



TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, MAY 21, 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. Z201806 – Brady Bahler, owner/applicant, pursuant to Section 3.1.3 (4) of the Ellington Zoning Regulations request for Special Permit for seven (7) total attached/detached garages and pursuant to Section 7.1 request for a Special Permit for an accessory apartment at 353 Somers Road, APN 105-007-0000 in a RAR (Rural Agricultural/Residential) Zone. **(HEARING NOTICES MET, HEARING MAY COMMENCE ON MAY 21, 2018)**
2. S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re-subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone. **(OPENING OF HEARING TO BE TABLED TO JUNE 25, 2018)**
3. Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone. **(OPENING OF HEARING TO BE TABLED TO JUNE 25, 2018)**
4. Z201809 – Roger Moser, owner/Big Y Foods, Inc., applicant request for Special Permit and Site Plan Approval for the construction of commercial buildings, including a gas station (fueling facility), restaurant, drive thru, retail business, paved parking areas, access drives, storm water management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000 in a PC (Planned Commercial) and RAR (Rural Agricultural/Residential) Zones. **(OPENING OF HEARING TO BE TABLED TO A SPECIAL MEETING ON THURSDAY, MAY 31, 2018, 7PM)**

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

1. Z201810 – Jamison Boucher, applicant (Cold Creek Brewery)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone. **(RECEIPT AND SCHEDULING OF PUBLIC HEARING FOR JUNE 25, 2018)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 23, 2018 Regular Meeting Minutes
2. Correspondence/Discussion:

- a. Ellington Plan of Conservation & Development Update Committee 5/3/2018 meeting minutes

VII. ADJOURNMENT:

Note: Next regular meeting is scheduled for 6/25/2018