



# 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, NOVEMBER 26, 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 HEARING(S):**

1. 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 22, 2018)
2. 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 22, 2018)
3. 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 set to expire December 31, 2018).
4. 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.
5. 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.
6. Z201821 – Allan & Jessica Hastillo, owner/applicant, pursuant to Section 3.1.3 (3) of the Ellington Zoning Regulations request for Special Permit for a detached garage for more than 3 cars at 100 Tripp Road, APN 023-002-0000, in a RAR (Rural/Agricultural Residential) Zone.

**IV. NEW BUSINESS:**

1. S201802 – Request for two ninety (90) day extensions to file mylars for JoAnn Luginbuhl, owner/Nutmeg Construction, applicant, 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. (Initial deadline 1/2/2019; extension deadline 7/21/2019)
2. Z201822 – Ellington Planning and Zoning Commission for proposed amendment to Ellington Zoning Regulation Section 7.9 (A) Rear Lot Requirement to exempt lots subject to permanent easement for farmland preservation. **(RECEIPT AND SCHEDULING OF HEARING)**
3. Z201823 – Nicole Ford, owner/applicant, request for a Special Permit for a Home Occupation and construction of 30'X40' barn for a detached garage for more than 3 cars and associated site improvements at 311 Somers Road, APN 083-008-0000, in an RAR (Rural Agricultural Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
4. Z201824 – Ellington Planning and Zoning Commission for proposed amendment to Ellington Zoning Regulation Table 4.1 Permitted Uses & Uses Requiring Special Permit – Commercial & Industrial Zones to require special permit for Auto, Limited Repairer License; Glass Fabrication & Installation; Ice Manufacture – Storage & Sale; Jewelry Manufacture; Optical & Scientific Instrument Manufacture; Plumbing & Heating: Sales, Service, Storage; Public Garage, Bus, Taxi Service, Rentals; Radio and Television Studios; Retail Business; Theater, Indoors In Building; Wholesale, Business. **(RECEIPT AND SCHEDULING OF HEARING)**

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of the October 22, 2018 Regular Meeting Minutes.
2. Approval of 2019 Planning & Zoning Commission meeting schedule.
3. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
4. Correspondence/Discussion:

**VII. ADJOURNMENT:**

**Note: Next regular meeting is scheduled for 12/17/2018**