



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, AUGUST 24, 2020, 7:00 PM

### ZOOM MEETING

**IN-PERSON PUBLIC ATTENDANCE NOT PERMITTED DUE TO COVID19, INSTRUCTIONS  
TO JOIN VIRTUAL MEETING PROVIDED BELOW**

#### I. CALL TO ORDER:

#### II. PUBLIC COMMENTS (On non-agenda items):

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

1. S202003 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe. **(Public hearing continued from May 18, 2020.)**
2. Z202005 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with a seventeen (17) lot resubdivision of 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone. **(Public hearing continued from May 18, 2020)**

#### IV. OLD BUSINESS:

1. Election of Officers 2020.

#### V. NEW BUSINESS:

1. Z201924 – Todd McCann and Alicia Neville, owner/applicant, Request for Special Permit pursuant to Section 3.1.3 (3) of the Ellington Zoning Regulations for more than 3 cars for a detached barn/garage at 118 Sandy Beach Road, APN 150-041-0000, in a RAR (Rural Agricultural Residential) Zone. **(Receipt and scheduling of hearing)**

#### VI. ADMINISTRATIVE BUSINESS:

1. Approval of July 27, 2020 Regular Meeting Minutes
2. Correspondence:
  - a. Pursuant to CGS Section 16-15j-40(a), Letter from Pullman & Comley, dated August 5, 2020, pertaining to East Windsor Solar One, LLC petition of Declaratory Ruling for solar project on East Road in East Windsor south of Middle Road and west of Tripp Road.
  - b. Draft – Revised List of Appraisers
  - c. Ellington Personnel Rules & Regulations – Use of Social Media

- d. Review of proposed minor site improvements on town-owned land, Batz property, 97 Shenipsit Street, APN 030-005-0000, Residential (R) Zone.

**VII. ADJOURNMENT:**

Next PZC Regular Meeting is scheduled for September 28, 2020

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**Join Meeting via ZOOM Video Communications:**

In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details are provided on the Agenda and posted on the Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)), Agenda & Minutes, Planning & Zoning Commission.

**Join Zoom Meeting via link:**

<https://zoom.us/j/91455093288>

Meeting ID: 914 5509 3288

Password: 919291

**Join Zoom Meeting by phone:**

1-646-558-8656 US (New York)

Meeting ID: 914 5509 3288

Password: 919291