

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, APRIL 23, 2018, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

MEMBERS ABSENT: Regular member Robert Sandberg, Jr. and Alternate Keith Durao

STAFF PRESENT: Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

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

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): None

III. PUBLIC HEARINGS:

1. Z201804 – Our Moms, LLC, owner/ Joe's Fine Wine & Spirits, applicant, request for a Special Permit for a detached sign on property located at 43 West Road, APN 019-015-0000, in a C (Commercial) Zone.

TIME: 7:01 pm

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Ricci Hirth, Sean Kelly, F. Michael Francis and Alternate Jon Moser

PLANS REVIEWED: Site Plan Modification prepared for Joe's Fine Wine & Spirits, 43 West Road, Ellington, CT Map 019-015-0000 Zone: C Prepared by: Leonard J. Norton, P.E., P.O. Box 593, Broad Brook, Connecticut 06016; Sheet 1 of 1; Date: 9-1-17; Scale 1"=20'

Len Norton, Broad Brook, CT was present to represent the application. Mr. Norton stated to the commission that Joe's Fine Wine & Spirits previously received Special Permit approval for the use, but not the detached sign. He described the location of the detached sign to be 15 feet from the property line, and the sign will not be illuminated. According to the Town Planner's memo dated April 16, 2018, a landscape plan for the detached sign will be required. Mr. Norton will be requesting a landscape architect to create a plan to submit to

the Planning Office. Ms. Galovich, Recording Clerk, read Section 6.3.7(A)(4) of the Zoning Regulation to the commission. The commission agreed it would be acceptable for Planning Staff to administratively approve the landscape plan upon receipt.

MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE PUBLIC HEARING FOR Z201804 – Our Moms, LLC, owner/ Joe's Fine Wine & Spirits, applicant, request for a Special Permit for a detached sign on property located at 43 West Road, APN 019-015-0000, in a C (Commercial) Zone.

MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR Z201804 – Our Moms, LLC, owner/ Joe's Fine Wine & Spirits, applicant, request for a Special Permit for a detached sign on property located at 43 West Road, APN 019-015-0000, in a C (Commercial) Zone.

CONDITIONS:

- Plans shall be revised to comply with zoning regulation 6.3.7(A)(4) prior to issuance of zoning permit.
2. Z201806 – Bradly Bahler, owner/applicant, pursuant to Section 3.1.3 (4) of the Ellington Zoning Regulations request for Special Permit for seven (7) total attached/detached garages and pursuant to Section 7.1 request for a Special Permit for an accessory apartment at 353 Somers Road, APN 105-007-0000 in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO MAY 21, 2018 FOR Z201806 – Bradly Bahler, owner/applicant, pursuant to Section 3.1.3 (4) of the Ellington Zoning Regulations request for Special Permit for seven (7) total attached/detached garages and pursuant to Section 7.1 request for a Special Permit for an accessory apartment at 353 Somers Road, APN 105-007-0000 in a RAR (Rural Agricultural/Residential) Zone.

3. S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re-subdivision for property located on Sandy Beach Road, APN 151-009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO MAY 21, 2018 FOR S201801- CM & Sons Home Construction, LLC, owner/applicant, request for a re- subdivision for property located on Sandy Beach Road, APN 151-009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

4. Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO MAY 21, 2018 FOR Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z201809 – Roger Moser, owner/Big Y Foods, Inc., applicant request for Special Permit and Site Plan Approval for the construction of commercial buildings, including a gas station (fueling facility), restaurant, drive thru, retail business, paved parking areas, access drives, storm water management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON MAY 21, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR Z201809 – Roger Moser, owner/Big Y Foods, Inc., applicant request for Special Permit and Site Plan Approval for the construction of commercial buildings, including a gas station (fueling facility), restaurant, drive thru, retail business, paved parking areas, access drives, storm water management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 26, 2018 Regular Meeting Minutes

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 26, 2018 MEETING MINUTES AS WRITTEN.

2. Status of comprehensive review and updates to the 2018 Plan of Conservation and Development.

- a. Ellington Plan of Conservation & Development Update Committee 4/5/2018 minutes

Vice Chairman Hogan gave a brief update about the Plan of Conservation & Development Update Committee public outreach meeting held on April 5, 2018. He stated there were around 36 residents in attendance. Don Poland from Goman & York went through the same workshop that was held in March. Goman & York are compiling the data that was received from the two workshops and will be reporting to the POCD Update Committee at their next meeting to be held on Thursday, May 3, 2018. Commissioner Francis asked if the documentation from April's meeting was a survey and noticed contradicting information. Vice Chairman Hogan explained how the workshop was conducted and both meetings were good, the surveys provided different individuals with different opinions.

3. Correspondence/Discussion:

- a. Oakridge Times – April 16, 2018

b. Revision to Temporary Sign Zoning Regulations Update

Vice Chairman Hogan said he has been working with staff in reference to the new temporary sign regulations and needs clarification from the commission members. Mr. Hogan reiterated to the commission that they agreed to allow two (2) signs at one time and each sign would count towards the one hundred and fifty (150) cumulative days per calendar year. For example, if two temporary signs are displayed at the same time, each sign could remain on the property for seventy-five (75) day totaling 150 days for the calendar year. After a brief discussion among the commission, they agreed the regulation was approved as described.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:28 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk