



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, AUGUST 2, 2018, 6:30 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 Alternate Keith Durao

MEMBERS ABSENT: Secretary Carol Strom and 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 6:30 pm.

II. NEW BUSINESS:

1. In accordance with a memo dated July 31, 2018, from the Ellington Board of Selectmen, request to consider and act on a resolution approving the acquisition of a parcel of land and demolition of buildings at 74 Maple Street (also known as 74-76, 78 Maple Street), Assessor Parcel Number 073-020-000, now or formerly owned by Donna Thompson of Vernon, Connecticut, trustee of the Duane Aborn Trust, consisting of approximately 0.99 acres, pursuant to Section 8-24 of the Connecticut General Statutes.

Commissioner Sandberg stated that he submitted bid for purchase of the property and will still be able to objectively vote on the resolution. Lisa Houlihan, Town Planner, stated the potential purchase has been in discussion with the Board of Selectmen for about five weeks. She described the parcel as having a single family dwelling, a two family dwelling, a garage and a barn on .99 acres. The town is looking to demolish all the structures and keep it for future municipal use. Ms. Houlihan said further work, other than demolition and restoration of land, would need to be presented to the Planning & Zoning Commission. It was noted that there may be an opportunity to purchase surrounding land in the future.

Commissioner Sandberg explained that the septic system for the parcel is already on adjacent town property. Commissioner Francis raised a concern about seeing another parcel being taken off the grand tax list.

Commissioner Hirth has the same concern as Commissioner Francis, and felt the town should develop a comprehensive municipal complex at a new location versus purchasing small parcels on an incremental basis. Some of Commissioner Hirth's apprehension related to long term costs for maintain a bunch of older buildings.

Commission Sandberg stated the purchase of the land fits the Plan of Conservation and Development (POCD), along with the concept of having a center village. Commissioner Kelly explained the purchase of the parcel would help Center School with possible future expansions to the school or playground.

Vice Chairman Hogan stated the purchase of the parcel is a positive move for the Town and meets the goals of the POCD.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY (AYE: HOFFMAN, HOGAN, SANDBERG, KELLY, HIRTH, KELLY, AND FRANCIS) THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON GRANT A POSITIVE REFERRAL FOR THE FOLLOWING PROJECT PURSUANT TO SECTION 8-24 OF THE GENERAL STATUTES OF CONNECTICUT:

THE ACQUISITION OF A PARCEL OF LAND AND DEMOLITION OF BUILDINGS AT 74 MAPLE STREET (ALSO KNOWN AS 74-76, 78 MAPLE STREET), ASSESSOR PARCEL NUMBER 073-020-0000, NOW OR FORMERLY OWNED BY DONNA THOMPSON OF VERNON, CONNECTICUT, TRUSTEE OF THE DUANE ABORN TRUST, CONSISTING OF APPROXIMATELY 0.99 ACRES.

PROVIDED THAT THIS RESOLUTION IS FOR ACQUISITION OF A PARCEL OF LAND AND DEMOLITION OF BUILDINGS ONLY. ANY FUTURE DEVELOPMENT PROJECT IS SUBJECT TO AND SHALL COMPLY WITH ALL APPLICABLE ZONING, SITE PLAN, SUBDIVISION, INLAND WETLAND AND OTHER APPLICABLE LAWS, REGULATIONS AND PERMIT APPROVALS.

III. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION SPECIAL MEETING AT 6:50 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk