, or Auto Dealer/Repairer License: (Attach additional sheets if needed)

Reduce Front Yard on Rt 140 from 60' to 76. Reduce Front Yard on Hall Rd from 35' to 10.3'

Reduce westerly side yard setback from 10' to 1.2'

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

Rebuilding a small home in the same place as the old cottage due to size and configuration of the existing lot.

Town of Ellington Planning Department



DATE: January 28, 2026
TO: Zoning Board of Appeals
FROM: John D. Colonese, Assistant Town Planner/ZEO
RE: **V202601** – Eliezer Martinez, owner/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 front yard setbacks from 60' to 7.6' on Sandy Beach Road (Rt. 140) and from 35' to 10.3' on Hall Road, and to reduce the side yard setback from 10' to 1.2' to replace a previously existing house at 251 Sandy Beach Road, APN 129-074-0000, in a Lake Residential (LR) zone.

The request for variance is to replace a previously existing house that did not comply with the front and side yard building setback requirements of the Zoning Regulations. Please note 251 Sandy Beach Road is a "Corner Lot" having a front yard on Sandy Beach Road (Rt. 140) and Hall Road. Also, see the attached photo of the previously existing house that was recently demolished. Connecticut General Statutes references the demolition of a nonconforming building as follows:

Section 8-2(d)(4)(A) states that Zoning Regulations shall not: prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; (B) require a special permit or special exception for any such continuance; (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. **The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure.**

It does not seem there was ever an intent to not reestablish the building, therefore the owner has the right to rebuild the nonconforming building in its prior location. The owner is now proposing to adjust the location of the previously existing house footprint, which requires a variance. The proposed house is becoming more conforming to the side property line but less to the front property line on Hall Road and is unchanged to the front property line on Sandy Beach Road.

Please review the application materials and reserve questions and comments for the public hearing. Thank you.



ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET
ZONING BOARD OF APPEALS

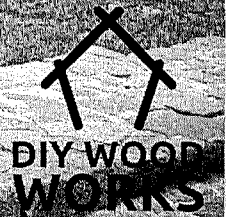
V202601 - – Eliezer Martinez, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback & Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setbacks from 60’ to 7.6’ on Sandy Beach Road (Rt. 140) and from 35’ to 10.3’ on Hall Road, and to reduce the side yard setback from 10’ to 1.2’ to replace a previously existing house at 251 Sandy Beach Road, APN 129-074-0000, in a Lake Residential (LR) zone.

PUBLIC HEARING DATE: February 2, 2026
STAFF REVIEW RETURN DATE: January 26, 2025

| DEPARTMENT | COMMENTS AND/OR REQUIREMENTS |
|--|--|
| Town Engineer | <p>DPW- No comment. WPCA- 251 Sandy Beach Rd has 1-bedroom of sanitary flow available. Please note any additional bedrooms must be approved by the Ellington WPCA.</p> |
| Building Official | |
| North Central District Health Department | |
| Fire Marshal | |
| Public Works Director/WPCA | |
| Assessor | |
| Traffic Authority | |
| Ambulance Services | |

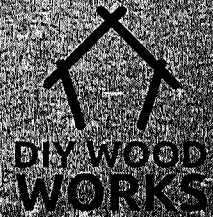


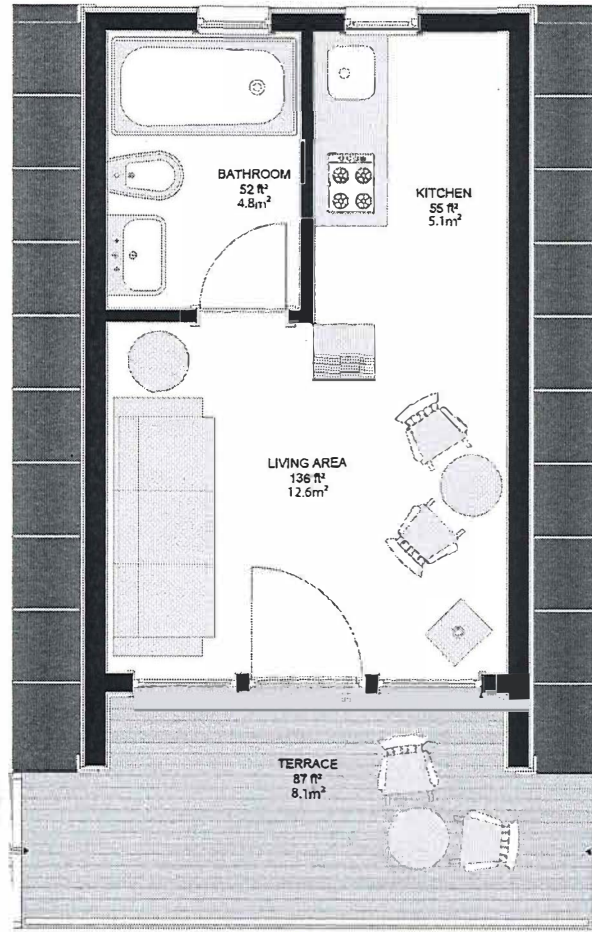
Exterior Render-1





Exterior Render-3

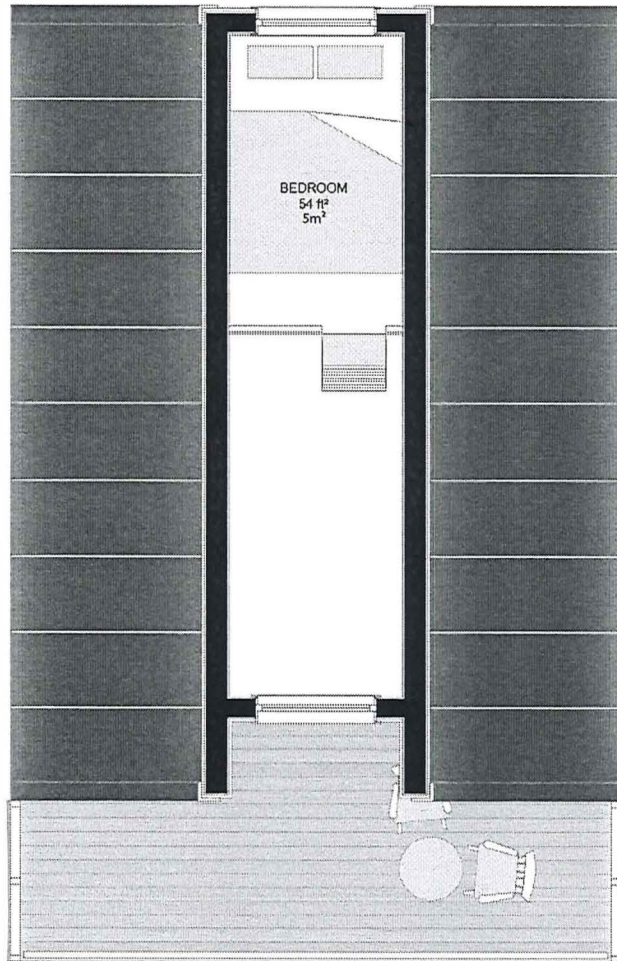




36.5

18.5

GROUND FLOOR PLAN



18.5

30.5

FIRST FLOOR PLAN



WAK LLC
257 SANDY BEACH ROAD
A.P.N. 129-072-0000

McNELLY
8 HALL ROAD
A.P.N. 149-028-0000

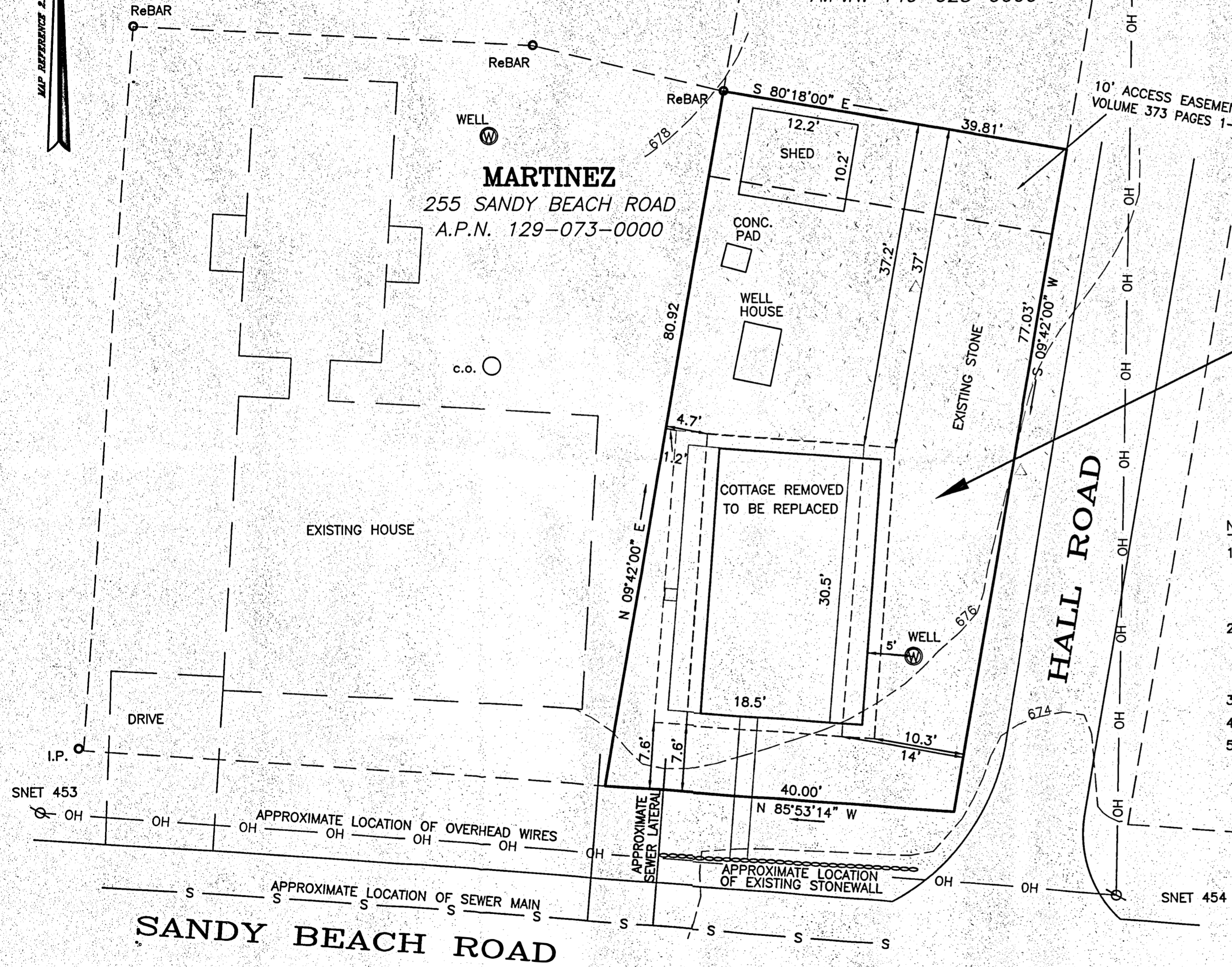
MARTINEZ
255 SANDY BEACH ROAD
A.P.N. 129-073-0000

MARTINEZ
251 SANDY BEACH ROAD
A.P.N. 129-074-0000
CONTAINS: 3,144 OR 0.07 S.F.

LEGEND:

| | | | |
|-----------------------|---|-------|-----------|
| IRON PIPE FOUND | — | ○ | I.P. (F) |
| REINFORCING BAR FOUND | — | ○ | ReBAR (F) |
| REINFORCING BAR SET | — | ○ | ReBAR (S) |
| WIRE FENCE | — | — x — | x |
| UTILITY POLE | — | ⊗ | SNET 2164 |

| ZONING TABLE | | | |
|------------------------|----------|-----------------|----------|
| | REQUIRED | removed cottage | PROPOSED |
| FRONT YARD—Sandy Beach | 60' | 7.6' | 7.6' |
| FRONT YARD—Hall Rd | 35' | 14' | 10.3' |
| SIDE YARD—WEST | 10' | 1.2' | 4.7' |
| SIDE YARD—NORTH | 10' | 37.2' | 37' |
| BUILDING COVER | 25% | 25% | 23.3% |



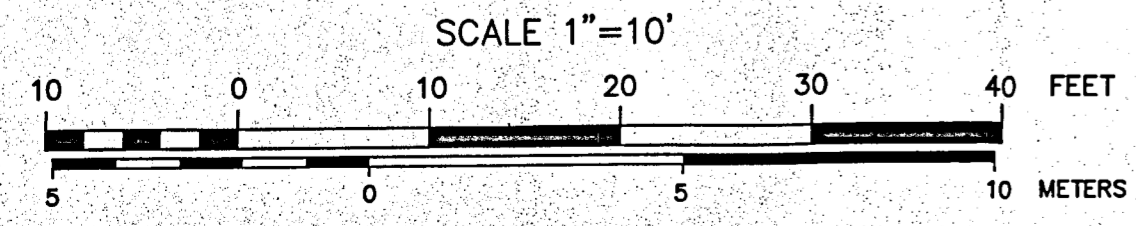
NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
A. "RECONFIGURATION PLAN PROPERTY SURVEY PREPARED FOR WILPER & GRISWOLD 255 & 257 SANDY BEACH ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=20' DATE 4/23/21"
3. PARCEL IS IN A LAKE RESIDENCE ZONE.
4. PARCEL IS SERVICED BY WELL AND SEWER. SEWER CAPACITY FOR ONE BEDROOM.
5. ALLOWABLE IMPERVIOUS 25% = 786 S.F.
CURRENT IMPERVIOUS:
HOUSE 565 S.F., SHED 131.25 S.F., WELL HOUSE 28 S.F. CONC PAD 8 S.F. =732.25 S.F. OR 23.3% (DOES NOT INCLUDE 1.5' OVERHANG ON COTTAGE)
STONE AREA (1250 S.F.) = 40%

RECEIVED
JAN 20 2026
TOWN OF ELLINGTON
PLANNING DEPARTMENT

| | | | |
|-----------------------------------|---|--------------------|---------------------|
| REVISIONS 1/16/25 ADD OVERHANG | IMPROVEMENT LOCATION SURVEY PREPARED FOR ELLIOT MARTINEZ 251 SANDY BEACH RD ELLINGTON, CONNECTICUT | | |
| | LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT | | |
| DRAWN BY R.L.D. | SCALE 1"=10' | DATE 10/20/2025 | JOB NO. 202510-2 |

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Rachel Dearborn 1/16/25 L.S. 70295
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.





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

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

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