



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
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## PLANNING AND ZONING COMMISSION

### **REVISED** - REGULAR MEETING AGENDA

MONDAY, MARCH 25, 2019, 7:00 P.M.

TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

### AGENDA REVISED TO ADD ITEMS #2 & #3 OF NEW BUSINESS

#### I. CALL TO ORDER:

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

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

1. 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. (*Notice requirements met, hearings may commence*)
2. 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. (*Notice requirements met, hearings may commence*)
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. (*Notice requirements met, hearings may commence*)

#### IV. OLD BUSINESS: None

#### V. NEW BUSINESS:

1. S200403 – Request from Brooks Crossing Developers, LLC for final roadway acceptance and related site improvements for the subdivision known as Highfield Estates, Phase II, Extension of Birch View Drive and Brook Crossing.
2. In accordance with a memo dated March 22, 2019, from the Ellington Board of Selectmen, request to consider and act on a resolution approving the acquisition of a parcel of land known as the 99 Main Street property in Ellington, aka Assessor's Parcel Number 063-016-0000, and now or formerly owned by Richard and Lori Ziomek, consisting of approximately 0.76 acres, pursuant to Section 8-24 of the Connecticut General Statutes.
3. In accordance with a memo dated March 22, 2019, from the Ellington Board of Selectmen, request to consider and act on a resolution approving the selling of town-owned parcel of land known as the 14 Cherrywood Drive property in Ellington, aka Assessor's Parcel Number 140-015-0000, and ratifies the First Selectman's acknowledgement of receipt of an offer submitted by Jena M. Luginbuhl. Further, the First Selectman shall follow the town's established procedure for selling town-owned land initiated by the buyer, including notifying the abutters of the subject property, pursuant to Section 8-24 of the Connecticut General Statutes.

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of February 25, 2019, Regular Meeting Minutes.
2. Status of comprehensive review and updates to 2008 Plan of Conservation and Development and POCD Update Committee meeting minutes of March 14, 2019.
3. Election of Officers.
4. Appointment of PZC Representative to CRCOG Regional Planning Commission for 2019.
5. Correspondence/Discussion:
  - a. Pedestrian improvements south side of Main Street west of Town Hall & potential expansion of gas and sanitary sewer utilities.
  - b. Review Temporary Sign Regulations (Section 6.3.8) one year from amendment approved March 26, 2018, effective April 15, 2018.

## **VII. ADJOURNMENT:**

Note: Next regular meeting is scheduled for April 22, 2019