



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING MINUTES MONDAY, OCTOBER 5, 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, Regular members Miranda Graziani, Surendrakumar Thirumappan, Alternates Ron Brown, Ron Stomberg and Rodger Hosig

ABSENT: Vice-Chairman Katherine Heminway, and Regular member Sulakshana Thanvanthri

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. V202608 – Guy and Jean Burns, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 5.8ft and the rear yard from 10ft to 6.9ft for a 14x16 pavilion at 8 Lake Lane, APN 149-058-0000 in a Lake Residential (LR) zone.

Time: 7:01 pm

Seated: LeDuc, Graziani, Thirumappan, Brown, and Stomberg

Guy Burns, 8 & 9 Lake Lane, was present to represent the application to replace an existing gazebo with a pavilion on 8 Lake Lane. The proposed replacement would maintain the same impervious coverage and have a minimal impact on the existing conditions, with only minor changes to rear yard setback from 8 feet to 6.9 feet and front yard from 9 feet to 5.8 feet. Commissioner Brown asked if there would be an increase in impervious coverage, Guy confirmed there would be no increase. Commissioner Stomberg expressed support for the proposal, finding it appropriate for the limited space. There were no public comments regarding the application.

MOVED (GRAZIANI), SECONDED (THIRUMAPPAN) AND PASSED UNANIMOUSLY TO CLOSE FOR V202608 – Guy and Jean Burns, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 5.8ft and the rear yard from 10ft to 6.9ft for a 14x16 pavilion at 8 Lake Lane, APN 149-058-0000 in a Lake Residential (LR) zone.

MOVED (BROWN), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE

FOR V202608 – Guy and Jean Burns, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce front yard setback from 35ft to 5.8ft and the rear yard from 10ft to 6.9ft for a 14x16 pavilion at 8 Lake Lane, APN 149-058-0000 in a Lake Residential (LR) zone.

HARDSHIP: Small lot size; replacing existing nonconforming gazebo.

2. V202609 – Baylee and Ryan Guers, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce the lot size from 40,000SF to 9,914SF and reduce the lot width from 100ft to 75ft to allow for the development of single-family dwelling and customarily accessory uses at 23 Florence Avenue, APN 020-005-0000 in a Residential (R) zone.

Time: 7:06 pm

Seated: LeDuc, Graziani, Thirumappan, Brown, and Hosig

Ryan and Baylee Guers, 22 Davis Avenue, Vernon, CT and Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT were present to represent the application.

Bailey Guers stated that she and her husband own two lots; one in Vernon with their existing home at 22 Davis Avenue and a parcel in Ellington located on Florence Avenue. The parcels border one another. Bailey noted that two variances would be needed to develop the parcel at 23 Florence Avenue into a single-family home for her mother. They are seeking reductions in lot size from 40,000 square feet to 9,914 square feet and lot width from 100 feet to 75 feet.

Mark Peterson said the lot has 75 feet of linear frontage, and it's notable that the current zoning regulations allow for lot width reductions to 75 feet when using the density limitation regulation for subdividing however in this instance this lot will not utilize this regulation. John Colonese stated that based on his review the parcel does not predate the adoption of the subdivision regulations and since it was divided out after the adoption of the subdivision regulations it requires Planning and Zoning Commission approval which it lacks. The Board acknowledged that although the lot didn't have Planning and Zoning Commission approval, it had been referenced as a separate parcel for a long time, is similarly sized to other developed lots in the neighborhood, and has utilities available, specifically public water and sewer. There were no public comments regarding the application.

MOVED (GRAZIANI), SECONDED (THIRUMAPPAN) AND PASSED UNANIMOUSLY TO CLOSE FOR V202609 – Baylee and Ryan Guers, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce the lot size from 40,000SF to 9,914SF and reduce the lot width from 100ft to 75ft to allow for the development of single-family dwelling and customarily accessory uses at 23 Florence Avenue, APN 020-005-0000 in a Residential (R) zone.

MOVED (GRAZIANI), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO APPROVE FOR V202609 – Baylee and Ryan Guers, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.2-Lot Requirements: to reduce the lot size from 40,000SF to 9,914SF and reduce the lot width from 100ft to 75ft to allow for the development of single-family dwelling and customarily accessory uses at 23 Florence Avenue, APN 020-005-0000 in a Residential (R) zone.

HARDSHIP: Parcel history of existence; similarly sized residential lots developed within the area.

IV. NEW BUSINESS: None

V. ADMINISTRATIVE BUSINESS:

1. Approval of August 3, 2026, Regular Meeting Minutes.

MOVED (STOMBERG), SECONDED (GRAZIANI) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 3, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: **None**

VI. ADJOURNMENT:

MOVED (STOMBERG), SECONDED (BROWN) AND PASSED UNANIMOUSLY TO ADJOURN THE ZONING BOARD OF APPEALS MEETING AT 7:22 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk