



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FX (860) 870-3122

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, OCTOBER 22, 2018, 7:00 P.M.

ELLINGTON HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT

### I. CALL TO ORDER:

### II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

### III. NEW BUSINESS:

1. Z201814 - In accordance with a memo from the Board of Selectmen dated August 17, 2018, request for a Connecticut General Statutes §8-24 review to consider and act on resolution of plans for development of recreation playscapes and fields on town-owned property on Middle Road, APN 053-016-0000, as approved within the 2018-19 Capital Improvement Budget. (Continued from October 9, 2018)

### IV. PUBLIC HEARING(S):

1. Z201815 - Town of Ellington, owner/applicant, **REVISED APPLICATION REMOVING PROPOSED ATHLETIC FIELDS, DOG PARK AND WALKING TRAIL** and limit application to a request for a Special Permit and Site Plan Approval for proposed deck hockey rink, playscape, parking and associated site improvements for property on Middle Road, Frog Hollow Road and Pinney Street, APN 053-016-0000, in a RAR (Rural Agricultural/Residential) Zone. (Continued from October 9, 2018)
2. 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. (Continued from October 9, 2018)
3. 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 warehousing and distribution; storage, service, and workshop for building, landscaping, and special trade contractors 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. (Continued from October 9, 2018)
4. Z201817 – Wilhelm Frederich, owner/ Brian Frederich, applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 1 Willi Lane, APN 181-047-0000, in a RAR (Rural Agricultural/Residential) Zone. **(HEARING NOTICES MET, HEARING MAY COMMENCE ON OCTOBER 22, 2018)**

### V. NEW BUSINESS (CONTINUED):

1. Z201818 - Douglas H. Miller, owner/ Anna Pinette, applicant, request for Special Permit for year round food service at 291 Sandy Beach Road (DM Auto Repair & Sales, LLC), APN 128-014-0000, in a C (Commercial) zone. (Received one year Special Permit via Z201718 that's set to expire December 31, 2018) **(RECEIPT AND SCHEDULING OF HEARING)**

2. Z201819 - Roger Moser, owner/Brent Moser, applicant, request for a Special Permit for Contractor Storage and Site Plan Modification for expansion of parking, landscaping enhancements and associated site improvements at 43 Lower Butcher Road, APN 018-020-0000, in an IP (Industrial Park) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
3. Z201820 – Judith Spielman, owner/Four Town Veterinary Hospital, applicant, request for a Special Permit for a veterinarian/small animal hospital facility and Site Plan Modification for the construction of a building addition, parking expansion and associated site improvements at 106 West Road, APN 028-011-0000, in a PC (Planned Commercial) and C (Commercial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the September 24, 2018 Regular Meeting Minutes and October 9, 2018 Special Meeting Minutes.
2. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
3. Correspondence/Discussion:
  - a. Status update on barking dogs – 25 Glenwood Road
  - b. Oakridge Times – October 15, 2018

#### **VII. ADJOURNMENT:**

**Note: Next regular meeting is scheduled for 11/26/2018**