



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 21, 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 Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternate Keith Durao

MEMBERS ABSENT: Alternate Jon Moser

STAFF PRESENT: Lisa Houlihan, Town Planner and 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. 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.

TIME: 7:01 pm

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis

Mr. Bradly Bahler and Mrs. Amanda Bahler, 353 Somers Road, were present to represent the application. Mr. Bahler stated that his two great aunts currently live in South Windsor and would like to move to Ellington to be closer to their family. Chairman Hoffman stated the commission will start with the request for the seven attached/detached garages. Mr. Bahler stated there are currently four garages and the stone foundation needs to be replaced. He is looking to replace the below garages and add a pull-in garage on the top level. Chairman Hoffman inquired how Mr. Bahler is requesting seven garages. Mr. Bahler explained that a standard garage is measured 12' x 24', and the total square footage will measure to seven garages. There will be four garage doors on the lower level and one garage door on the back side of the house for the accessory apartment. Lisa Houlihan, Town Planner, clarified the number of garages is regulated by square footage, not number of garage doors. Mr. Bahler is rebuilding within the overall extent of the existing footprint of two separate spaces.

Vice Chairman Hogan asked what the garages will be used for and Mr. Bahler replied for personal use. Chairman Hoffman explained that the purpose for the special permit process is to ensure that the garages are used for residential only and not for commercial business use since the property is residentially zoned.

Chairman Hoffman inquired about the number of bedrooms for the accessory apartment. Mr. Bahler stated there will be two bedrooms and the apartment is under 1,000 s.f. His aunts will be able to walk directly from the garage area into the accessory apartment. Commissioner Sandberg asked how the unit is connected to the main house. Mr. Bahler explained there are stairs closest to Somers Road that connect to a common area for the main dwelling. Commissioner Sandberg asked that staff require applicants to provide photos showing how the new and existing units will connect for future accessory apartment applications.

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE PUBLIC HEARING 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.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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.

CONDITIONS:

- Garages shall not be used for commercial activities;
 - The extra garage space serving the accessory apartment shall not be used as living space.
2. S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re-subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO JUNE 25, 2018 FOR S201801- CM & Sons Home Construction, LLC, owner/applicant, request for a re- subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

3. 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 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO JUNE 25, 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 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

4. 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, stormwater management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

Chairman Hoffman explained that there was a defect with the notice to abutters and therefore the opening of the hearing will be tabled to a special meeting on May 31, 2018.

BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO A SPECIAL MEETING ON THURSDAY, MAY 31, 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, stormwater management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

BY CONSENSUS, THE COMMISSION ADDED ITEM #1 FOR S201703 TO THE AGENDA UNDER NEW BUSINESS.

1. S201703 – Request for second ninety (90) day extension to file mylars for Dennis & Terry Kupferschmid, applicant/owner, for a two lot resubdivision at 53 Hayes Avenue, APN 004-003-0000 in a R (Residential) zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO GRANT SECOND NINETY DAY (90) EXTENSION FOR FILING OF MYLARS NOT TO EXCEED SEPTEMBER 23, 2018 FOR S201703 – Request for second ninety (90) day extension to file mylars for Dennis & Terry Kupferschmid, applicant/owner, for a two lot resubdivision at 53 Hayes Avenue, APN 004-003-0000 in a R (Residential) zone.

2. Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone.

BY CONSENSUS, THE COMMISSION RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON JUNE 25, 2018, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 23, 2018 Regular Meeting Minutes

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE APRIL 23, 2018 MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:
 - a. Ellington Plan of Conservation & Development Update Committee 5/3/2018 minutes

The last Plan of Conservation & Development Update Committee (Update Committee) meeting was chaired by Commissioner Kelly for Chairman Hogan. Commissioner Kelly explained that the Update Committee reviewed feedback from the two previous public meetings. The top priority in town was education, which will not be addressed by Plan of Conservation and Development. Open space, preserving agriculture, agro-tourism, economic development along Route 83 and development of town center were the next major priorities expressed by the town residents. He stated economic development will be the focus at the Update Committee's next meeting to be held on June 7, 2018. The commission discussed the continuums results obtained during the public meetings. Vice Chairman Hogan stated the on-line survey results will be available at the next meeting.

Ms. Houlihan briefly talked about a possible application for preservation of agricultural land for Oakridge Dairy for parcels on Jobs Hill Road and Meadow Brook Road.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING OF MAY 21, 2018 AT 7:29 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk