



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, APRIL 6, 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 Miranda Graziani, Surendrakumar Thirumappan, Eugene LeDuc and Alternate Ron Stomberg

ABSENT: Alternates Ron Brown and 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. V202602 – Geralyn Merrill, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce front yard setback from 55' to 35' to construct a 20'x24' attached garage at 104 Ellington Avenue, APN 029-044-0000 in a Residential (R) zone.

Time: 7:01 pm

Seated: Thanvanthri, Heminway, Graziani, Thirumappan and LeDuc

Geralyn Merrill, 104 Ellington Avenue, and Norman Piastka, 337 Buckley Drive, West Suffield, CT were present to represent the application.

Geralyn Merrill stated the application is to reduce the front yard setback to construct a 20x24-foot attached garage. Geralyn explained that the need for the variance is due to a deteriorating cinder block retaining wall and plans to replace it with a concrete wall as part of the garage construction. The proposed garage will be in line with the front of the existing house. Chairman Thanvanthri stated the house is within the front yard highway setback. Geralyn showed the location of the retaining wall and the steep topography of the land and added that since moving into the house the wall has shifted at least 3-4 inches.

Vice Chairman Heminway asked if the driveway will be paved, Norman Piastka responded yes and added that the garage walls and floor will be concrete. Vice Chairman Heminway asked for the approximate width of the turnaround area. Norman Piastka noted the width will be approximately 12ft. Vice Chairman Heminway suggested making the area a little wider seeing that backing up a vehicle could be a challenge with the topography of the land. John Colonese noted the driveway is not part of the requested variance and North Central District Health Department's approval has been received.

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202602 – Geralyn Merrill, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce front yard setback from 55' to 35' to construct a 20'x24' attached garage at 104 Ellington Avenue, APN 029-044-0000 in a Residential (R) zone.

MOVED (LEDUC), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE V202602 – Geralyn Merrill, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce front yard setback from 55' to 35' to construct a 20'x24' attached garage at 104 Ellington Avenue, APN 029-044-0000 in a Residential (R) zone.

HARDSHIP: Topography of parcel and the existing dwelling is nonconforming to the front yard highway clearance setback requirement.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of February 2, 2026, Regular Meeting Minutes.

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE FEBRUARY 2, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers.

- a. Chairman

MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (THANVANTHRI) FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR THE YEAR OF 2026.

COMMISSIONER (THANVANTHRI) DECLINED THE NOMINATION.

MOVED (THANVANTHRI) TO NOMINATE COMMISSIONER (LEDUC) FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR THE YEAR OF 2026.

COMMISSIONER (LEDUC) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (THANVANTHRI) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (LEDUC) FOR CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR THE YEAR OF 2026.

- b. Vice-Chairman

MOVED (THNVANTHRI) TO NOMINATE COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR THE YEAR OF 2026.

COMMISSIONER (HEMINWAY) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (THANVANTHRI) SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR THE YEAR OF 2026.

3. Correspondence/Discussion. **None**

VI. ADJOURNMENT:

MOVED (HEMINWAY), SECONDED (LEDUC) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:17 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk