



# TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, JUNE 25, 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. 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. **(PUBLIC HEARING CONTINUED FROM SPECIAL MEETING HELD ON JUNE 25, 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. **(HEARING NOTICES MET, HEARING MAY COMMENCE ON 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. **(HEARING NOTICES MET, HEARING MAY COMMENCE ON JUNE 25, 2018)**
4. Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/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. **(HEARING NOTICES MET, HEARING MAY COMMENCE ON JUNE 25, 2018)**

**IV. OLD BUSINESS:**

1. Request for modification to façade treatment associated with site plan approval granted February 27, 2017 for Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, 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.

**V. NEW BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 21, 2018 Regular Meeting Minutes and May 31, 2018 Special Meeting Minutes.

2. Report from commission representative(s) regarding the CRCOG Regional Planning Commission meeting on May 17, 2018 (Next meeting: September 6, 2018)
3. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
  - a. Ellington Plan of Conservation & Development Update Committee June 7, 2018 minutes
  - b. Copy of Ellington Community Survey Report
  - c. Ellington Market Analysis
4. Correspondence/Discussion:
  - a. Oakridge Times – June 17, 2018

**VII. ADJOURNMENT:**

**Note: Next regular meeting is scheduled for 7/23/2018**