



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, JANUARY 25, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. #Z201531 – Sandra Gottier, owner/applicant, request for a Special Permit for more than 3 garages (3 existing) on property located at 34 Minor Hill Road, APN 150-034-0000, in an RA (Rural Agricultural) Zone. **(CONTINUED FROM THE DECEMBER 28, 2015 REGULAR MEETING)**
2. #Z201533 - Ellington Planning and Zoning Commission, applicant, for proposed amendments to Ellington Zoning Regulation Section 7.9 – Rear Lot Requirements regarding accessways and location of front yard setbacks. **(CONTINUED FROM THE DECEMBER 28, 2015 REGULAR MEETING)**
3. #Z201534 – Cumberland Farms, owner/Carolyn Parker, applicant, request for a Special Permit and Site Plan Modification to replace six (6) manual pump toppers with six (6) LED pump toppers with alternating messages on property located at 5 Wapping Wood Road, APN 009-026-0000, in a C (Commercial) Zone.
4. #Z201535 – Edward and Terry Mangold, owner/applicant, request for a Special Permit for a rear lot in conjunction with a free split on property located on the west side of Griswold Road, APN 177-004-0000, in a RA (Rural Agricultural) Zone.
5. #Z201537 – James Gessay & Robert Ludwig, owner/Richard Gummoe, applicant, request for a Special Permit and Site Plan Modification for a winery and associated signage, site improvements, retail sales and tastings on property located at 7 Industrial Drive, APN 092-005-0000, in an I (Industrial) Zone.

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!

IV. NEW BUSINESS:

1. Pursuant to a request from RSK-Kellco, Inc., request for a 90-day extension for Wheeler Farms (approved on October 26, 2015), a 12 lot re-subdivision of 8 Leila Lane, APN 180-013-0000, and APN 180-014-0000, in a RAR (Rural Agricultural Residential) Zone.
2. #Z201601 – Pursuant to action by the Board of Selectmen on January 11, 2016, CGS 8-24 Referral regarding Ellington Public Schools Solar Energy Project for Center Elementary School, Crystal Lake Elementary School, and Ellington Middle School.
3. #Z201602 – Jane Schneider, owner/Chris Skinner, applicant, request for a Special Permit for more than 3 garages (2 existing) associated with the construction of a 32'x50' detached building on property located at 15 Teaberry Ridge, APN 108-015-0000, in a RAR (Rural Agricultural Residential) Zone. **(RECEIPT ONLY)**

V. ADMINISTRATIVE BUSINESS:

1. Approval of December 28, 2015, Meeting Minutes.
2. Election of Officers for 2016.
3. Correspondence:
 - a. Pursuant to a memo dated December 18, 2015, request for representatives to serve on the Capitol Region Council of Government's Regional Planning Commission. **(TABLED FROM THE DECEMBER 28, 2015 MEETING)**
 - b. Pursuant to a memo dated January 20, 2016, request to schedule a special meeting for purpose of conducting commissioner training.

VI. ADJOURNMENT: