



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, JUNE 27, 2016, 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. Z201613 – Ryan Brown, owner/applicant request for a Special permit for more than 3 garages (2 existing) in association with the construction of a 32' x 24' detached garage with a 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006 in a LR (Lake Residential) Zone. **(TABLED FROM THE MAY 23, 2016 REGULAR MEETING)**
2. S201602 – Henry Aberle, Jr. Estate, owner/applicant, for a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone. **(CONTINUED FROM THE MAY 23, 2016 REGULAR MEETING)**
3. Z201614 – Henry Aberle, Jr. Estate, owner/applicant, request for a Special Permit for 2 rear lots in association with a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone. **(CONTINUED FROM THE MAY 23, 2016 REGULAR MEETING)**
4. Z201618 – Ronald Scherick, owner/Michael and Luann Hoffman, applicant, request for a Special Permit and site plan modification for a bakery and associated signage, parking, and improvements on property located at 238 Somers Road, APN 064-028-0000 in a PC (Planned Commercial) Zone.
5. Z201615 – Jason and Diana Reutter, owner/applicant, request for a Special Permit for the construction of more than 3 garages in association with the construction of a single-family home with an attached 2-car garage and a detached 3-car garage, and for a home occupation not in compliance with Section 7.7 for the keeping of a dump truck, skid steers, trailers, and stone storage for business purposes on property located at 144 Webster Road, APN 165-003-0004 in an RAR (Rural Agricultural/Residential) Zone.

**COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!**

6. Z201616 – Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit and site plan modification for additional light industrial uses on property located at 10 Nutmeg Drive, APN 017-022-0006 in an I (Industrial) Zone.
7. Z201617 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and site plan modification to an existing earth excavation permit including grading within 100' of Route 140 (Sadds Mills Road) and Green Road on property located on the north side of Sadds Mill Road, APNS 088-001-0000; 100-009-0000; 100-011-0000; 101-003-0000; and 101-001-0000 in RAR and I (Rural Agricultural/Residential and Industrial) Zones. **(REQUEST TO TABLE OPENING OF HEARING IS PRESENT)**
8. S201603 – Sandra Gottier, owner/Todd Gottier, applicant, for a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone.
9. Z201619 – Sandra Gottier, owner/Todd Gottier, applicant, request for a Special Permit for a rear lot in association with a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone.

#### **IV. NEW BUSINESS:**

1. S200615 – Request from Santini Homes, Inc. for final roadway acceptance and a bond reduction to maintenance level for the subdivision known as Ellridge Estates III on the east side of Abbott Road.
2. S201604 – Michael Brunelle, owner/applicant, for a 2-lot resubdivision on property located at 20 Frog Hollow Road, APN 062-008-0000 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
3. Z201620 – John Chidester and Karen Costanzo, owner/applicant, request for a Special Permit for more than 3 garages in association with the construction of a 24' x 24' garage and associated improvements on property located at 15 Ridge Drive, APN 066-005-0007, in an R (Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

#### **V. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 23, 2016 Meeting Minutes.
2. Correspondence:
  - a. Sample letter from John Colonese, Zoning Enforcement Officer, regarding advertising flags.

#### **VI. ADJOURNMENT:**

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