



TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, APRIL 24, 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. 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. **(OPENING OF HEARING AND POSSIBLE DECISION)**
2. Z201705 – Ellington Planning and Zoning Commission for proposed amendments to the Ellington Zoning Regulations to add Section 7.15 – Alternative Energy - Solar. **(OPENING OF HEARING AND POSSIBLE DECISION)**
3. Z201706 – James J. Gessay & Robert A. Ludwig, owner/Richard Gummo, applicant, request for a Special Permit and Site Plan Modification for a winery/distillery at 5 Industrial Drive (Suites 12 & 13), APN 092-004-0000, in an I (Industrial) zone. **(OPENING OF HEARING AND POSSIBLE DECISION)**
4. Z201707 – Roger Moser, owner/Brent Moser, applicant, request for a Special Permit and Site Plan Modification for a 6,240 s.f. building addition at 43 Lower Butcher Road, APN 018-020-0000, in an IP (Industrial Park) 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. Discussion regarding proposed settlement of appeal brought by Sandra Cangemi in connection with the PZC denial of a Special Permit for an accessory apartment at 10 Cedar Street.
2. 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.
3. Z201708 – Jason Cahill owner/applicant, request for a Special Permit for an accessory apartment at 17 Cherrywood Drive, APN 140-010-0000, in an RAR (Rural Agricultural Residential) zone. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 27, 2016 Regular Meeting Minutes
2. Election of Secretary for 2017.
3. Correspondence/Discussion:
 - a. Cease and Desist Order from Zoning Enforcement Officer for 117 Stafford Road
 - b. Memo from ZEO – Update on enforcement of temporary signs within Town and State Right of ways.
 - c. Oakridge Times dated April 2017
4. Commissioner's Report: CRCOG Regional Planning Commission meeting

VII. ADJOURNMENT: