



TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, JULY 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 Eugene LeDuc, Vice-Chairman Katherine Heminway, Regular members Sulakshana Thanvanthri, Surendrakumar Thirumappan, Alternates Ron Brown, Ron Stomberg and Rodger Hosig

ABSENT: Regular member Miranda Graziani

STAFF

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

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. V202606– Abdul Rahim, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.1-Permitted Uses and Uses Requiring Special Permit: to expand a residential use in an Industrial Park (IP) zone, and Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 50ft to 13ft for a single family home and an accessory apartment at 41 Village Street, APN 017-010-0000 in an IP zone.

Time: 7:01 pm

Seated: LeDuc, Heminway, Thanvanthri, Thirumappan, and Brown

Rachel Dearborn, Landmark Surveys, LLC, 62 Lower Butcher Road, was present to represent the application.

Rachel Dearborn from Landmark Surveys appeared to request variances for a property at 41 Village Street, seeking to reduce the front yard setback from 50 feet to 13 feet and to expand the use of the property. The property, located in an Industrial Park zone, historically had a residential use with a house that was demolished in 2012. The proposed new house would be 25 feet from the road edge and include a 3-bedroom home plus an accessory apartment, with no porches extending closer than 13 feet to the property line. The commission discussed requirements for a new well and potential city water connection, as the existing hand-dug well may not be compliant with health department standards.

The Commission discussed a zoning variance request to expand a non-conforming residential structure. John Colonese, Assistant Town Planner, explained that while the property owners have

a vested right to rebuild on the existing foundation, they would need a variance to expand the non-conforming use beyond the original size. The discussion centered on setback requirements, with the current proposal at 13 feet versus the required 50 feet, and whether moving the house further back would be acceptable while maintaining the desired front porches and gardens. Commissioner Thanvanthri asked if the owner would be open to a 20-foot setback to make the building more conforming to zoning regulations.

The Commission discussed and requested they move the proposed house from 13 feet to 20 feet from the front property line. They established conditions including a maximum 2,400 square foot home (excluding garage), a 24 by 36-foot garage, and a 20-foot front yard setback for any part of the structure. The variance was approved to make the non-conforming house more conforming with the neighborhood while allowing the homeowner to build close to the road for practical use of the property. No one from the public spoke regarding the application.

MOVED (HEMINWAY), SECONDED (THIRUMAPPAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202606 – Abdul Rahim, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.1-Permitted Uses and Uses Requiring Special Permit: to expand a residential use in an Industrial Park (IP) zone, and Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 50ft to 13ft for a single family home and an accessory apartment at 41 Village Street, APN 017-010-0000 in an IP zone.

MOVED (HEMINWAY), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR V202606 – Abdul Rahim, owner/applicant, request for variance of the Ellington Zoning Regulations Section 4.1-Permitted Uses and Uses Requiring Special Permit: to expand a residential use in an Industrial Park (IP) zone, and Section 4.2.1-Lot Area, Width & Yard Requirements: to reduce front yard setback from 50ft to **20ft** for a single family home and an accessory apartment at 41 Village Street, APN 017-010-0000 in an IP zone.

CONDITIONS:

1. Front yard setback shall be 20 feet to any part of the single-family home with accessory apartment and garage.
2. The single-family home including the accessory apartment shall have a maximum livable area of 2400 square feet. Garage shall be a maximum of 24' x 36' and shall be excluded from the livable area calculation.

HARDSHIP:

There was a previously existing non-conforming single-family home on the property; location of the new single-family home is more conforming to the front yard setback requirement; continuation and expansion of the residential use is in unison with surrounding residential properties.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of June 1, 2026, Regular Meeting Minutes.

MOVED (THANVANTHRI), SECONDED (HOSIG) (BROWN – ABSTAINED) AND PASSED TO APPROVE THE JUNE 1, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion.

None

VI. ADJOURNMENT:

MOVED (HEMINWAY), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:42 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk