



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, FEBRUARY 2, 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, Vice-Chairman Katherine Heminway, Regular members Eugene LeDuc, Alternates Ron Stomberg and Ron Brown

ABSENT: Regular member Miranda Graziani, Surendrakumar Thirumappan, and Alternate Rodger Hosig

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. 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.

Time: 7:01 pm

Seated: Thanvanthri, Heminway, LeDuc, Stomberg and Brown

Scott Mangold, 119 Webster Road, Union, CT 06076 and Rachel Dearborn, Landmark Surveys, LLC, 62 Lower Butcher Road were present to represent the application.

Rachel Dearborn explained that the variance request is to reduce the size of 257 Sandy Beach Road from 20,623 square feet to 17,310 square feet and to transfer a portion of the lot to an adjacent property, 8 Hall Road, to improve access to their cottage. Scott Mangold noted there were pine trees that needed to be removed between 257 Sandy Beach Road and 8 Hall Road, which started the conversation with the owner of 8 Hall Road wanting to provide better access to the existing cottage and possibly improve the cottage.

Commissioner LeDuc asked why 8 Hall Road's parcel refers to Lots 7, 9, 11, 13, and 15. Rachel Dearborn noted 8 Hall Road's deed references the separate lots. John Colonese suggested the lots be combined including the portion to be transferred from 257 Sandy Beach Road if the variance is approved. The Board decided not to condition the approval with requirements for 8 Hall Road and instead asked that the properties be combined when the

land is transferred since the map and deed should be reviewed by the town prior to filing. The Board noted that while there does not appear to be a hardship for 257 Sandy Beach Road, the approval would enable 8 Hall Road to become more conforming to the zoning regulations. No one from the public spoke regarding the application.

MOVED (LEDUC), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (BROWN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE 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.

HARDSHIP: Reducing lot size does not change the characteristics of the lot or neighborhood; Allows 8 Hall Road to become more conforming to the zoning regulations.

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.

Time: 7:12 pm

Seated: Thanvanthri, Heminway, LeDuc, Stomberg and Brown

Eliezer Martinez, 255 Sandy Beach Road and Rachel Dearborn, Landmark Surveys, LLC, 62 Lower Butcher Road were present to represent the application.

Rachel Dearborn stated the variance request is to replace a previously existing cottage at 251 Sandy Beach Road that was recently removed. Rachel reviewed the plans to reduce setbacks from 60 feet to 7.6 feet on Sandy Beach Road and from 35 feet to 10.3 feet on Hall Road, with a side yard setback of 4.7 feet. Rachel noted the North Central District Health Department would allow for the structure to be 5 feet from the well. The sewer capacity will allow for a one-bedroom home. Commissioner Brown asked about the 1.2 feet from the side yard shown on the plan. Rachel noted that the 1.2 feet was the distance to the previously existing cottage, but they would like to increase it to 4.7 feet and maintain the same footprint. Commissioner Stomberg noted the A-frame structure will look nice on the parcel. Vice Chairman Heminway asked about the structure on piers. Eliezer Martinez explained how the base of the structure will be constructed. No one from the public spoke regarding the application

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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 4.7' to replace a previously existing house at 251 Sandy Beach Road, APN 129-074-0000, in a Lake Residential (LR) zone.

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO

APPROVE WITH CONDITION(S) 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 4.7' to replace a previously existing house at 251 Sandy Beach Road, APN 129-074-0000, in a Lake Residential (LR) zone.

CONDITION(S): Side yard setback shall be 4.7' and the footprint of the new house shall match the previously existing cottage.

HARDSHIP: Pre-existing nonconforming lot; replacing pre-existing nonconforming house; Side yard setback increased to become more conforming to the zoning regulations.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of January 5, 2026, Regular Meeting Minutes.

MOVED (STOMBERG), SECONDED (DELUC) (HEMINWAY – ABSTAINED) AND PASSED TO APPROVE JANUARY 5, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers.

BY CONSENSUS, THE BOARD TABLED THE ELECTION OF OFFICERS TO APRIL 6, 2026, ZONING BOARD OF APPEALS REGULAR MEETING.

3. Correspondence/Discussion. **None**

VI. ADJOURNMENT:

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

Respectfully submitted,

Barbra Galovich, Recording Clerk