



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 7, 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 Alternate Ron Brown

**ABSENT:** Regular Member Mort Heidari, and Alternates Rodger Hosig 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 7:01 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

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

**III. PUBLIC HEARINGS:**

1. V201911 – Sorin Nicolescu, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side and rear yard setbacks from 10' to 6' for a detached garage at 21 Lake Street, APN 149-062-0000 in a Lake Residential (LR) zone.

**TIME:** 7:02 PM

**SEATED:** Spurling, Aube, Braga, Swanson and Brown

Sorin Nicolescu was present to represent the application. Mr. Nicolescu said he is proposing to demolish the existing 336 sf detached garage and construct a 600 sf garage as shown on the plan. The existing garage is on a concrete slab, which will also be removed. He said the existing garage is 5.5 feet from the rear property line and the new structure will be 6 feet from the side and rear property lines. He added that he needs room to maneuver his boat into the garage which is why he is proposing the new location. The garage will be constructed on site and placed on a gravel base. Mr. Nicolescu said the old garage and 300 sf of asphalt will be removed and replaced with grass. No one from the public spoke in regards to the application.

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201911.**

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE V201911** – Sorin Nicolescu, owner/applicant, request for variances of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side and rear yard setbacks from 10' to 6' for a detached garage at 21 Lake Street, APN 149-062-0000 in a Lake Residential (LR) zone.

**HARDSHIP:** Proposed garage is less nonconforming to the rear yard setback than existing garage; Lot configuration, including driveway and house location.

2. V201912 – Joyce & Jerry Ouellette, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce the front yard setback from 60' to 35' for an attached garage at 464 Somers Road, APN 162-014-0000 in a Rural Agricultural Residential (RAR) zone.

**TIME:** 7:10 PM

**SEATED:** Spurling, Aube, Braga, Swanson and Brown

Bret Norris, 30 Hayes Avenue, Ellington, CT was present to represent the application. Mr. Norris stated he is the contractor for the project. The owners are looking to attach a 16'x20' garage to the house. The proposed garage will be constructed over an existing parking area. He explained there is a steep slope just beyond the back of the existing house making it difficult to set the garage back. He noted they plan to construct the garage one foot back from the existing front line of the house.

Bryan LaPlante, 460 Somers Road, Ellington, CT stated he is a neighbor of the owners and has no objection to the project. He feels the proposal will be appealing to the neighborhood.

**MOVED (SPURLING), SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V201912.**

**MOVED (SPURLING), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) V201912** – Joyce & Jerry Ouellette, owner/applicant, request for variance of the Ellington Zoning Regulations Section 2.1.10-Highway Clearance Setback: to reduce the front yard setback from 60' to 35' for an attached garage at 464 Somers Road, APN 162-014-0000 in a Rural Agricultural Residential (RAR) zone.

**Condition(s):**

1. Detached garage or any portion thereof shall not be closer to the front property line than the existing dwelling.

**HARDSHIP:** Single family dwelling located on a state road.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the September 9, 2019 Regular Meeting Minutes.

**MOVED (SPURLING) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 9, 2019 MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

**V. ADJOURNMENT:**

**MOVED (SPURLING), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO  
ADJOURN THE ZBA MEETING AT 7:13 PM.**

Respectfully submitted,

Barbra Galovich, CZET  
Recording Clerk