



# TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, MARCH 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. S201701 – Elizabeth Nebelsky owner/applicant request for a 1-lot re-subdivision on property located on the east side of Jobs Hill Road, APN 140-003-000 in RAR (Rural Agricultural Residential) Zone. **(OPENING 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:**

1. Z201704 – Ellington Planning and Zoning Commission for proposed amendments to the Ellington Zoning Regulations to modify Section 2.1 – General Requirements to add standards for division of land for agricultural purposes and lots exempt from subdivision. **(RECEIPT AND SCHEDULING OF HEARING)**
2. Z201705 – Ellington Planning and Zoning Commission for proposed amendments to the Ellington Zoning Regulations to add Section 7.15 – Alternative Energy - Solar. **(RECEIPT AND SCHEDULING OF HEARING)**
3. S200504– Pursuant to correspondence from Vitaly Dzhenzherukha of MJ Homes dated January 20, 2017, request for acceptance of roadway, drainage and infrastructure and release of bond for Freedom Ridge Subdivision, Ferguson Way.

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the December 19, 2016 Regular Meeting Minutes, February 8, 2017 Special Meeting Minutes and February 27, 2017 Regular Meeting Minutes.
2. Election of Officers for 2017.
3. Correspondence/Discussion:
  - a. Northern Connecticut Land Trust, Inc. letter dated December 21, 2016, regarding potential open space parcel to rear of Sandy Beach Road.
  - b. Early notice of potential bridge (Strawberry Rd bridge over Mill River) replacement letter to abutters from Tim Webb, Public Works Director
4. Commissioner's Report: CRCOG Regional Planning Commission meeting
5. Executive Session to discuss pending litigation.

## **VII. ADJOURNMENT:**