



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, AUGUST 22, 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. Z201617 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and site plan modification to an existing earth excavation permit including grading within 100' of Route 140 (Sadds Mills Road) and Green Road on property located on the north side of Sadds Mill Road, APNS 088-001-0000; 100-009-0000; 100-011-0000; 101-003-0000; and 101-001-0000 in RAR and I (Rural Agricultural/Residential and Industrial) Zones. **(REQUEST TO TABLE OPENING OF HEARING IS PRESENT)**
2. S201603 – Sandra Gottier, owner/Todd Gottier, applicant, for a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM THE JULY 25, 2016 REGULAR MEETING)**
3. Z201619 – Sandra Gottier, owner/Todd Gottier, applicant, request for a Special Permit for a rear lot in association with a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM THE JULY 25, 2016 REGULAR MEETING)**
4. Z201621 – Alan Properties, LLC, owner/Stephan Builders, Inc., applicant, request for a Special Permit for more than 3 garages in association with the construction of a single family home with 3 attached garages and a 24' x 30' detached garage with a 14' x 24' overhang on property located at 17 Angel Trace, APN 109-009-0011 in an RAR (Rural Agricultural/Residential) Zone.
5. Z201622 – EGC LLC, owner/Elm Development Services, applicant request for a Zone Change from a Planned Commercial (PC) Zone to a Designed Multi-Family (DMF) Zone in association with the construction of an assisted living facility on property located at 123 West Road, APN 037-008-0000.

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. OLD BUSINESS:

1. S200615 – Request from Santini Homes, Inc. for final roadway acceptance and a bond reduction to maintenance level for the subdivision known as Ellridge Estates III on the east side of Abbott Road. **(ROAD ACCEPTANCE TABLED FROM JUNE 27, 2016 REGULAR MEETING)**

V. NEW BUSINESS:

1. Z201623 – Our Moms LLC, owner/Kelly Nolin, applicant request for a Special Permit for an ice cream shop, signage, and associated improvements on property located at 2 Church Street, APN 063-032-0000 in a C (Commercial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
2. Z201624 – Sandra Cangemi, owner/applicant request for a Special Permit for a two-family home per Section 3.1.2(2) of the Ellington Zoning Regulations on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
3. Z201625 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 3.1.3 – Accessory Uses/Structures regarding the number of garages per family unit. **(RECEIPT AND SCHEDULING OF HEARING)**
4. Z201626 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to add Section 2.1.13 – Donation Bins. **(RECEIPT AND SCHEDULING OF HEARING)**
5. S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, for a 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
6. Z201627 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, request for a Special Permit for a rear lot in association with an 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 25, 2016 Meeting Minutes.
2. Correspondence
3. Staff Report
 - a. Discussion regarding proposed construction of a dairy barn and associated improvements by Oakridge Dairy, LLC on property located at 11 and 33 Jobs Hill Road.

VII. ADJOURNMENT:

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