



# TOWN OF ELLINGTON

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

**MEMBERS PRESENT:** Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternates Jon Moser and Keith Durao

**MEMBERS ABSENT:** Secretary Carol Strom

**STAFF PRESENT:** Barbra Galovich, Recording Clerk

**I. CALL TO ORDER:**

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

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

Mr. Michael & Mrs. Nancy Hurlburt, 21 Glenwood Road, were present to discuss an issue pertaining to a numerous amount of dogs barking at 25 Glenwood Road. Mr. Hurlburt presented a two page memo created by the neighbors outlining the issues and history pertaining to the dogs. He explained that the First Selectman and the Dog Warden have been approached with the noise and concerns of the waste product produced by the dogs. Mr. Hurlburt stated the dogs are constantly barking, sometimes for over 4 hours at a time non-stop. Chairman Hoffman asked how large the lots in the area. Mrs. Hurlburt stated the lots are small. Mr. Hurlburt was told by the owner of the dogs that he was not planning on living there for much longer. Mr. Hurlburt stated that Ms. Spielman, First Selectman, has been to the site and stated it smelled bad and requested North Central District Health Department to visit the location. He said the Dog Warden has been called numerous times for the noise. Mrs. Hurlburt played an audio from her phone of the dogs barking. The son of the owner of 25 Glenwood Road has obtained a hobby kennel license from the Town Clerk's Office. The commission was informed by Cyndi Costanzo, 16 Punkin Drive, that if an individual has 5 or more dogs the owner can obtain a hobby kennel license which is more affordable than individual dog licenses.

Vice Chairman Hogan pointed out that a Commercial Kennel may be obtained through a Special Permit only within the Commercial and Industrial zones. Vice Chairman Hogan asked if the owner of the dogs has a Home Occupation for training the dogs. Ms. Barbra Galovich, Recording Clerk, stated that Mr. John Colonese, Assistant Town Planner Zoning Enforcement Officer, is aware of the situation and is looking into the complaint. Mr. Colonese has talked with the Dog Warden. The owner does not have a Home Occupation for 25 Glenwood Road.

Mr. Kevin Kreiger, 16 Glenwood Road, stated the lots are small within the area and a majority of homes do have dogs. He noted that the dogs at 25 Glenwood Road are outside all year long, even through the winter months.

Chairman Hoffman thanked the concerned citizens for coming in and staff will look into the issue.

### III. PUBLIC HEARING(S):

1. Z201811 – Robert Pugliese, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 40 Maplewood Drive, APN 160-007-0000, in a RAR (Rural Agricultural/Residential) Zone.

**TIME:** 7:23 pm

**SEATED:** Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternate Jon Moser

Mr. Anthony Pugliese, 214 South Street, Vernon, CT was present to represent the application for his father. He stated they are looking to add an accessory apartment over the existing garage. They will be moving one bedroom to the accessory apartment and maintaining two bedrooms in the main part of the home. Mr. Pugliese said a deck will be added to the upper level with stairs on the back of the home. He explained the addition will have breaks in the roof line so the structure does not look like a long building. He received approval with conditions from North Central District Health Department for the in-law apartment.

Chairman Hoffman asked if the house would be owner occupied, Mr. Pugliese stated it would be. Commissioner Sandberg would like to have seen a more descriptive sketch to include means of ingress/egress, stair locations and a drawing of the front of the home showing the proposed changes.

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201811** – Robert Pugliese, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 40 Maplewood Drive, APN 160-007-0000, in a RAR (Rural Agricultural/Residential) Zone.

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE Z201811** – Robert Pugliese, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 40 Maplewood Drive, APN 160-007-0000, in a RAR (Rural Agricultural/Residential) Zone.

### IV. OLD BUSINESS: NONE

### V. NEW BUSINESS:

1. Z201701 - In a memo dated July 10, 2018 from the Ellington Board of Selectmen, request to consider and act on a resolution approving an addition to the Ellington Town Hall, 55 Main Street, Assessor Parcel Number 064-020-0000, and related improvements, work and acquisitions, pursuant to Section 8-24 of the Connecticut General Statutes.

Ms. Barbra Galovich, Recording Clerk, reviewed comments provided from the Town Planner stating "Pursuant to CGS §8-24, whenever significant improvement is proposed to a town-owned facility the Commission is required to review the proposal for consistency to long term development strategies found in the Plan of Conservation and

Development (POCD). Chapter 4 – Community Needs supports timely expansion of town hall to accommodate additional administrative space to serve the public as population grows. Based on the recommendations found in the POCD, the proposal is worthy of positive referral to the Board of Selectmen”. She explained the proposed project was previously reviewed by the commission but has been modified to remove renovations to the existing Town Hall.

Commissioner Hirth inquired about the parking calculations and asked if the Town would be accountable for complying with the Zoning Regulations. Ms. Galovich explained that tonight’s review is only a CGS 8-24 and the project is subject to all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals.

Commissioner Francis stated he would like to see the addition match the historical character of the existing Town Hall.

**MOVED (HOGAN) SECONDED (DURAO) AND PASSED (AYE: HOFFMAN, HOGAN, KELLY, SANDBERG, HIRTH AND DURAO; NAY: FRANCIS) TO APPROVE THE FOLLOWING RESOLUTION:**

RESOLVED, that the Planning and Zoning Commission of the Town of Ellington approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Construction of an addition to the Ellington Town Hall, contemplated to include: (a) an approximately 5,930 square foot, one-story addition to be located to the north of the existing Town Hall to provide facilities for the Town Clerk, the Tax Collector and the Assessor, a vault, a conference room, lavatories and lobby, mechanical, electrical and storage spaces; (b) site improvements including a patio, an outdoor foyer, sidewalks, a crosswalk and landscaping; and (c) related improvements and work; contemplated to be completed substantially as such work is described in the report developed by the Fuss & O’Neill Design Build Services, LLC and James Vance and Associates Architects, dated November 10, 2016 and entitled “Ellington Town Hall Renovation & Addition, 55 Main Street, Ellington, CT 06029,” but not including the description in said report of renovations to the existing building; provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

2. Z201812 - In a memo dated July 17, 2018 from the Ellington Board of Selectmen, request to consider and act on a resolution approving various athletic facility improvements at Ellington High School, Assessor Parcel Number 073-009-0000, and related improvements, work and acquisitions pursuant to Section 8-24 of the Connecticut General Statutes.

Mr. Christopher Weitz, Park & Recreation Commission and Ms. Cyndi Costanzo, 16 Punkin Drive, Ellington, CT were present to represent the proposed CGS Section 8-24 Referral.

Mr. Christopher Weitz, Parks & Recreation Commission member, stated the proposed project has been discussed for over the past five years. He said the grass over at the High School has not been in the best shape over the years from the amount of use from the different sports activities. He explained they have secured a one million dollar grant to offset the total amount needed to complete the project. Mr. Weitz noted the field would be used more if it was lite at night. Some of the fields in town are being over used.

Ms. Costanzo added the improvements would allow the kids to utilize the field more for all sports. She said having the turf field is safer than grass when it gets too wet. She explained the spring sports this past year were not able to practice much before the season started due to the weather and children ended up practicing in the parking lot due to the conditions of the fields.

Chairman Hoffman stated the proposed turf field does not preserve the character of the town. Ellington has some of the best soils in CT that can be utilized for additional natural fields. He said we need to be good stewards of the land and resources and wants to preserve the characteristics of the town. Chairman Hoffman said as a farmer and lifelong resident, he feels artificial turf is offensive.

Commissioner Hirth asked if young athletes getting hurt on artificial turf is a more extensive injury. Ms. Costanzo stated statics of children having injuries from natural grass verses turf field injuries. Commissioner Hirth asked why the ballfield by Crystal Lake was not being used. Mr. Weitz referred him the town's Little League program as to why the park is not being utilized as part of all the ballfields in town. Commissioner Hirth agreed with Chairman Hoffman that the project does not fit within the character of the town.

Vice Chairman Hogan stated from a Plan of Conservation and Development (POCD) perspective, the project does meet the long term development strategies found in the (POCD). Chapter 4 – Community Needs, which recommends that additional land be acquired in proximity to existing fields to meet increased demand. He suggested to vote and let the project go to referendum.

Commissioner Kelly did some research on football fields utilized by the NFL and compared the different products used by the stadiums. Commissioner Francis asked Mr. Weitz who would be maintaining the field after construction, Mr. Weitz stated the Board of Education would be responsible for the field. Commissioner Francis doesn't see the project benefits to the town and does not support the proposal. Alternate Moser agreed with other commissioners that there is plenty of land to be utilized and not over used like the current fields. Alternate Duraio said the studies are inconsistent between artificial turf and natural grass and to let the citizen's vote under a referendum.

**MOVED (HOGAN) SECONDED (FRANCIS) AND FAILED (AYE: HOGAN AND MOSER; NAY: HOFFMAN, SANDBERG, HIRTH, FRANCIS AND KELLY) TO APPROVE THE FOLLOWING RESOLUTION:**

RESOLVED, that the Planning and Zoning Commission of the Town of Ellington approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Various athletic facility improvements at Ellington High School and related work and acquisitions, contemplated to include: (a) conversion of the football field to artificial turf, (b) installation of lighting for the football field, the east side practice field, and the tennis courts, (c) irrigation system installation, (d) fencing installation, (e) storm water management improvements, (f) installation of a Department of Public Works storage shed, and (g) related improvements and work, which to the extent of available funds may include, but is not limited to, additional bleachers, and additional equipment storage buildings, contemplated to be completed substantially as described in the report developed by the Fuss & O'Neill Design Build Services, LLC, dated October 2016 and entitled "Ellington High School Football Field Artificial Turf Conversion and Lighting Project;" provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the June 25, 2018 regular meeting minutes.

**MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 25, 2018 REGULAR MEETING MINUTES AS WRITTEN.**

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

Ms. Galovich stated there are no updates from the Plan of Conservation and Development Update Committee at this time and the next scheduled meeting for the POCD Update Committee is Thursday, August 2, 2018.

3. Correspondence/Discussion:
  - a. Guide to Temporary Signs
  - b. Oakridge Times – July 17, 2018 edition

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:20 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk