



TOWN OF ELLINGTON

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REVISED

(Revisions are underlined and bolded)

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, SEPTEMBER 24, 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. NEW BUSINESS:

1. In accordance with a memo from the Board of Selectmen dated August 17, 2018, request to consider and act on resolution approving plans for development of recreation playscapes and fields on town-owned property on Middle Road, APN 053-016-0000, related improvements, work and acquisitions pursuant to Section 8-24 of the Connecticut General Statutes.

IV. PUBLIC HEARING(S): (NOTICES MET, HEARINGS MAY COMMENCE FOR ALL ITEMS)

1. Z201815 – Town of Ellington, owner/applicant, request for Special Permit and Site Plan Approval for proposed athletic fields and other recreational facilities including a hockey rink, playscape, dog park, walking trail, parking and associated improvements at Middle Road, Frog Hollow Road and Pinney Street, APN 053-016-0000, in a RAR (Rural Agricultural/Residential) Zone.
2. S201802 – JoAnn Luginbuhl, owner/Nutmeg Construction, applicant, request for a nine lot subdivision for property at Ellsworth Lane and Brooks Crossing Ext. (Crestwood V), APN 118-003-0000, in a RAR (Rural Agricultural/Residential) Zone.
3. S201803 – John Luginbuhl, owner/S&S Wall Systems, applicant, request for re-subdivision for 1 additional lot for 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.
4. Z201816 - John Luginbuhl, owner/S&S Wall Systems LLC, applicant, request for a Special Permit **for a rear lot and light manufacturing and assembly, warehouse and storage, packaging and distribution of goods, wholesale** and Site Plan Approval to construct an industrial building, access drive, parking, stormwater management facilities, and associated improvements on property at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

V. OLD BUSINESS:

1. Pursuant to a letter from William L. Mandell, owner of 194 Windsorville Road, APN 009-067-0000, request to review condition #11 for Z201631 a Special Permit and Site Plan Modification for Dunkin Donuts Drive-thru in a C (Commercial) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 23, 2018 Regular Meeting Minutes and August 2, 2018 Special Meeting Minutes.
2. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
3. Correspondence/Discussion:
 - a. Pursuant to a memo from the Town Planner dated September 18, 2018, discussion regarding reconfiguration of parcel lines of land subject to permanent farmland preservation easement and Section 7.9-Rear Lot Requirements.
 - b. Oakridge Times, Dated August 17, 2018.
 - c. Flyer announcing MFG Day at Dymotek on October 5, 2018.

VII. ADJOURNMENT:

Note: Next regular meeting is scheduled for 10/22/2018