



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, MAY 4, 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 Eugene LeDuc, Vice-Chairman Katherine Heminway, Regular members Sulakshana Thanvanthri, Miranda Graziani, Alternates Ron Stomberg and Rodger Hosig

ABSENT: Regular member Surendrakumar Thirumappan and Alternate Ron Brown

STAFF

PRESENT: John Colonese, Assistant Town Planner/Zoning Enforcement Officer, and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Eugene LeDuc 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. V202603 – Alyssa Ryan, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35' to 11' to construct an 8'X16' deck at 9 Lakeview Avenue, APN 112-018-0000 in a Lake Residential (LR) zone.

Time: 7:00 pm

Seated: LeDuc, Heminway, Thanvanthri, Graziani and Stomberg

Alyssa Ryan, 9 Lakeview Avenue, was present to represent the application.

Alyssa Ryan is looking to reduce the front yard setback from 35 feet to 11 feet to construct an 8'x16' deck at 9 Lakeview Avenue. Alyssa explained the original front steps were rotten and needed to be replaced.

Commissioner Hemingway noted visiting the property and stated concerns about the need for proper railings on the deck due to the height. John Colonese, Assistant Town Planner/Zoning Enforcement Officer, explained the house was built in the 1940's and pre-dated zoning regulations, and noted the Building Official said that code requires a landing before stairs for a main egress door, and that a building permit is required for the front deck.

Patricia Pelletier, 3 Lakeview Avenue, expressed concerns about why a neighbor's deck

construction required a variance. John Colonese reiterated that the front portion of the house is non-conforming due to its 1940's construction, and expansion within the front yard area requires a variance specifically for the wider 8'x16' deck. John clarified that while the Building Official may require additional safety measures like railings, the variance process is standard for proposed structures in non-conforming areas, and the property owner needs to ensure compliance with regulations.

MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202603 – Alyssa Ryan, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35' to 11' to construct an 8'X16' deck at 9 Lakeview Avenue, APN 112-018-0000 in a Lake Residential (LR) zone.

MOVED (HEMINWAY), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO APPROVE V202603 – Alyssa Ryan, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35' to 11' to construct an 8'X16' deck at 9 Lakeview Avenue, APN 112-018-0000 in a Lake Residential (LR) zone.

HARDSHIP: Previously existing non-conforming house; replacing previously existing rotting front steps to meet building code requirements.

2. V202604 – James & Sharon Daniel, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35' to 30' to construct a 26'X38' addition for a two-car garage and dining area at 64 Kibbe Road, APN 142-033-0000 in a Rural Agricultural Residential (RAR) zone.

Time: 7:13 pm

Seated: LeDuc, Heminway, Thanvanthri, Graziani and Hosig

James Daniel, 64 Kibbe Road, was present to represent the application.

James Daniel is requesting to build a 26'x38' addition as a partial garage and replace an existing dining room structure to improve accessibility and mobility within the home for his disabled son. The addition would maintain the same depth along the back of the house but extend towards the street 5 feet closer than the setback requirement. This addition would allow better access for his son into the home from a garage. Commissioner Thanvanthri stated the variance request could be approved considering the Americans with Disabilities Act to make accommodations for a disabled person and constitute a hardship. James stated the project has been approved by North Central District Health Department pertaining to the distances from the well and septic system. No one from the public spoke regarding the application.

MOVED (HEMINWAY), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202604 – James & Sharon Daniel, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35' to 30' to construct a 26'X38' addition for a two-car garage and dining area at 64 Kibbe Road, APN 142-033-0000 in a Rural Agricultural Residential (RAR) zone.

MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE V202604 – James & Sharon Daniel, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard

setback from 35' to 30' to construct a 26'X38' addition for a two-car garage and dining area at 64 Kibbe Road, APN 142-033-0000 in a Rural Agricultural Residential (RAR) zone.

HARDSHIP: Consideration given to the Americans with Disabilities Act to make accommodations for a disabled person.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of April 6, 2026, Regular Meeting Minutes.

MOVED (THANVANTHRI), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE APRIL 6, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion. None

VI. ADJOURNMENT:

MOVED (THANVANTHRI), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:21 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk