



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, SEPTEMBER 26, 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 WITHDRAW APPLICATION IS PRESENT)**
2. 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.
3. 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. **(TO BE CONTINUED TO THE OCTOBER 24, 2016 REGULAR MEETING)**
4. 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.
5. 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.

**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!**

6. Z201628 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant request for a Special Permit and Site Plan Approval for an assisted living facility and associated signage and improvements on property located at 123 West Road, APN 037-008-0000 in a DMF (Designed Multi-Family) Zone.
7. S201606 – CM + Sons Home Construction LLC, owner/applicant, for a 2-lot resubdivision on property located at 4 Gabriel Drive, APN 109-009-0002 in an RAR (Rural Agricultural/Residential) Zone.
8. Z201629 – Eben Holmes, owner/applicant, request for a Special Permit for more than three garages in association with the construction of a 17' x 34' carport on property located at 240 Crystal Lake Road, APN 084-014-0000 in an R (Residential) Zone.
9. 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.
10. Z201626 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to add Section 2.1.13 – Donation Bins.

#### **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. Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue.
2. Z201630 – Robert and Nancy Martel, owner/applicant, request for a Special Permit for an accessory apartment per Section 7.1 of the Ellington Zoning Regulations on property located at 11 Hillsdale Drive, APN 006-021-0000 in an R (Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the August 22, 2016 Meeting Minutes.
2. Correspondence/Discussion

#### **VII. ADJOURNMENT:**