



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 27, 2017, 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. Z201631 – Tango Properties, LLC, owner/applicant, request for Site Plan Modifications for a 30'x34' addition, construction of a drive-through window and lane, construction of an attached 8'x20' freezer, modification to curb-cut on Skinner Road, demolition of existing home, replacement of existing canopy, landscaping, lighting, signage, and other associated improvements and a Special Permit for food service on property located at 194 Windsorville Road, APN 009-067-0000 and 276 Skinner Road, APN 009-068-0000 in a C (Commercial) Zone. **(CONTINUED FROM NOVEMBER 28, 2016)**
2. Z201634 – Sandra Cangemi, owner/applicant, request for a Special Permit for an accessory apartment via Section 7.1 of the Ellington Zoning Regulations and in accordance with variances (granted November 7, 2016) of Sections 7.1A(1) to not require owner-occupancy, 7.1A(2) to allow a floor area greater than 800 square feet and more than 35% of the usable floor area of the primary dwelling unit, and 7.1A(5) to allow two main entrances on the street side at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. **(CONTINUED FROM DECEMBER 19, 2016)**
3. Z201701 – Jason Kloter, owner/applicant, request for a Special Permit pursuant to Section 3.1.3 (3) Garages (detached) for more than 3 cars per family unit and related to the construction of a 60'X100' pole barn and associated site work at 249 Crystal Lake Road, APN 084-001-000 in R (Residential) & RAR (Rural Agricultural/Residential) Zones. **(COMMENCEMENT OF HEARING AND POSSIBLE DECISION)**

4. Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, request for a site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements at 84 West Road, APN 028-006-0000 in C (Commercial) Zone. **(COMMENCEMENT OF HEARING AND POSSIBLE DECISION)**

#### **IV. OLD 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.

#### **V. NEW BUSINESS: NONE**

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

1. Approval of the December 19, 2016 Regular Meeting Minutes and the February 8, 2017 Special Meeting Minutes.
2. Election of Officers for 2017.
3. Correspondence/Discussion:
  - a. Northern Connecticut Land Trust, Inc. letter dated December 21, 2016.
  - b. Connecticut Land Use Law Seminar for Municipal Land Use Agencies, Boards, and Commissions, March 25, 2017, at Wesleyan University.
  - c. Letter regarding proposed disposal of approximately 70,000 yards of contaminated soils to 132 & 137 Frog Hollow Road, Ellington, to be excavated from Bloomfield, CT for the future location of CREC Two Rivers High School; and follow-up email advising that the property owner and CREC will not pursue the disposal of contaminated soils in Ellington.
  - d. Letter regarding Notice of Violation for 117 Stafford Road from Zoning Enforcement Officer.
4. Commissioner's Report: CRCOG Regional Planning Commission meeting held 1-19-2017.

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