



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JUNE 1, 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, Surendrakumar Thirumappan, Alternates Ron Stomberg and Rodger Hosig

ABSENT: 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. V202605 – John Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 100' to 22' to reconstruct a garage destroyed by fire and add a lean-to on each side at 85 Meadow Brook Road, APN 091-008-0000 in Industrial (I) and Rural Agricultural Residential (RAR) zones.

Time: 7:01 pm

Seated: LeDuc, Heminway, Thanvanthri, Graziani and Thirumappan

John Bahler, 85 Meadow Brook Road, was present to represent the application. John is looking to rebuild his detached garage after it burned down in January, and to add a lean-to on each side of the structure. John noted the garage is within the front yard setback. Commissioner Hemingway questioned the hardship related to the lean-tos and asked John to explain what he would be doing with those spaces. John mentioned the areas will be for storage of items such as lawnmowers. Commissioners discussed the hardship being the fire damage. John Colonese, Assistant Town Planner, noted health department approval is required as part of the construction permit applications. John Bahler confirmed the existing foundation would be reused, maintaining the same footprint. Commissioner Hosig inquired about the height of the new garage. John Bahler noted the peak would be approximately 17 feet high with 15-foot-high walls.

No one from the public spoke regarding the application.

MOVED (HEMINWAY), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202605 – John Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 100' to 22' to reconstruct a garage destroyed by fire and add a lean-to on each side at 85 Meadow Brook Road, APN 091-008-0000 in Industrial (I) and Rural Agricultural Residential (RAR) zones.

MOVED (THANVANTHRI), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR V202605 – John Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 100' to 22' to reconstruct a garage destroyed by fire and add a lean-to on each side at 85 Meadow Brook Road, APN 091-008-0000 in Industrial (I) and Rural Agricultural Residential (RAR) zones.

Condition(s):

1. **Shall obtain North Central District Health Department approval.**
2. **Lean-tos shall not be any closer to front property line than the previously existing garage.**

HARDSHIP: Replacement of a non-conforming garage destroyed by fire. Garage replacement is on the existing foundation adding a lean-to on each side.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of May 4, 2026, Regular Meeting Minutes.

MOVED (HEMINWAY), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE MAY 4, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion. **None**

VI. ADJOURNMENT:

MOVED (THANVANTHRI), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:10 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk