

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MARCH 26, 2018 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. Z201801 – Judith Spielman, owner/applicant, request for Zone Change from Commercial (C) and Planned Commercial (PC) Zones to Commercial (C) Zone for 106 West Road, APN 028-011-0000. (Continued from 2-26-2018 meeting)
2. Z201802 – Ned J. Cipollini and Andrea C. Kearns, own/app, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 37 Hillsdale Dr, APN 008-074-0000, in a R (Residential) Zone. (Tabled at 2-26-2018 meeting)
3. Z201803 – John & Andrie Bellezza, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 6 Ryan Drive, APN 052-002-0003, in a RAR (Rural Agricultural Residential) Zone. (Notice requirements met, hearing may commence)
4. Z201804 – Our Moms, LLC, owner/ Joe's Fine Wine & Spirits, applicant, request for a Special Permit for a detached sign on property located at 43 West Road, APN 019-015-0000, in a C (Commercial) Zone. (Request to table to April 23, 2018 is present.)
5. Z201722 – Ellington Planning and Zoning Commission for proposed amendments to the Ellington Zoning Regulations to add Section 6.3.8 Temporary Signs – All Zones (Continued from 2-26-2018 meeting).
6. Z201805 – Ellington Planning and Zoning Commission for proposed amendments to the Ellington Zoning Regulations to Section 7.1 Accessory Apartments to increase floor area of apartment from 35% to 50% and maximum size from 800 sf to 1,000 sf. (Notice requirements met, hearing may commence)

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Request from Big Y Corporation for informal discussion regarding a potential development of 14 acres on the west side of Route 83 across from Big Y at 135 West Road.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the February 26, 2018 Regular Meeting Minutes
2. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
 - a. Encore Public Information Meeting, Thursday, April 5, 2018, 7-9 pm, Ellington High School Cafeteria.
 - b. Ellington Plan of Conservation & Development Update Committee 3/1/2018 minutes
3. Correspondence/Discussion:
 - a. Public Information Meeting - Connecticut Department of Transportation, Monday, April 16, 2018, 6:30pm, Ellington Town Hall, for bridge reconstruction over Charters Brook (Bridge No.02668) on Route 140 in Ellington.
4. Report from commission representative regarding the CRCOG Regional Planning Commission meeting on March 8, 2018 (Next meeting: May 17, 2018)

VII. ADJOURNMENT:

Note: Next regular meeting is scheduled for 4/23/2018