



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
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**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 9, 2019, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Mark Spurling, Vice Chairman Arthur Aube, Regular Members Ken Braga, Mike Swanson and Mort Heidari, and Alternate Rodger Hosig

ABSENT: Alternates Ron Brown and Ron Stomberg

STAFF

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

I. CALL TO ORDER:

Chairman Mark Spurling called the Zoning Board of Appeals (ZBA) meeting to order at 7:00 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): None

III. PUBLIC HEARINGS:

1. V201910 – Michelle Ishler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10' to 4' to expand an existing deck at 7 Adrian Avenue, APN 020-103-0000 in a Residential (R) zone.

TIME: 7:01 pm

SEATED: Chairman Mark Spurling, Vice Chairman Arthur Aube, Regular Members Ken Braga, Mike Swanson and Mort Heidari

Michelle Ishler, 7 Adrian Avenue, was present to represent the application. Ms. Ishler explained that she bought the property last year and there are only two means of egress on the main level, one is located through a bedroom which has a sliding door out to a small deck. They needed to replace the small deck due to mold and unsafe conditions. She noted the property line is approximately 4 feet from the existing deck. She added that Mr. Colonese granted Zoning Permit approval to complete the replacement of the existing deck.

Ms. Ishler said they would like to expand the deck 24 feet longer going towards the rear of the property. She submitted to the file a letter from the neighbor closest to the proposed deck in support of the application and a sketch of the construction plan.

Chairman Spurling shared the sketch with the Board members and read the neighbor's letter into the record. Mr. Swanson stated he is familiar with the property and is in favor of granting approval, due to the lot configuration and location of the existing structure.

Commissioner Heidari asked for further explanation of the hardship. Ms. Ishler stated the house is not large and they don't have space inside to invite family or friends for gatherings. She noted that in order to safely get from the recently replaced deck to the proposed deck, the expansion to the rear of the property is needed. She added that there was no other location on the property to locate the proposed deck.

MOVED (BRAGA), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201910.

MOVED (SPURLING), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) V201910 – Michelle Ishler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10' to 4' to expand an existing deck at 7 Adrian Avenue, APN 020-103-0000 in a Residential (R) zone.

CONDITIONS:

1. Deck expansion to be no closer to property line than pre-existing deck.

HARDSHIP: Lot configuration

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the August 5, 2019 Regular Meeting Minutes.

MOVED (SPURLING) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 5, 2019 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. CIRMA – *Understanding Workplace Violence & Prevention Strategies* – Training Session for Town of Ellington Employees, Board, Commission and Committee Members, October 29, 2019, 6:30 pm – 8:30 pm, location: TBD

CIRMA will conduct a seminar on understanding workplace violence and prevention strategies on October 29, 2019. Employees and commissioners are encouraged to attend.

V. ADJOURNMENT

MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:16 PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Clerk