



# 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 MINUTES  
MONDAY, FEBRUARY 25, 2019, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**MEMBERS PRESENT:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

**MEMBERS ABSENT:** Vice Chairman Bill Hogan, F. Michael Francis, Robert Sandberg, Jr., and Alternate Jon Moser

**STAFF PRESENT:** John Colonese, Assistant Town Planner and Barbra Galovich, Recording Clerk

## **I. CALL TO ORDER:**

Chairman Arlo Hoffman called the February 25, 2019 meeting to order at 7:00 PM in Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

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

Edward R. Ludwig, 66 Crystal Lake Road, approached the commission. He stated he would like to obtain a Home Occupation to have 10 to 15 wedding events a year on his approximately 14 acres of land located in a Rural Agricultural Residential zone. He explained that his property would be made available for the event including parking, but the house would not be used. He added that clients would be responsible to provide tents, generators for electricity, porta-potties, insurance, and hire a traffic safety officer, if necessary.

John Colonese, Assistant Town Planner, stated the Planning Department suggested to Mr. Ludwig that he have an informal discussion with the commission to see if it would be feasible to submit a Home Occupation Special Permit application.

After review with the commission members, Chairman Arlo Hoffman stated they would be willing to consider a formal application. He briefly reviewed the Special Permit process with Mr. Ludwig which allows conditions to be set with an approval. He also noted that abutters to the property would be notified through the public hearing process.

**BY CONSENSUS, THE COMMISSION WENT OUT OF AGENDA ORDER TO ADDRESS PUBLIC HEARING AGENDA ITEM #7 FIRST, THEN ITEMS #2 THROUGH #6.**

## **III. PUBLIC HEARING(S):**

7. Z201902 – Ben Wagenbach, 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 and pursuant to Section 7.7 request for a Special Permit for a Home Occupation at 195 Jobs Hill Road, APN 120-007-0000, in a RAR (Rural/Agricultural Residential) Zone.

**TIME:** 7:10 pm

**SEATED:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

Ben Wagenbach, 195 Jobs Hill Road, was present to represent the application. Mr. Wagenbach stated he currently has a 12'x24' shed on the property which was recently moved to the opposite side of the house. He is looking to construct a 30'x40' building for his carpentry business. He is currently renting space at another location. Mr. Wagenbach said customers may stop by to see progress on their project and he does not intend to have a show room area. The building will be located 57 feet from the front property line and will have one 12 foot wide door. Mr. Wagenbach stated his hours of operation would be roughly 7:30 am to 5:00 pm during the week. He noted approval from North Central District Health Department has been received.

Mr. Colonese said the need for the Special Permit is due to the proposed building for the home occupation being roughly the same size as the existing house. He confirmed with Mr. Wagenbach that there will be no outside storage.

No one from the public spoke in regards to this application.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201902** – Ben Wagenbach, 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 and pursuant to Section 7.7 request for a Special Permit for a Home Occupation at 195 Jobs Hill Road, APN 120-007-0000, in a RAR (Rural/Agricultural Residential) Zone.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201902** – Ben Wagenbach, 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 and pursuant to Section 7.7 request for a Special Permit for a Home Occupation at 195 Jobs Hill Road, APN 120-007-0000, in a RAR (Rural/Agricultural Residential) Zone.

**CONDITION OF APPROVAL:**

- 1) Regular deliveries by large trucks shall not be permitted for the home occupation.

**Items #2 and #3 considered together.**

2. S201804 – Fly Boys Ink, LLC owner/applicant, request for a two lot subdivision (one existing, one new) at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone.

**BY CONSENSUS, THE COMMISSION POSTPONED THE OPENING OF THE PUBLIC HEARING TO THE MARCH 25, 2019 REGULAR MEETING FOR S201804** – Fly Boys Ink, LLC owner/applicant, request for a two lot subdivision (one existing, one new) at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone.

3. Z201827 – Fly Boys Ink, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9-Rear Lot Requirements associated with a two lot subdivision for the construction of a single family home at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone.

**BY CONSENSUS, THE COMMISSION POSTPONED THE OPENING OF THE PUBLIC HEARING TO THE MARCH 25, 2019 REGULAR MEETING FOR Z201827** – Fly Boys Ink, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9-Rear Lot Requirements associated with a two lot subdivision for the construction of a single family home at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone.

**Items #4 and #5 considered together.**

4. S201805 – Kimberly Sullivan, owner/applicant, request for re-subdivision for 1 additional lot at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Continued from January 28, 2019)*

**TIME:** 7:17 pm

**SEATED:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

**PLANS REVIEWED:** Title Sheet Sullivan Resubdivision 78 Hoffman Road, Ellington, CT prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=1,000'; Sheet C-T1, Sheet No. 1 of 7; Date: 12/6/2018, Revised date 2/19/2019.  
Property & Topographic Survey prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Scale: 1"=50'; Sheet V-1; Date: 10/09/18, Revised date 2/6/2019.  
Resubdivision Plan prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Scale: 1"=40'; Sheet V-1; Date: 12/05/18, Revised date 2/6/2019.  
Site Plan Sullivan Resubdivision 78 Hoffman Road, Map 505, Lot 405, Ellington, CT prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=40'; Sheet C-SP1, Sheet No. 4 of 7; Date: 12/6/2018, Revised date 2/19/2019.  
Proposed Lot Septic Plan & Details Sullivan Resubdivision 78 Hoffman Road, Ellington, CT Septic Plan Review prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=40'; Sheet C-UT1, Sheet No. 5 of 7; Date: 10/26/18, Revised date 1/14/19.  
Proposed Lot Septic Plan & Details Sullivan Resubdivision 78 Hoffman Road, Ellington, CT prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=40'; Sheet C-UT1, Sheet No. 6 of 7; Date: 10/26/18, Revised date 2/19/19.  
Details Sullivan Resubdivision 78 Hoffman Road, Map 505, Lot 405, Ellington, CT prepared for Joseph Armstrong, 78 Hoffman Road, Ellington, CT 06029; Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=40'; Sheet C-ES1, Sheet No. 7 of 7; Date: 12/6/2018, Revised date 2/19/2019.

Suzanne Choate and John Mills, Design Professionals, 21 Jeffrey Drive, South Windsor, CT and Joseph Armstrong, 78 Hoffman Road, Ellington, CT were present to represent the application.

Ms. Choate reiterated the project to the commission referring back to last month's meeting. She said the applicant received Inland Wetlands approval at their last meeting and received conditional approval from the Town Engineer pertaining to the drainage on site.

Mr. Mills explained the proposed drainage, sheet flow and drainage depression area. He stated due to the existing topography of the site and the existing ponding in the area of the proposed driveway, the driveway will be constructed at an elevation to allow water to flow over it during major rainfall events.

Mr. Colonese suggested an open space easement be granted to the town allowing public access and improvements in support of passive recreation for the approximate one acre area near Bahler's Brook. There was a brief discussion regarding access to the proposed open space easement. However, the understanding is that open space dedicated through future subdivision approvals in the area would allow access to the site. Mr. Colonese

reviewed the proposed conditions of approval with the commission and the applicant. Mr. Mills said they agree with the conservation portion of the application to protect Bahler's Brook.

No one from the public spoke in regards to this application.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S201805** – Kimberly Sullivan, owner/applicant, Request for re-subdivision for 1 additional lot at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone.

**MOVED (KELLY) SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS S201805** – Kimberly Sullivan, owner/applicant, request for re-subdivision for 1 additional lot at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone.

**CONDITIONS OF APPROVAL:**

- 1) Subject to Town Engineer comments in email dated February 22, 2019.
  - 2) Plan shall be revised to correct the zoning table subject to approval by the Town Planner.
  - 3) Construction activity subject to conditions of Inland Wetlands Permit IW201817.
  - 4) Property pins for the lot shall be installed prior to conveyance/transfer of the lots.
  - 5) Plans shall be revised to include Assessor Parcel Numbers.
  - 6) Subject to Department of Public Works permit requirements for driveway apron.
  - 7) Subject to North Central District Health Department approval.
  - 8) Consultant Engineer fees shall be paid prior to filing of subdivision on the Ellington land records.
  - 9) Open space requirement to be accomplished by granting formal easement to town. Easement shall grant rights for public access and improvements in support of passive recreation for the town as recommended by staff and approved by the Town Attorney.
  - 10) All deeds, easements, and other legal documents needed to effectuate the plan shall require Town Attorney approval prior to filing such on the Ellington land records and are subject to payment of fees in accordance with the town's Land Use Fee Ordinance.
5. Z201825 – Kimberly Sullivan, owner/applicant, request for a Special Permit pursuant to Section 7.9-Rear Lot Requirements associated with a re-subdivision for the construction of a single family home at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Continued from January 28, 2019)*

**TIME:** 7:17 pm

**SEATED:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201825** – Kimberly Sullivan, owner/applicant, request for a Special Permit pursuant to Section 7.9-Rear Lot Requirements associated with a re-subdivision for the construction of a single family home at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201825** – Kimberly Sullivan, owner/applicant, request for a Special Permit pursuant to Section 7.9-Rear Lot Requirements associated with a re-subdivision for

the construction of a single family home at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone.

**CONDITIONS OF APPROVAL:**

- 1) Subject to conditions of approval associated with Planning & Zoning Commission file S201805.
  
6. Z201901 – Andrew, Gregory & Philip Gale, owner / Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres at 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone.

**TIME:** 7:36 pm

**SEATED:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

**PLANS REVIEWED:** Earth Excavation Plan prepared for Holden Brothers, LLC. 90 Green Road, Ellington, Connecticut APN: 118-001-0000 Prepared by: Gardner & Peterson Associates, LLC. 178 Hartford Turnpike, Tolland, Connecticut; Scale: 1"=100'; Sheet No. 1 of 3; Date: 01-10-2019.

Partial Property & Topographic Survey, Earth Excavation Plan prepared for Holden Brothers, LLC. 90 Green Road, Ellington, Connecticut APN: 118-001-0000 Prepared by: Gardner & Peterson Associates, LLC. 178 Hartford Turnpike, Tolland, Connecticut; Scale: 1"=40'; Sheet No. 2 of 3; Date: 01-10-2019.

Erosion & Sedimentation Control, Earth Excavation Plan prepared for Holden Brothers, LLC. 90 Green Road, Ellington, Connecticut APN: 118-001-0000 Prepared by: Gardner & Peterson Associates, LLC. 178 Hartford Turnpike, Tolland, Connecticut; Scale: N.T.S.; Sheet No. 3 of 3; Date: 01-10-2019.

David and Jim Holden of Holden Brothers, LLC, 20 Griswold Road, Ellington, CT, Eric Peterson of Garden & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, were present to represent the application.

Mr. Peterson stated the proposed earth excavation project will be conducted at 90 Green Road, approximately a half mile up on Green Road. He stated that 12 of the 59 acres are to be excavated. The applicants will be installing sediment & erosion control measures on site. Mr. Peterson said the project area is 95% hayfield and upon completion of the excavation, the parcel will be brought back to hayfield. He noted a sediment basin will be installed and will connect to an outlet pipe that will lead to a wooded area with a rip rap level spreader. Mr. Peterson explained the project will be completed in two phases, six acres of disturbance at a time. They will not start the second phase until the first phase has been seeded and stabilized. They estimate 200,000 cubic yards of material to be removed and do not anticipate major work, such as crushing, to be performed on the site. The Town Engineer recommends modifying the detention basin to meet the effective flow length within the basin, which the applicant plans to accommodate.

No one from the public spoke in regards to the application. Mr. Colonese reviewed possible conditions of approval with the applicants and the commission.

**MOVED (KELLY) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201901 – Andrew, Gregory & Philip Gale, owner / Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres at 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone.**

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE EXCAVATION AND GRADING UP TO THE FRONT PROPERTY LINE AS SHOWN ON PLANS FOR Z201901** – Andrew, Gregory & Philip Gale, owner / Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres at 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201901** – Andrew, Gregory & Philip Gale, owner/ Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres at 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone.

**CONDITIONS OF APPROVAL:**

- 1) Subject to Town Engineer comments in email dated February 6, 2019.
- 2) Bond with security shall be provided to the Town in accordance with Town Engineer estimate prior to start of earth excavation activity.
- 3) Construction activity subject to conditions of Inland Wetlands Permit IW201901.
- 4) Green Road from the intersection with Muddy Brook Road to the project site must be maintained by the owner to be passable for the earth excavation use.
- 5) A hold harmless agreement shall be provided for access along Green Road approved by the Town Attorney.
- 6) All required deeds, easements, and other legal documents shall require Town Attorney approval prior to filing such on the Ellington land records and are subject to payment of fees in accordance with the town's Land Use Fee Ordinance.
- 7) Earth Excavation shall comply with Section 7.5 of the Zoning Regulations.

**BY CONSENSUS, THE COMMISSION WENT OUT OF AGENDA ORDER TO ADDRESS OLD BUSINESS AND NEW BUSINESS.**

**IV. OLD BUSINESS: NONE**

**V. NEW BUSINESS:**

1. S201503-2019 – RSK-Kellco, Inc. & Richard Kelley, owner/RSK-Kellco, Inc., applicant, request to modify plan and seek final approval of Wheeler Farms, formerly 8 Leila Lane, extension of Cranberry Lane and Overhill Road, in a RAR (Rural Agricultural Residential) Zone.

**PLANS REVIEWED:** Title Sheet for Wheeler Farms, Cranberry Lane & Overhill Road, Ellington, CT, Resubdivision Plan/Special Permit; prepared for RSK-Kellco, Inc., 1744 Ellington Road, South Windsor, CT 06074; prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Location Map Scale: 1"=1,000'; Date: June 19, 2015; revised date: January 22, 2019.

Improvement Location Survey - Record for Wheeler Farms, Cranberry Lane, Ellington, Connecticut; prepared for RSK-Kellco, Inc., 1744 Ellington Road, South Windsor, CT 06074; prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Scale: 1"=40'; Sheet: V-1; Date: 12/18/18.

Resubdivision Plan for Proposed Wheeler Farms Resubdivision, Cranberry Lane & Overhill Road, Ellington, Connecticut; prepared for RSK-Kellco, Inc., 1744 Ellington Road, South Windsor, CT 06074; prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Scale: 1"=40'; Sheet: CS-2; Date: 6/19/15, revised date 1/22/19.

Grading Plan for Proposed Wheeler Farms Resubdivision, Cranberry Lane & Overhill Road, Ellington, Connecticut; prepared for RSK-Kellco, Inc., 1744 Ellington Road, South Windsor, CT 06074; prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, CT 06074; Scale: 1"=40'; Sheet: CG-1; Date: 6/19/15, revised date 1/22/19.

Bruce Kelley, RSK-Kellco, Inc., 1744 Ellington Road, South Windsor, CT, was present to represent the application. Mr. Kelley explained the project is in progress and is looking to seek final approval for the subdivision. The project will be connecting Cranberry Lane and Overhill Road, which was previously approved in 2015. In 2017 two lots on Leila Lane were combined, which eliminated Lot 2. He would like to eliminate Phase III of the subdivision and complete all the remaining work under Phase II, which includes Lots 3 through 12.

Mr. Kelley stated they have completed most of the site improvements and explained that North Central District Health Department requested the driveways of lots 3 through 6 be rough graded prior to the transfer of a lot so that it does not create any issues for the proposed septic systems. Mr. Kelley believes he will be able to grade the driveways on Lots 3 through 6 prior to filing the subdivision on the land records. He noted the sidewalks on Cranberry Lane will be extended through to Overhill Road.

Mr. Colonese said the Town Engineer has no objection to the modification and has provided a bond estimate for the remaining improvements. He noted conditions 3 through 11 are part of the original conditional approval that was granted in 2015.

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO GRANT FINAL SUBDIVISION APPROVAL WITH CONDITIONS AND TO SET BOND AMOUNT AT \$262,169 AS RECOMMENDED BY THE TOWN ENGINEER FOR S201503-2019 – RSK-Kellco, Inc. & Richard Kelley, owner/RSK-Kellco, Inc., applicant, request to modify plan and seek final approval of Wheeler Farms, formerly 8 Leila Lane, extension of Cranberry Lane and Overhill Road, in a RAR (Rural Agricultural Residential) Zone.**

**CONDITIONS OF APPROVAL:**

- 1) Bond and security shall be provided to the Town prior to filing of subdivision on the Ellington land records
- 2) Driveway grading for lots 3 through 6 shall be completed or grading rights shall be provided prior to filing of subdivision on the Ellington land records.
- 3) All lots with driveways in excess of 100' shall be constructed in accordance with Section 2.1.3 – Private Property Driveways.
- 4) Street trees shall be provided pursuant to Section 4.19, and shall be shown on the individual site plan submitted for Zoning Permit approval
- 5) Installation of sidewalks is required at the time of individual site development and prior to Certificate of Zoning Compliance.
- 6) Pursuant to Section 4.05 – Street Extensions, right-of-ways shall be deeded to the town, and where turn-arounds are required the land outside of the right-of-way shall be deeded to the town for access and shall be reverted to the abutter when the right-of-way is extended.
- 7) Unless otherwise approved by staff, roads shall not be paved after November 1<sup>st</sup> or prior to March 15<sup>th</sup> annually.
- 8) Compliance to Section 4.11 – Drainage and Detention Design is required prior to acceptance of improvements.
- 9) Installation of public improvements is subject to inspection by staff from the Department of Public Works.
- 10) The town shall be reimbursed for snowplowing services upon receipt of invoice and prior to acceptance of public improvements.
- 11) All required deeds, easements, and other legal documents shall require Town Attorney approval prior to filing and are subject to payment of fees in accordance with the town's Land Use Fee Ordinance.

2. S201803 – Request for one ninety (90) day extension to file mylars for John Luginbuhl, owner/S & S Wall Systems, applicant, for a resubdivision for one additional lot at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone. (Initial deadline 3/6/2019; extension deadline 6/14/2019)

**BY CONSENSUS, THE COMMISSION APPROVED S201803** – Request for one ninety (90) day extension to file mylars for John Luginbuhl, owner/S & S Wall Systems, applicant, for a resubdivision for one additional lot at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone. (Initial deadline 3/6/2019; **Extension deadline 6/14/2019**)

3. Z201903 – Jason & Diana Reutter, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 144 Webster Road, APN 165-003-0004, in a RAR (Rural Agricultural/Residential) Zone.

**BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON MARCH 25, 2019, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z201903** – Jason & Diana Reutter, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 144 Webster Road, APN 165-003-0004, in a RAR (Rural Agricultural/Residential) Zone.

**BY CONSENSUS, THE COMMISSION RETURNED TO ORIGINAL AGENDA ORDER TO ADDRESS PUBLIC HEARINGS AGENDA ITEM #1.**

1. 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. *(Continued from January 28, 2019)*

**TIME:** 8:11 pm

**SEATED:** Chairman Arlo Hoffman, Secretary Carol Strom, Ricci Hirth, Sean Kelly, and Alternate Keith Durao

Chairman Hoffman addressed Vice Chairman Hogan's email dated February 22, 2019. The commission discussed having more discretion with a special permit application, and they support having more oversight for these uses in the Commercial and Industrial Zones.

**MOVED (KELLY) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE HEARING FOR 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.



**MOVED (KELLY) SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE 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; **finding the amendment consistent with the Plan of Conservation and Development and community surveys from 2015 and 2018 recommending the commission increase oversight for Commercial areas.**  
**Effective date: March 15, 2019**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 28, 2019 Regular Meeting Minutes

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 28, 2019 REGULAR MEETING MINUTES AS WRITTEN.**

2. Status of comprehensive review and updates to 2008 Plan of Conservation and Development.

Commissioner Kelly said the committee received a draft manuscript of the Plan of Conservation and Development and they are in the final stages of adopting the document. The next POCD Update Committee meeting will be held on Thursday, March 14, 2019. He stated Goman & York will be presenting the revised POCD to the Planning & Zoning Commission soon.

3. Election of Officers.

**BY CONSENSUS, ELECTION OF OFFICERS POSTPONED TO THE NEXT REGULAR MEETING ON MARCH 25, 2019, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.**

4. Appointment of PZC Representative/Alternate to serve on the CRCOG Regional Planning Commission for 2019.

**BY CONSENSUS, APPOINTMENT OF PZC REPRESENTATIVE/ALTERNATE TO SERVE ON THE CRCOG REGIONAL PLANNING COMMISSION FOR 2019 POSTPONED TO THE NEXT REGULAR MEETING ON MARCH 25, 2019, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.**

5. Correspondence/Discussion: **NONE**

**VII. ADJOURNMENT:**

**MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:27 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk