



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 24, 2016, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, F. Michael Francis and Alternate Jon Moser

MEMBERS ABSENT: None

STAFF PRESENT: John Colonese, Assistant Town Planner and Savannah Blantz, Recording Clerk

I. CALL TO ORDER:

Chairman Arlo Hoffman called the October 24, 2016 regular meeting of the Planning and Zoning Commission to order at 7:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

There were no comments from the public. Chairman Hoffman noted Jim Prichard and Bob Hoffman had resigned from the commission and thanked them for their many years of service. He welcomed new alternate member Jon Moser and acknowledged the change in status of Michael Francis from alternate member to regular member.

III. PUBLIC HEARINGS:

1. Z201624 – Sandra Cangemi, owner/applicant request for a Special Permit for a two-family home per Section 3.1.2(2) of the Ellington Zoning Regulations on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

Chairman Hoffman stated that requisite approvals are not present and hearing notices have not been met. This matter cannot be heard and should be tabled to the next meeting.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO THE NOVEMBER 28, 2016, REGULAR MEETING FOR Z201624

BY CONSENSUS, THE COMMISSION AGREED TO CONSIDER ITEMS 2 AND 3 TOGETHER

2. S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, for a 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM SEPTEMBER 26, 2016)**
3. Z201627 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, request for a Special Permit for a rear lot in association with an 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone. **(CONTINUED FROM SEPTEMBER 26, 2016)**

TIME: 7:02 PM

SEATED: Arlo Hoffman, Carol Strom, Sean Kelly, Robert Sandberg, Ricci Hirth and F. Michael Francis

Ben Wheeler, Design Professionals, stepped forward to represent the application. He noted a report dated October 10, 2016 is present from the Town Engineer. He stated they take no exception to the comments of the Town Engineer and will address them on the final plans. Additionally, Mr. Wheeler informed the commission that he received a letter from the health department concurring with the feasibility of soil for the septic systems on all 8 lots.

Commissioner Strom read the letter from the Town Engineer, James A. Thompson, into the record.

John Colonese, Assistant Town Planner, raised a question regarding the footing drains. He expressed concern that some of the footing drains are close to the property line on two of the lots. Mr. Colonese informed Mr. Wheeler that it is recommended the footing drains be at least 10 or more feet away from the property line. Mr. Wheeler assured Colonese that this would not be an issue and will be reflected on individual plot plans.

Chairman Hoffman asked Mr. Wheeler to review the open space dedication to the town. Mr. Wheeler stated approximately 58 acres will be deeded to the town.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARINGS FOR S201605 AND Z201627.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATIONS S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, for a 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone.

MODIFICATIONS:

BONDING SHALL BE REQUIRED TO COVER SEDIMENTATION AND EROSION CONTROLS;

MONUMENTS SHALL BE INSTALLED AT THE SOUTH AND NORTH ENDS OF THE PROPERTY AND ANOTHER IN THE MIDDLE OF THE FRONTAGE;

PLANS SHALL BE REVISED TO SHOW THE WIDTH OF TRIPP ROAD AS 50' FOR THE ENTIRE FRONTAGE;

TITLE TO ALL LAND BETWEEN THE CENTER OF THE ROAD AND THE FRONT PROPERTY LINE SHALL BE DEDICATED TO THE TOWN;

MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE Z201627 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, request for a Special Permit for a rear lot in association with an 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural/Residential) Zone.

4. Z201630 – Robert and Nancy Martel, owner/applicant, request for a Special Permit for an accessory apartment pursuant to Section 7.1 of the Ellington Zoning Regulations on property located at 11 Hillsdale Drive, APN 006-021-0000 in an R (Residential) Zone. **(OPEN HEARING AND POSSIBLE DECISION)**

There were no representatives of the application present.

BY CONSENSUS, THE COMMISSION AGREED TO TABLE THIS ITEM UNTIL THE END OF THE MEETING TO ALLOW FOR A REPRESENTATIVE OF THE APPLICATION TO ARRIVE

IV. OLD BUSINESS:

1. Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue. **(TABLED FROM SEPTEMBER 26, 2016)**

Geoff Siedor stepped forward to represent the owner, Quantum of Ellington II, LLC, and informed the commission a recommendation is not present from the Town Engineer. He noted they are planning to address sewer concerns with the Ellington Water Pollution Control Authority at their November meeting.

BY CONSENSUS, THE COMMISSION TABLED ACTION TO THE NOVEMBER 28, 2016 REGULAR MEETING FOR Z201506

V. NEW BUSINESS:

1. Z200522 - Pursuant to a letter from James A. Thompson, Town Engineer, dated October 11, 2016, authorization to reduce bonding for T&M Building for Center Village a development on the south side of Maple Street, APN 073-014-0000.

There was no representative present. Mr. Colonese recommended the commission make a motion that the bond be reduced to \$50,000 based on the Town Engineer's letter.

MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE BOND REDUCTION FROM \$102,874 TO \$50,000 FOR Z200522 – T&M Building for Center Village a development on the south side of Maple Street APN 073-014-0000 based upon a letter from James A. Thompson, Town Engineer, dated October 11, 2016.

2. S201604 – Pursuant to a letter dated October 17, 2016, request to grant 90-day extension for filing of subdivision for Michael Brunelle, 20 Frog Hollow Road, APN 062-008-0000, in a RAR (Rural Agriculture) zone.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO GRANT EXTENSION OF APPROVAL FOR S201604 – Pursuant to a letter dated October 17, 2016, request to grant 90-day extension for filing of subdivision for Michael Brunelle, 20 Frog Hollow Road, APN 062-008-0000, in a RAR (Rural Agriculture) zone.

3. Z201631 – Tango Properties, LLC, owner/applicant request for Site Plan Modifications for a 30'x34' addition, construction of a drive-through window and lane, construction of an attached 8'x20' freezer, modification to curb-cut on Skinner Road, demolition of existing home, replacement of existing canopy, landscaping, lighting, signage, and other associated improvements and a Special Permit for food service on property located at 194 Windsorville Road, APN 009-067-0000, and 276 Skinner Road, APN 009-068-0000, in a C (Commercial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

BY CONSENSUS, THE COMMISSION RECEIVED AND SCHEDULED A PUBLIC HEARING FOR NOVEMBER 28, 2016, 7 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z201631.

BY CONSENSUS, THE COMMISSION ADDED ITEMS 4, 5 AND 6 TO THE AGENDA

4. Z201632 – James Gessay, & Robert Ludwig, owner/Cold Creek Brewery LLC, applicant request for a modification to the Special Permit to allow the on-site sale of prepackaged foods at 6 Industrial Drive (Suites 5, 6 & 7) APN 092-007-0000 in a I (Industrial) Zone.

BY CONSENSUS, THE COMMISSION RECEIVED AND SCHEDULED A PUBLIC HEARING FOR NOVEMBER 28, 2016, 7 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z201632.

5. S200502 – Pursuant to letter from Attorney Walter Twachtman dated October 18, 2016, request for an extension of subdivision approval (S200502) for Crystal View Estates, Grassy Hill Road.

Attorney Walter Twachtman stepped forward to represent the owner, Quantum of Ellington LLC. He reviewed the request noting that a one year extension was given last November by the commission to allow for the correction of drainage issues. He

stated additional drainage facilities have been installed along Grassy Hill Road and now they are asking for the remaining four year extension to the subdivision approval. He referenced a letter from the Town Engineer dated October 24, 2016 stating the drainage inlets and grading are satisfactory. He added the owners that spoke at the November 28, 2015 meeting were contacted and are satisfied with the recent drainage work.

Mr. Colonese acknowledged he had contacted the owners that had spoken at the November 28, 2015 meeting as well and confirmed they are generally satisfied with the drainage work, although they are concerned about the grass growing this late in the season.

Attorney Twachtman noted there is still work to be done and they need time to finish the public improvements. He added that there is currently a bond posted with the town to cover the costs of the improvements. Geoff Siedor spoke on behalf of the owner and reviewed the completed improvements and those that remain. He feels the bond more than covers the remaining improvements and plans to return to the commission to request a reduction within a year.

Mr. Colonese stated that drainage easements giving the town the right to maintain the new drainage facilities must be filed on the land records.

MOVED (HOGAN) SECONDED (STROM) TO APPROVE WITH CONDITIONS S200502 – Request from Attorney Walter Twachtman for an extension of subdivision approval to December 5, 2020 for Crystal View Estates, Grassy Hill Road

**CONDITION:
DRAINAGE EASEMENTS TO BE FILED**

6. S201603 – Pursuant to letter from Russell Heintz dated October 24, 2016, request to grant 90-day extension for filing of resubdivision for Sandra Gottier, 34 Minor Hill Road, APN 150-034-0000, in a RAR (Rural Agricultural) zone.

BY CONSENSUS, THE COMMISSION GRANTED EXTENSION OF APPROVAL FOR S201603 – Pursuant to letter from dated October 24, 2016, request to grant 90-day extension for filing of resubdivision for Sandra Gottier, 34 Minor Hill Road, APN 150-034-0000, in a RAR (Rural Agricultural) zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the September 26, 2016 Meeting Minutes.

MOVED (STROM) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE the September 26, 2016 Meeting Minutes as written.

2. Correspondence:

- a. Pursuant to memo from L. Houlihan, Town Planner, dated October 17, 2016, request to support TA Set-Aside FY2016-2020 application for funding to construct walkways along Route 83 from Vernon town-line to Main Street (Route 286).

There was a brief discussion regarding the sidewalk study maps presented to the commission.

BY CONSENSUS, THE COMMISSION SUPPORTED APPLICATION FOR TA SET-ASIDE FOR FY 2016-2020 FOR THE CONSTRUCTION OF WALKWAYS ALONG ROUTE 83 FROM THE VERNON TOWN-LINE TO ROUTE 286 (MAIN STREET), AS SHOWN ON SIDEWALK STUDY MAPS SHEETS 1-4 DATED FEBRUARY 4, 2016, FINDING THE PROJECT CONSISTENT WITH RECOMMENDATIONS OF THE PLAN OF CONSERVATION AND DEVELOPMENT, THE ROUTE 83 CORRIDOR STUDY, AND COMPLETE STREET CONCEPTS.

BY CONSENSUS, THE COMMISSION WENT BACK TO AGENDA ITEM 4 UNDER PUBLIC HEARINGS TO CONSIDER FILE Z201630

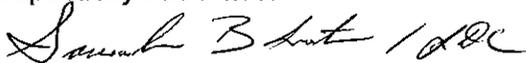
A representative for the application was still not present.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO THE NOVEMBER 28, 2016 REGULAR MEETING FOR Z201630 – Robert and Nancy Martel, owner/applicant, request for a Special Permit for an accessory apartment pursuant to Section 7.1 of the Ellington Zoning Regulations on property located at 11 Hillsdale Drive, APN 006-021-0000 in an R (Residential) Zone.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:50 PM.

Respectfully submitted:



Savannah Blantz, Recording Clerk