



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 FAX (860) 870-3122

### PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, AUGUST 22, 2022, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

#### I. CALL TO ORDER:

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

#### III. PUBLIC HEARING(S): (Hearing(s) may commence, unless otherwise noted.)

1. Z202203 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request to modify Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP (Industrial Park) Zone. (*Request for withdrawal present.*)
2. S202202 - William E. Witinok, Jr., owner/Civil Solutions, LLC, applicant, request for 1 lot subdivision on Newell Hill Road, APN 127-016-0001, RAR (Rural Agricultural Residential) Zone.
3. Z202211 - Ellington Planning & Zoning Commission, text amendment for Section 7.16 of the Ellington Zoning Regulations to extend moratorium for cannabis production and dispensary facilities (licensed medical and adult-use) through April 30, 2023.
4. Z202212 - Ellington Planning & Zoning Commission, text amendment for Section 6.3.7.B of the Ellington Zoning Regulations to extend moratorium for detached electronic fuel price signs through February 28, 2023.

#### IV. OLD BUSINESS: None

#### V. NEW BUSINESS:

1. Z202210 – KUP Enterprises, owner/applicant, request for Site Plan Modification to construct a 60'x45' storage building at 74 West Road, APN 028-002-0000, in a C (Commercial) Zone. (*Commission received July 25, 2022, application ready for review*)

#### VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 25, 2022, Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Memo (August 9, 2022) from Lori Spielman, First Selectman, re: the Community United Methodist Church parking lot, 280 Sandy Beach Road, APN 128-019-0000.

#### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for September 26, 2022.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Planning & Zoning Commission.

#### Join Zoom Meeting via link:

<https://us06web.zoom.us/j/89086669805>

Meeting ID: 890 8666 9805

Passcode: 463388

#### Join Zoom Meeting by phone:

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

Meeting ID: 890 8666 9805

Passcode: 463388

**Barbra Galovich**

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2202203

**From:** Bryan Cormier <bryan.cormier@julianospools.com>  
**Sent:** Monday, August 15, 2022 9:11 AM  
**To:** Barbra Galovich  
**Subject:** P&Z application 100 Windermere Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Barbra,

We are requesting to withdraw our P&Z application at this time to allow us time to finalize our plans. We will reapply when we do the wetlands application.

Please feel free to reach out to me with any questions. Thank you.



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
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## INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, AUGUST 8, 2022, 7:00 P.M.

**IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: ZOOM MEETING**  
**(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)**

**PRESENT:** Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Ken Braga, Art Aube, Hocine Baouche and Alternate Jon Kaczmarek (remote)

**ABSENT:** Regular members Ron Brown and Steve Hoffman

### STAFF

**PRESENT:** John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Land Use Assistant/Recording Clerk

**I. CALL TO ORDER:** Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:15 pm.

**II. PUBLIC COMMENTS (on non-agenda items):** **None**

### III. PUBLIC HEARINGS:

1. IW202110 - Juliano Family One LLC, owner/ Brian Juliano, applicant, request for modification to Wetlands Permit IW202110 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

**Time:** 7:15 pm

**Seated:** Burns, Heminway, Braga, Aube and Baouche

Brian Juliano and Bryan Cormier, Juliano's Pools, 100 Windermere Avenue, Ellington, CT and George Logan, Rema Ecological Services, LLC, 164 East Center Street, Manchester, CT were present to represent the application.

Mr. Juliano explained George Logan from REMA Ecological Services finished his report. Copies of the REMA Wetlands Review & Mitigation proposal were handed out to the Agency members for their review.

Mr. Logan reviewed his report dated August 8, 2022. He delineated the wetlands on the site, conducting site visits on May 26, June 14, July 27 and today (August 8<sup>th</sup>). As of today, Mr.

Logan said 95% of the material has been pulled away from the wetlands, and preparation for restorative seeding and planting is underway. Mr. Logan noted approximately 8,500 sf of wetland was disturbed, and all but 675 sf of disturbance will be restored. He said the permanent proposed wetland impact associated with the outside storage yard is 675 sf and to compensate for this impact, approximately 1,402 sf of upland would be converted to wetlands.

Mr. Logan explained approximately 5,530 sf of an upland area will be converted to productive wet meadow, a shallow marsh habitat, through creation of the proposed detention basin. He added that in order for the proposed detention basin to function properly, they will need to create a low berm less than 1 foot in height around the basin. This would result in approximately 3,000 sf of wetland disturbance. He stated the detention basin would be excavated into the existing wetland areas by  $\frac{1}{2}$  to  $\frac{3}{4}$  of a foot, which would enhance the function of the overall wetlands. The overall wetland enhancement will be 16,880 sf through the creation of the detention basin.

Mr. Logan described the process to enhance an existing wet meadow by incorporating seed mixes. He also reviewed the proposed plantings and the installation of split rail fencing to help delineate the wetlands along the proposed storage yard.

Commissioner Braga asked how the owner plans to handle oil or other engine fluid spills on site. Mr. Logan said any spillage would end up running into the detention basin and suggested a stone or trap rock swale along the edge of the parking area to capture a spill first. Mr. Juliano offered to maintain spill kits in case of an accidental spill on the site.

Mr. Colonese referenced Figure D in REMA's proposal and asked that the site plan and wetlands mitigation proposal match. He asked Mr. Juliano if he felt that he could implement the REMA mitigation proposal. Mr. Juliano said he could implement the plan. Mr. Colonese also mentioned one of the Town Engineer's comments suggesting the applicant change the route of the stormwater runoff coming under Windermere Avenue. Mr. Juliano said he thought it was a good idea. Mr. Colonese asked about the stockpiles that are on the plans. Mr. Juliano said they are temporary locations for the construction phase of the project. Mr. Colonese asked if notification needs to be sent to the Army Corps of Engineers (ACOE). Mr. Logan stated he will complete the notification for the ACOE.

Mr. Colonese noted a revised site plan and revised stormwater drainage analysis have not been submitted for review by the Town Engineer and Agency. The Town Engineer raised concerns in a June 10, 2022 email that have not been fully addressed. Mr. Colonese stated the public hearing must be closed tonight unless the Agency decides to hold a special meeting by August 26<sup>th</sup>. Mr. Logan asked if the applicant could request to withdraw the application. After discussion between the Agency and Mr. Juliano, it was decided that Mr. Juliano would request a withdrawal of the application tonight, and submit a new application with supporting documentation to the Planning Department by September 1<sup>st</sup> in order to set a public hearing for the September 19, 2022 meeting.

**MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ACCEPT WITHDRAWAL FOR IW202110** - Request for modification known as phase 2 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the July 18, 2022 Regular Meeting Minutes.

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 18, 2022 REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion: **None**

**VII. ADJOURNMENT:**

**MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE AUGUST 8, 2022 REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:24 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk

# Town of Ellington Planning & Zoning Commission Subdivision Application

<b>SUBDIVISION NAME:</b> _____ <b>LOCATION:</b> <u>NEWELL HILL ROAD</u> <b>ASSESSOR'S PARCEL NUMBER (APN):</b> <u>127 - 016 - 0001</u> (If unaware of APN, ask staff for assistance)	Application # <u>S202202</u> Date Received <u>7/22/2022</u>
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Application:  Subdivision  Re-subdivision  Modification     
 Approval Requested:  Final  Conditional

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Owner's Information**

Name: WITINOK, WILLIAM E JR.  
 Mailing Address: 19 NEWELL HILL RD  
ELLINGTON CT 06029  
 Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860 716 0967

Secondary Contact Phone #: 860 716 0967

Signature: [Signature] Date: 7/21/2022

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Applicant's Information (if different than owner)**

Name: CIVIL SOLUTIONS, LLC  
 Mailing Address: 115 GOTTIER RD  
TOLLAND CT 06084  
 Email: CIVIL\_SOLUTIONS@YAHOO.COM

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860 559 6936

Secondary Contact Phone #: 860 896 0227

Signature: [Signature] Date: 7/18/2022

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

**RECEIVED**  
JUL 22 2022

Total Acreage of Property: 13.095 Zone of Property: RAR Required Density Factor (BLR = 0.5, RAR = 1.5): .5  
 PLANNING DEPARTMENT

Open Space Proposal (check one):  10% Land Set-Aside  Fee in Lieu of Land  Combination

Amount (square feet & acres):  $\geq 25\%$  Slopes: 5.3 Wetlands & Watercourses: 0 100-Year Floodplain: 0

Developable Land: 7.8 Lot Yield: 59.6% Remaining Land: 0 Area to be subdivided: 0

# of Proposed Development Lots: 1

Public Water:  Yes  No     
 Public Sewer:  Yes  No     
 *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.*

Is parcel located within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No     
 *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin?  
 Yes  No     
 *If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area?  Yes  No     
 *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-31(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Request to waive open space requirement due to the below,  
in accordance with Ellington Subdivision Repeal Act, § 1.12, Section  
4.18 / open space. (intention to develop for 1 home)

Land Now or Formerly of

Edward E. Witinok, Jr.

Parcel ID #00201302

The following is a partial chain of title related to the above-described parcel. All parcels in this chain are subordinate to a 25 acre parcel of land conveyed to William Edward Witinok and Ann Gessay Witinok in volume 48, page 124, recorded 2/16/1942.

The following parcels were conveyed out of this parcel:

#21 Newell Hill Road

Land now or formerly of Dorothy Shackway

Volume 75, page 173, recorded 5/3/1968

Volume 165, page 822, recorded 12/19/1988

#19 Newell Hill Road

Land Now or formerly of William E. Witinok, Jr.

Volume 86, page 693, recorded 11/27/1972

Subject parcel #00201302

Land now or formerly of William E. Witinok, Jr.

Volume 167, page 836, recorded 3/30/1989

Jon Tarbox, L.S.

**RECEIVED**

JUL 22 2022

TOWN OF ELLINGTON  
PLANNING DEPARTMENT





# Plan Approval For Subsurface Sewage Disposal System

Lot #	Street #	Street Name	Town	Subdivision
		Newell Hill Road	Ellington	

## Sewage Disposal Systems.

Upon review of the plan for the above referenced subdivision, the North Central District Health Department concurs with the feasibility of this parcel for future development. Approval to construct a sub-surface sewage disposal system and well for the individual lot may be granted upon the demonstration of compliance with the Public Health Code, the technical standards and other appropriate Town and State regulations. This demonstration of compliance shall be done through a site-specific Engineers plot plan showing the proposed house, well and septic system details. Regarding the septic system, the lot demonstrated areas of suitable soils for the construction of subsurface sewage system, however additional test pits may be required in the immediate area of the proposed primary leaching system to confirm depth to restrictive.

**NOTE: Test Pit 2 is labeled twice on the submitted plans. All test pits must be correctly labeled on the final septic design plans.**

Lot approval for a maximum of a 4 bedroom home served by a private well and proposed onsite septic system consisting of a minimum of 787.5 square feet of effective leaching area and a minimum of 56.9 linear feet of leaching system hydraulic width.

Further site investigations may be required as a result of site alteration or lot re-configuration. Care must be taken to protect the septic area from sedimentation, compaction or any disturbance that could compromise the quality of the area. Final approval of the subdivision shall be granted by the appropriate Commissions, Boards, Agencies or Departments within the Town of Ellington Connecticut.

Respectfully,

Rachel Colonna B.S. R.S  
Registered Sanitarian

CC: Civil Solutions LLC  
Ellington P&Z

Approved by: \_\_\_\_\_

Director of Health

*Rachel Colonna R.S*  
Sanitarian

## Barbra Galovich

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**From:** Barbra Galovich  
**Sent:** Thursday, August 04, 2022 3:29 PM  
**To:** James Luczak  
**Subject:** FW: Staff Review - S202202 New Hill Road, APN 127-016-0001

Jim,

Hope you are doing well. Please see the below comments from Dana Steele, Town Engineer.

Thank you,  
Barbra

Barbra Galovich, CZET  
Land Use Assistant  
Town of Ellington  
55 Main Street  
Ellington, CT 06029  
(860) 870-3120

---

**From:** Dana Steele [mailto:dstele@jrrusso.com]  
**Sent:** Thursday, August 04, 2022 3:15 PM  
**To:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Cc:** John Colonese <jcolonese@ELLINGTON-CT.GOV>; Ken Radziwon <kradziwon@ellington-ct.gov>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Subject:** RE: Staff Review - S202202 New Hill Road, APN 127-016-0001

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

I've reviewed the plans for the New Hill Road subdivision application. My comments are as follows:

1. Provide proposed contours depicting grading of driveway to demonstrate 14% maximum grade and 2% cross slope.
2. Provide "wings" for the silt fence parallel to contours to capture sediment as it travels along the perimeter silt fence.
3. Provide a turnaround for emergency equipment at the top of the hill.
4. Due to the size of the parcel and the disconnected nature of the impervious surface, formal stormwater detention and treatment is not required.

Items 1-3 could be conditions of approval and should be addressed by plan revision prior to filing final plans.

Dana P. Steele, P.E.  
Ellington Town Engineer

pg 1 of 2

## Barbra Galovich

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**From:** Barbra Galovich  
**Sent:** Tuesday, August 09, 2022 2:01 PM  
**To:** James Luczak; Devin\_goldsnider@aol.com  
**Cc:** Lisa Houlihan  
**Subject:** FW: Staff Review - S202202 New Hill Road, APN 127-016-0001

Hi Jim,

Please see one additional comment from Dana Steele.

Thank you,  
Barbra

---

**From:** Dana Steele [mailto:dsteale@jrrusso.com]  
**Sent:** Tuesday, August 09, 2022 1:56 PM  
**To:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Cc:** John Colonese <jcolonese@ELLINGTON-CT.GOV>; Ken Radziwon <kradziwon@ellington-ct.gov>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Subject:** RE: Staff Review - S202202 New Hill Road, APN 127-016-0001

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Lisa,

One more item to include.

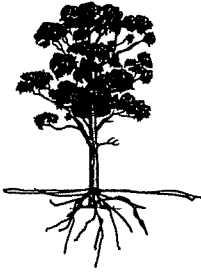
5. The driveway should have a bituminous concrete paved apron (2" thick) within the town right-of-way. Gravel driveway is permitted on the private lot but not within the right-of-way.

Dana P. Steele, P.E.  
Ellington Town Engineer



J.R. RUSSO & ASSOCIATES, LLC  
P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[dsteale@jrrusso.com](mailto:dsteale@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

*Pg 2 of 2*



**JOSEPH R. THEROUX**

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~  
PHONE 860-428-7992 ~ FAX 860-376-6842  
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING  
WETLAND FUNCTION AND VALUE ASSESSMENTS

8/8/2022

MR. JAMES J. LUCZAK P.E.  
CIVIL SOLUTIONS LLC.  
15 GOTTLIER RD.  
TOLLAND, CT. 06084

RE: WETLAND INSPECTION, WITINOK PROPERTY, NEWELL HILL RD. ELLINGTON, CT,  
CT.

DEAR MR. LUCZAK,

AT YOUR REQUEST I HAVE INSPECTED THE 13 ACRE ABOVE REFERENCED PROPERTY  
FOR THE PRESENCE OF INLAND WETLANDS AND WATERCOURSES.

I HAVE ALSO REVIEWED THE SITE PLAN ENTITLED: "PROPERTY AND  
TOPOGRAPHIC SURVEY, LAND NOW OR FORMERLY OF WILLIAM E.  
WITINOK, JR. VOLUME 167, PAGE 836, NEWELL HILL ROAD, ELLINGTON,  
CONNECTICUT" BY DELTA SURVEYING SERVICES, LLC, DATED 6/22/2022.

AFTER WALKING THE ENTIRE PARCEL, I FOUND NO EVIDENCE OF INLAND WETLANDS,  
WATERCOURSES OR HYDRIC SOILS ON OR ADJACENT TO THE PROPERTY.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE INSPECTION,  
DELINEATION, OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NSCSS.

## Barbra Galovich

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**Subject:** FW: Newell Hill Subdivision

**From:** Lisa Houlihan

**Sent:** Thursday, August 11, 2022 11:32 AM

**To:** Barbra Galovich <[bgalovich@ELLINGTON-CT.GOV](mailto:bgalovich@ELLINGTON-CT.GOV)>; James Luczak <[civil\\_solutions@yahoo.com](mailto:civil_solutions@yahoo.com)>;  
Devin\_goldsnider@aol.com

**Subject:** Re: Newell Hill Subdivision

Jim,

Thank you for the clarification! The Planning and Zoning Commission decision will indicate that approval does not include the detached garage at this time.

Thanks again!

*Lisa*

Lisa M. Houlihan, AICP, CZEO

Ellington Town Planner

PO Box 187, 55 Main Street

Ellington, CT 06107

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

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**From:** James Luczak [[mailto:civil\\_solutions@yahoo.com](mailto:civil_solutions@yahoo.com)]

**Sent:** Thursday, August 11, 2022 11:05 AM

**To:** Barbra Galovich <[bgalovich@ELLINGTON-CT.GOV](mailto:bgalovich@ELLINGTON-CT.GOV)>; Devin\_goldsnider@aol.com

**Cc:** Lisa Houlihan <[LHoulihan@ELLINGTON-CT.GOV](mailto:LHoulihan@ELLINGTON-CT.GOV)>

**Subject:** Re: Newell Hill Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

No special permit application for the storage shed/workshop will be submitted at this time.

Thank you

Jim

James J. Luczak, P.E.

Civil Solutions, LLC

203.539.0375

860.559.6936

Sent from Yahoo Mail for iPhone

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**From:** Lisa Houlihan

**Sent:** Wednesday, August 10, 2022 12:42 PM

**To:** Barbra Galovich <[bgalovich@ELLINGTON-CT.GOV](mailto:bgalovich@ELLINGTON-CT.GOV)>

**Subject:** Newell Hill Subdivision

Dear Barb, Please forward to Jim and the applicant. Thank you for your assistance. Best, Lisa

*pg 1 of 2*

Dear Jim,

I've conducted a cursory review of the proposed plans, received July 22, 2022, and have the following comments:

1. The Zoning Chart (page 1) should be revised to show the rear yard setback of 25 feet for primary structures and 10 feet for accessory structures.
2. Plans should reflect the assessor parcel number and street number.

Items 1 & 2 can be set as conditions of approval.

In reviewing the plan, I noticed a proposed 60x60 garage (detached). In accordance with the Ellington Zoning Regulations, detached garages for more than 3 cars (over 36' wide and greater than 24' in depth) require special permit approval from the PZC. **If the applicant is seeking approval to construct the detached garage at this time, a special permit application is needed. If the applicant wants the special permit to be heard concurrent with the subdivision, time is of essence and application is needed by tomorrow at 11:30am with notice to abutters on Friday, 8/12/22. Please contact Barbra to file application and fee. Alternatively, the applicant may seek special permit approval for the detached garage at a later date.**

Please let me know if you have any questions.

Very best regards,

*Lisa*

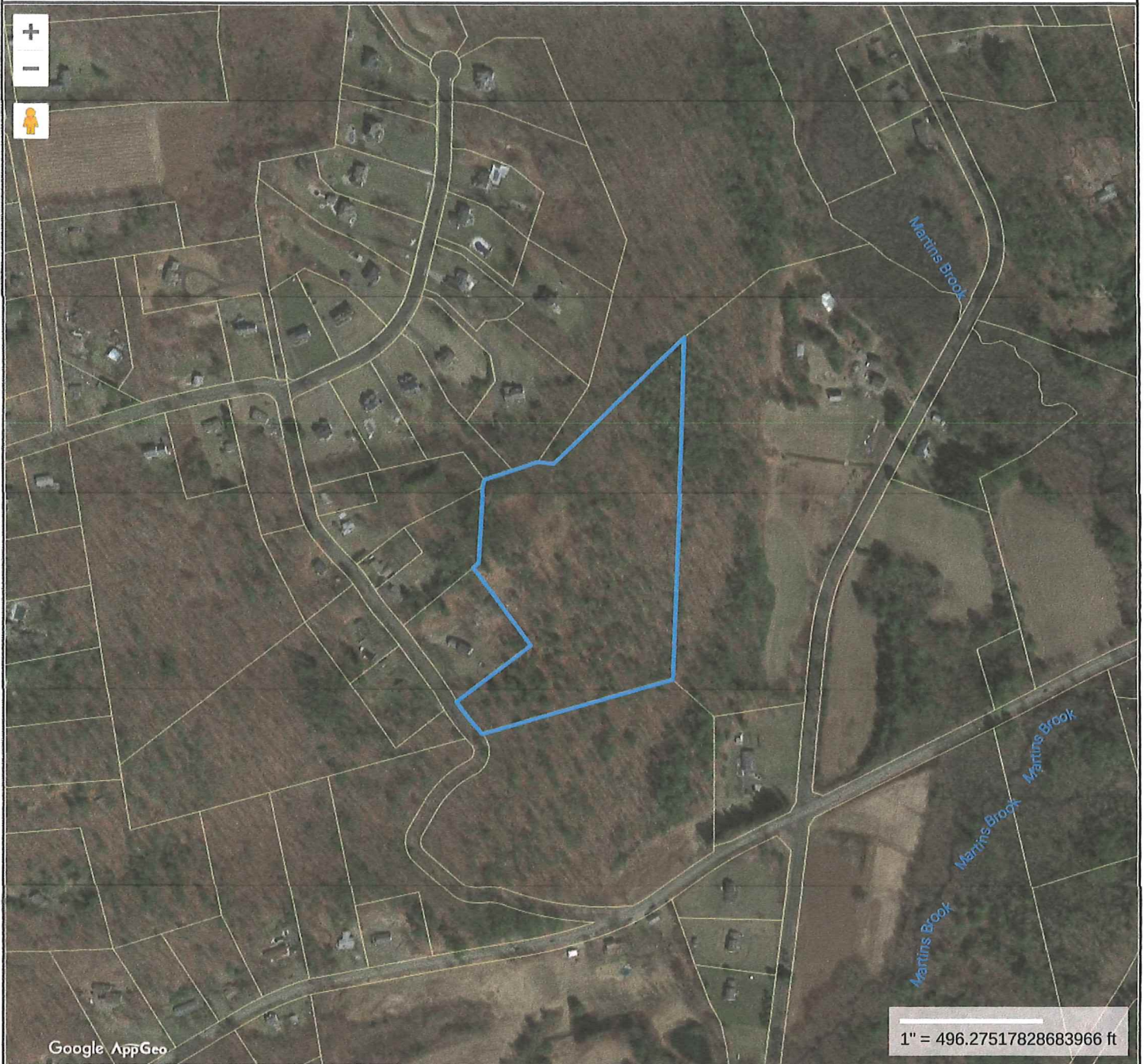
Lisa M. Houlihan, AICP, CZEO

Ellington Town Planner

PO Box 187 / 55 Main Street / Ellington, CT 06029

Phone: 860-870-3120 / Fax: 860-870-3122

Website: [www.ellington-ct.gov](http://www.ellington-ct.gov) Email: [lhoulihan@ellington-ct.gov](mailto:lhoulihan@ellington-ct.gov)



**Property Information**

**Property ID** 127 016 0001  
**Location** NEWELL HILL RD  
**Owner** WITINOK WILLIAM E JR



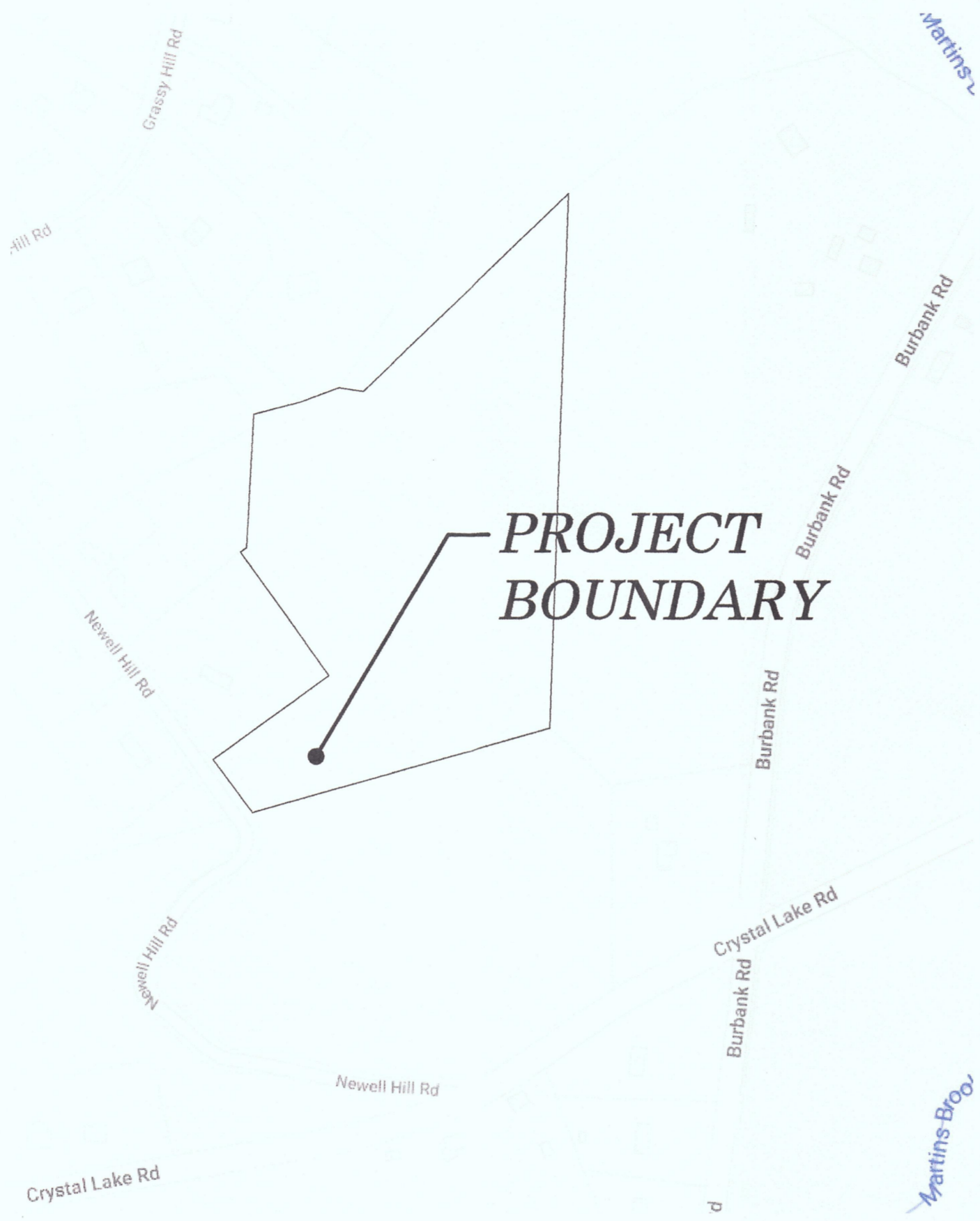
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021  
Data updated daily

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

# LOT DEVELOPMENT PLAN FOR DEVIN & MEAGHAN GOLDSNIDER



LOCATION MAP

APPROVED BY THE ELLINGTON PLANNING AND ZONING COMMISSION

Approval Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

NOTE: Approval by the Ellington Planning & Zoning Commission verifies that the division of the parcel into building lots satisfies the requirements of the Zoning Regulations of the Town of Ellington and Chapter 124, Section 8.25 of the General Statutes of Connecticut. This approval unless otherwise indicated by special notation, does not include specific approval of driveway construction, building size or location, or septic design. The appropriate authority having jurisdiction at the time of application for construction permits will grant such approval.

**INLAND WETLANDS AND WATERCOURSES**

The Ellington Inland Wetlands Commission finds that there are no wetlands impacted by this plan. Any regulated activity within a wetland area will necessitate a separate permit from the Ellington Inland Wetlands Commission in accordance with the Connecticut General Statutes.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NORTH CENTRAL DISTRICT HEALTH DEPARTMENT**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**EROSION AND SEDIMENTATION CONTROL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

ZONING CHART	
MIN. LOT AREA	40,000 S.F.
MIN. LOT FRONTAGE	125 FT
MIN. LOT DEPTH	N/A
MIN. FRONT YARD	35 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	25 FT
MAX. BUILDING HEIGHT	38 FT
MAX. LOT COVERAGE	25 %

PROPOSED	EXISTING	
		SUBJECT PROPERTY/STREET LINE
		OTHER PROPERTY/STREET LINE
		BUILDING SETBACK LINE
		CONTOUR
		LIMIT OF WETLAND REVIEW AREA
		WETLAND BOUNDARY
		WETLAND AREA
		WETLAND FLAG
		IRON PIPE/PIN / DRILL HOLE / T-BAR
		TEST HOLE
		UTILITY POLE
		TREE LINE
		WELL
		SILT FENCE
		UNDERGROUND ELECTRIC
		FOUNDATION DRAIN
		CURTAIN DRAIN

SURVEYOR: JONATHAN TARBOX  
DELTA SURVEYING SERVICES, LLC  
75 ELLINGTON AVE., ELLINGTON, CT 06029  
TELEPHONE: (860) 944-4678

ENGINEER: JAMES J. LUCZAK, P.E.  
CIVIL SOLUTIONS, LLC.  
115 GOTTIER ROAD, TOLLAND, CT 06084  
TELEPHONE: (860) 896-0222

RECEIVED  
JUL 22 2022  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY ACCURATE AND CORRECT.

**JAMES J. LUCZAK, P.E.**  
Professional Engineer  
No. 17148  
State of Connecticut  
7/18/2022

PREPARED FOR:  
**Devin & Meaghan Goldsnider**  
10 Eaton Road  
Tolland, CT 06084  
(860) 539-6970

REVISIONS  
Date: June 30, 2022

RESIDENTIAL LOT DEVELOPMENT PLAN  
N/F WITINOCK PROPERTY  
NEWELL HILL ROAD  
ELLINGTON, CONNECTICUT

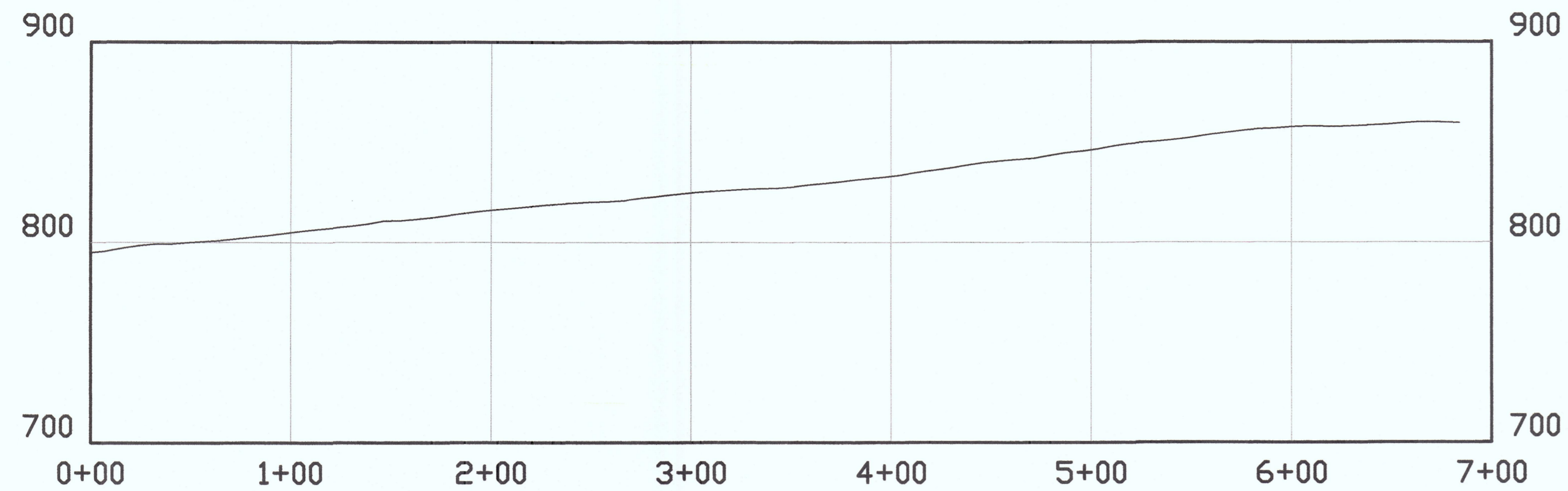
PREPARED BY:  
**Civil Solutions, LLC**  
providing engineered solutions from concept to completion  
Tolland, CT 860.896.0222

Cad File  
cs\_1243\_ldp  
Drawing Scale:  
Sheet 1 of 3

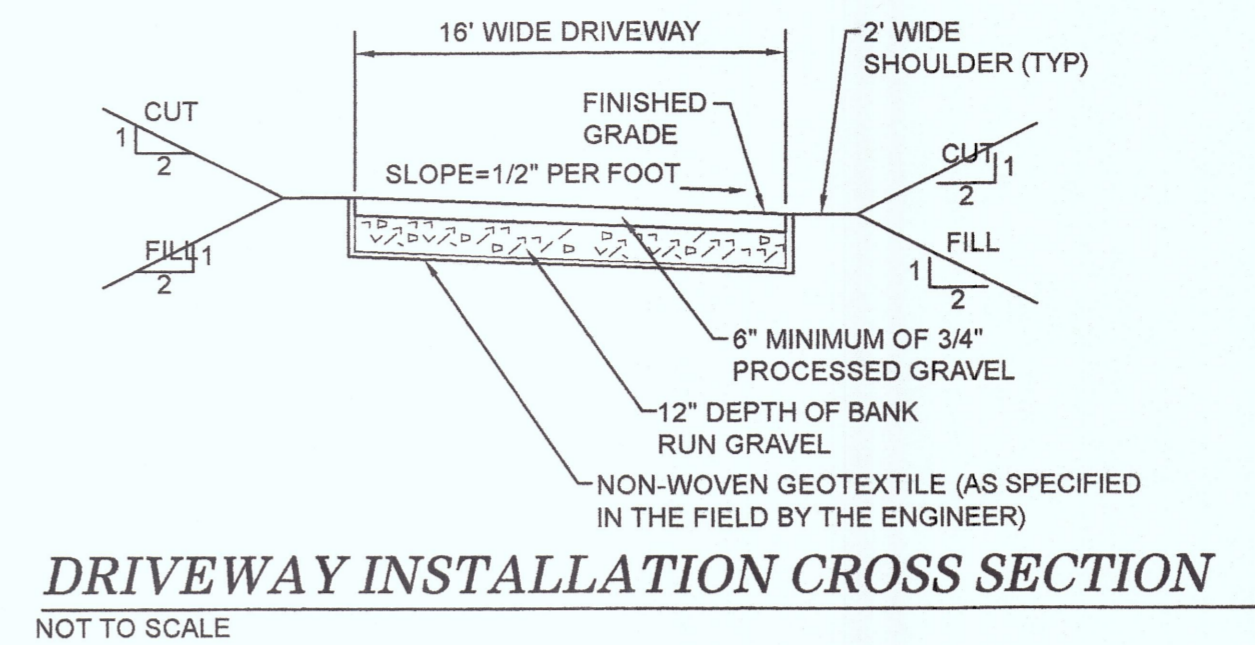
S202202







**PROPOSED DRIVEWAY PROFILE**  
SLOPE NOT TO EXCEED 15%



**DRIVEWAY INSTALLATION CROSS SECTION**  
NOT TO SCALE

**Soil Description Observation Pits**

Pit 1	Pit 2	Pit 3	Pit	Pit
0-5" Top Soil 5"-28" Yellow Brown Fine Sandy Loam 28"-60" Restrictive - Hardpan Grey Fine Silty Sand w/ Stones and broken bedrock 60" - Large Boulder/Possible Ledge/bedrock Roots to 42"	0-10" Top Soil 10"-30" Yellow Brown Fine Sandy Loam 30"-77" Restrictive - Hardpan Grey Fine Silty Sand w/ Stones Roots to 38"	0-8" Top Soil 8"-24" Yellow Brown Fine Sandy Loam 24"-35" Restrictive - Hardpan Grey Fine Silty Sand 35"-65" Broken/Fragmented black bedrock mix w/ Grey Fine Silty Sand		
			PIT DEPTH LEDGE GROUND WATER SOIL MOISTURE	
			1 60" None 28"	
			2 77" None 30"	
			3 65" None 24"	

Luczak, James Investigator  
Rachel Colonna, B.S. Confirmed/Witnessed by  
Prepared By: Samir Das 2/28/2022

Newell Hill Road Ellington  
Lot\_Num Street # St\_name  
19 Newell Hill Road William Witnok Jr/  
Owner Address Town St Zip  
06029

**SPECIAL CONDITIONS**

- System design larger than 2,000 g.p.d?  Yes  No
- Water supply watershed?  Yes  No
- Possible seasonal high ground water?  Yes  No
- Watercourse, marsh or pond?  Yes  No
- High ground water (less than 3 ft.)?  Yes  No
- Possible seasonal flooding?  Yes  No
- Limited suitable area?  Yes  No
- Excessive slope (over 25%)?  Yes  No
- Marginal soil (30-60 mins / inch)?  Yes  No
- Shallow ledge (less than 5 ft.)?  Yes  No
- Underlying tight soil (less than 4 ft.)?  Yes  No
- Other?  Yes  No

**CONCLUSION**

- Suitable for sewage disposal?  Yes  No  Pending
- Additional investigation required?  Yes  No
- Retest during wet season?  Yes  No
- Engineer's plan required  Required  Not Required  Recommended

**DESIGN REQUIREMENTS:**

Due to restrictive found at 24" in TP 3- Max depth into grade = 6" (NOTE if perc test is less than 5 min/inch system must be raised to 24" above restrictive = 0" into grade)

**SOILS INVESTIGATION RESULTS**  
FEBRUARY 28, 2022

LOT NUMBER	NUMBER OF BEDROOMS	REQUIRED E.L.A. (SF)	PERC RATE (MIN./IN.)	DEPTH TO RESTRICTIVE LAYER (IN.)	SLOPE (%)	HF	FF	PF	MLSS CALCULATIONS	POSSIBLE LEACHING FIELD CONFIGURATION
1	4	787.5	10.1-20	24	10.5	26	1.75	1.25	26 (1.75) (1.25) = 56.9'	2 ROWS 75 LF OF DOUBLE 12" STANDARD QUICK 4 INFILTRATORS = 885 SF.

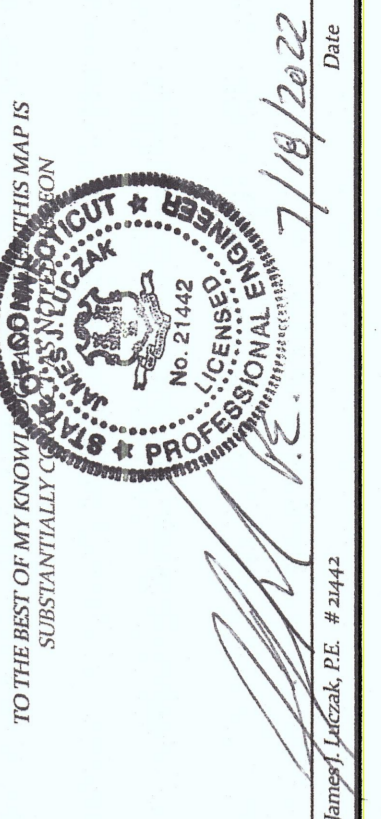
**MLSS CALCULATIONS**

**EROSION & SEDIMENT CONTROL NOTES:**

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OR ITS DESIGNATED AGENT(S).
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT THE EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- ALL DRIVEWAY AND SHOULDERS SHALL BE STABILIZED IMMEDIATELY FOLLOWING ROUGH GRADING. HAY BALES / SILT FENCE SHALL BE USED TO TRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. THE DRIVEWAY SHALL BE STABILIZED WITH COMPACTED GRAVEL AS SOON AS POSSIBLE.
- TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE. ALL STOCKPILES SHALL BE RINGED WITH HAY BALES AND OR SILT FENCE.
- SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEEDING CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A RECOMMENDED SEED MIXTURE OF:  
KENTUCKY BLUEGRASS 20 LBS/ACRE  
CREEPING RED FESCUE 20 LBS/ACRE  
PERENNIAL RYE GRASS 5 LBS/ACRE  
TOTAL 45 LBS/ACRE  
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THRU JUNE 1 AND AUGUST 15 THRU SEPTEMBER 1.
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY 2 - 3 INCHES.

**GENERAL NOTES:**

- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:  
A. SUBDIVISION PLAN PREPARED FOR DAVID WORTHINGTON, 252 HYDESVILLE ROAD, STAFFORD SPRINGS CONNECTICUT, BY MESSIER & ASSOCIATES, JUNE, 2003, SCALE 1"=100'  
B. TOWN OF STAFFORD GIS MAPPING
- WETLAND (HATCH BROOK) WERE DELINEATED BY JOSEPH R. THEROUX, CERTIFIED SOIL SCIENTIST, IN 2003 & 2019.
- ELEVATIONS REFER TO AN ASSUMED DATUM.
- THIS IS NOT A BOUNDARY SURVEY.
- THIS SITE IS NOT WITHIN A FLOODZONE.

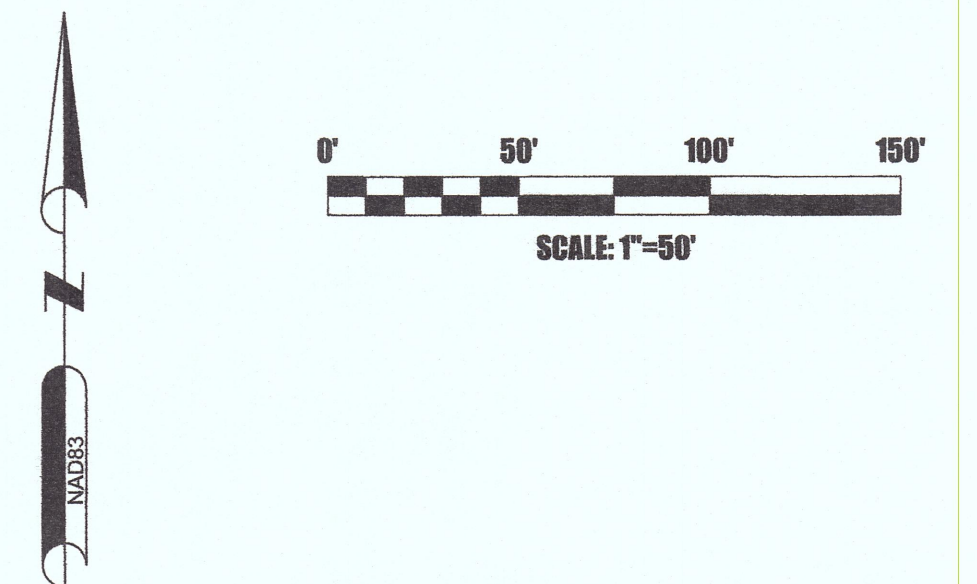
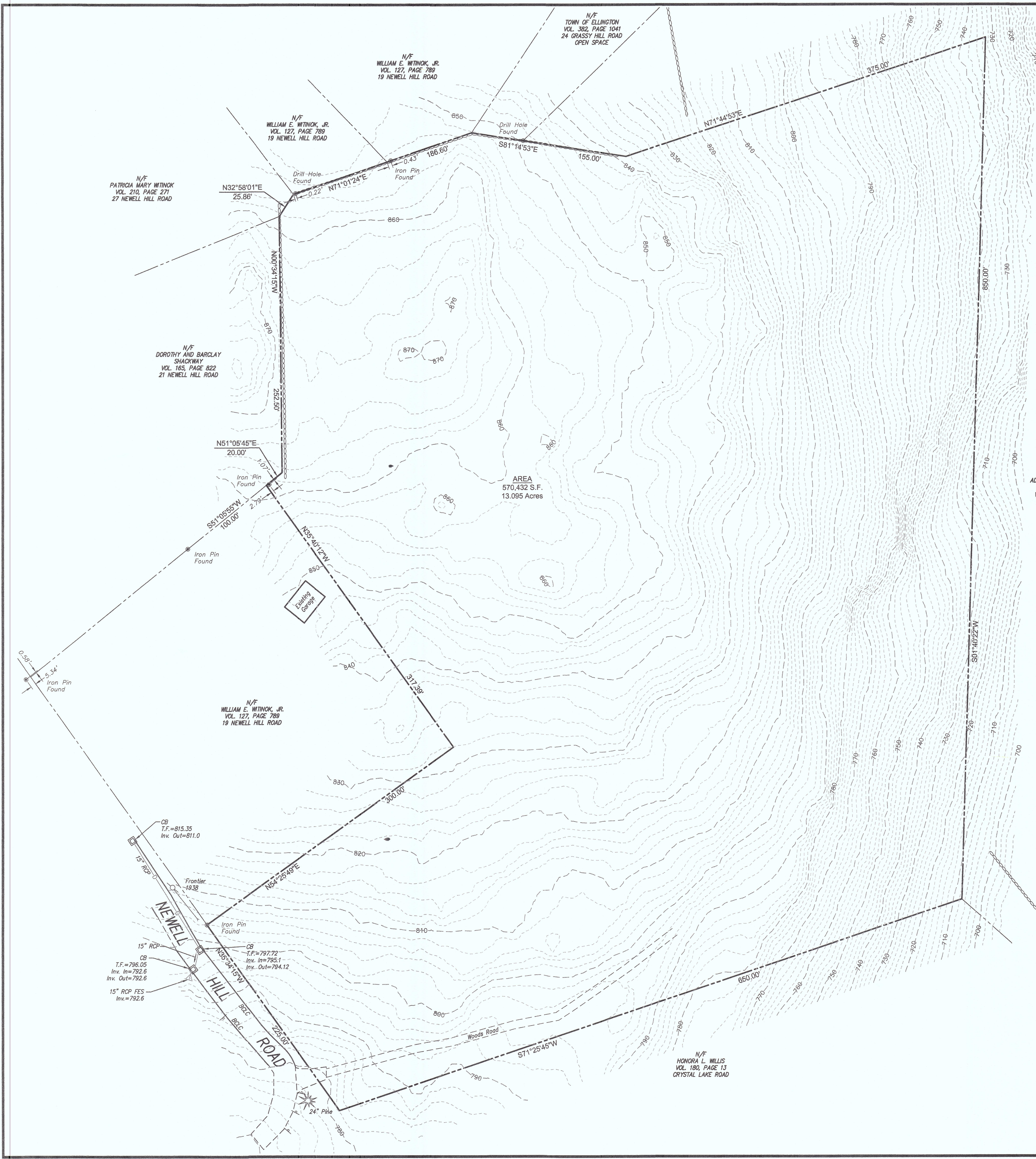


PREPARED FOR:  
R E V I S I O N S  
Date: June 30, 2022

PREPARED FOR:  
Devin & Meaghan Goldsneider  
to Eaton Road  
Tolland, CT 06084  
(860) 539-6970

RESIDENTIAL LOT DEVELOPMENT PLAN  
N/F WITINOCK PROPERTY  
NEWELL HILL ROAD  
ELLINGTON, CONNECTICUT

PREPARED BY:  
Civil Solutions, LLC  
providing engineered solutions from concept to completion  
Tolland, CT 860.896.0222



**LEGEND**

---	PROPERTY/STREET LINE
---	EASEMENT LINE
⊕	UTILITY POLE
●	IRON PIN FOUND
⊞	CONCRETE MONUMENT FOUND
⊞	STORM SEWER
⊞	CATCH BASIN
⊞	STORM DRAINAGE MANHOLE
~	TREE LINE
BCLC	BITUMINOUS CONCRETE LIP CURB
▲	SIGN
---	CONTOUR - MAJOR
---	CONTOUR - MINOR

**SURVEY NOTES:**

1. THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY AND TOPOGRAPHIC MAP CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2. IT IS INTENDED TO DEPICT THE DEED LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS AFFECTING THE PROPERTY. THE PROPERTY/BOUNDARY DETERMINATION OPINION PRESENTED HEREON IS BASED ON A RESURVEY.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
  - A. "MAP OF LOT OF WILLIAM & ANNA WITNOK ELLINGTON, CONN." PREPARED BY ALFRED E. SCHINDLER, SCALE 1"=50' AND DATED MAY 30, 1972. PLAN RECEIVED FROM WILLIAM E. WITNOK, JR.
  - B. "SUBDIVISION PROPERTY OF MILTON J. WITNOK 33 NEWELL HILL ROAD ELLINGTON, CONNECTICUT" PREPARED BY KARHU & PRONOVOST ASSOCIATES, INC., SCALE 1"=100', DATED JULY 5, 1988 AND REVISED LAST 1/23/89. ELLINGTON LAND RECORDS MAP #18-944.
  - C. "SUBDIVISION LAYOUT PLAN CRYSTAL VIEW ESTATES A RESIDENTIAL SUBDIVISION NEWELL HILL ROAD TOWN OF ELLINGTON, CONNECTICUT" PREPARED BY THE LRC GROUP, SCALE 1"=40' AND DATED 2/11/05 AND REVISED LAST ON 3/20/07. ELLINGTON LAND RECORDS MAP #1-901E.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. BEARINGS ARE BASED ON NAD83. ELEVATIONS ARE BASED ON NAVD88.
5. TOPOGRAPHY SHOWN HEREON IS THE RESULT OF AN AERIAL SURVEY PERFORMED IN MAY 2022.
6. THIS PARCEL IS ZONED RAR. SETBACKS ARE GENERALLY FRONT 35', SIDE 10' AND REAR 25'.

<b>PROPERTY AND TOPOGRAPHIC SURVEY</b>	
LAND NOW OR FORMERLY OF	
<b>WILLIAM E. WITNOK, JR.</b>	
VOLUME 167, PAGE 836	
NEWELL HILL ROAD	
ELLINGTON, CONNECTICUT	
<b>RECEIVED</b>	
JUL 22 2022	
TOWN OF ELLINGTON	
PLANNING DEPARTMENT	
<b>Delta</b>	<b>JOB No.: 21-071</b>
<b>SURVEYING SERVICES, LLC</b>	<b>SCALE: 1"=30'</b>
(860) 944-4678	<b>DATE: JUNE 22, 2022</b>
75 ELLINGTON AVE., ELLINGTON, CT.	<b>DWG. NO.: 1</b>
	<b>SHEET: 1 OF 1</b>

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JONATHAN TARBOX  
L.S. #70075

REVISIONS:

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input checked="" type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; padding: 2px;">Z202211</div> Date Received 7/25/2022
---	--

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Owner's Information**

Name: Planning & Zoning Commission

Mailing Address: 57 Main Street  
Ellington, CT 06029

Email: \_\_\_\_\_

**WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?**  Yes  No

Primary Contact Phone #: 860-870-3120

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Applicant's Information (if different than owner)**

Name: Town of Ellington

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

**WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?**  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: N/A - Townwide

Assessor's Parcel Number (APN): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Existing Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water:  Yes  No Public Sewer:  Yes  No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area?  Yes  No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3j(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

**Description of Request** (if more space is needed, please attach additional sheets)

Section 7.16 Cannabis Establishment Moratorium extend thru April 30, 2023

Article 10 Definitions & Interpretations.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Town of Ellington

## Planning Department

57 Main Street, PO Box 187, Ellington, CT, 06029 / Phone: 860-870-3120 / [planner@ellington-ct.gov](mailto:planner@ellington-ct.gov)

DATE: July 26, 2022

TO: Planning and Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: Zoning Regulation Amendment to Extend Existing Moratorium for Cannabis Production and Dispensary Facilities (Adult-use/Licensed Medical Marijuana)

---

### **ADDITIONS are bolded and underlined, Otherwise as adopted**

Section 7.16 Cannabis Establishments, the Planning and Zoning Commission hereby extends the moratorium set to expire **October 31, 2022, through April 30, 2023**, for cannabis production and dispensary establishments (adult-use/licensed medical marijuana) and during this time shall not accept, review, and/or decide any application in any zone until they have carefully considered such facilities and what regulations should govern them.

August 8, 2022

**TO: ELLINGTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2022-105: Proposed zoning amendment pertaining to a temporary moratorium on cannabis establishments.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 8/22/2022.

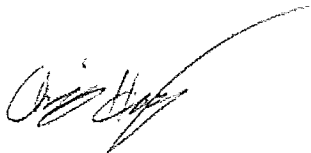
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Christopher Henchey.

**DISTRIBUTION:** Planner: Somers, Enfield, East Windsor, South Windsor, Vernon, Tolland, Stafford, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey, AICP  
Transportation Planner

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input checked="" type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <span style="background-color: yellow;">Z202212</span> Date Received 7/25/2022
---	---

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Owner's Information**

Name: Town of Ellington  
 Mailing Address: 57 Main Street  
Ellington, CT 06029  
 Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860-870-3120

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Applicant's Information** (if different than owner)

Name: Planning & Zoning Commission  
 Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: N/A - Town wide

Assessor's Parcel Number (APN): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Existing Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water:  Yes  No Public Sewer:  Yes  No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).

Is parcel within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area?  Yes  No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-31(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

**Description of Request** (If more space is needed, please attach additional sheets)

Attached proposed text amendment to Section 6.3.7(B) Detached Electronic Fuel Price Signs in C, PC, I and IP zones - extend 6 month moratorium to expire February 28, 2023.



# Town of Ellington Planning Department

57 Main Street, PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/planner@ellington-ct.gov

DATE: July 26, 2022  
TO: Planning and Zoning Commission  
FROM: Lisa M. Houlihan, AICP, Town Planner  
RE: Zoning Regulation Amendment to Extend Existing Moratorium for Section 6.3.7 (B)  
Electronic Fuel Price Sign

---

The Planning and Zoning Commission hereby **extends the existing moratorium through February 28, 2023** and ~~adopts a six month moratorium~~ for Section 6.3.7(B) detached electronic fuel price signs in C, PC, I, and IP zones of the Ellington Zoning Regulations. During this time, the commission shall not accept, review and/or decide on any application seeking to establish **or modify** detached electronic fuel price signs ~~for six (6) months following the effective date of this regulation.~~

TENTATIVE APPROVAL DATE: AUGUST 22, 2022  
EFFECTIVE DATE: AUGUST 30, 2022  
EXPIRATION DATE: FEBRUARY 28, 2023



August 8, 2022

**TO: ELLINGTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2022-106: Proposed zoning amendment pertaining to a temporary moratorium on detached Electronic Fuel Price Signs in C, PC, I & IP zones.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 8/22/2022.

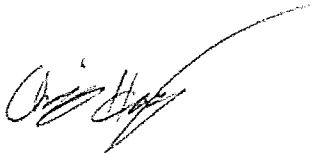
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Christopher Henchey.

**DISTRIBUTION:** Planner: Somers, Enfield, East Windsor, South Windsor, Vernon, Tolland, Stafford, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey, AICP  
Transportation Planner

\$160 -

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <b>2202210</b>
	Date Received <b>7/19/2022</b>

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Owner's Information

Name: KUP Enterprises

Mailing Address: P.O. Box 200  
Ellington, CT 06029

Email: corv@ellingtonagway.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 860-508-9194

Secondary Contact Phone #: 860-875-3355 v2d6

Signature: [Signature] Date: 7/19/22

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Applicant's Information (if different than owner)

Name: Same as owner

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 74 West Road

Assessor's Parcel Number (APN): 028 - 002 - 0000 Existing Zone: C Proposed Zone: \_\_\_\_\_  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water:  Yes  No Public Sewer:  Yes  No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area?  Yes  No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)  
Construction of a 60x45 storage building

**RECEIVED**

JUL 19 2022

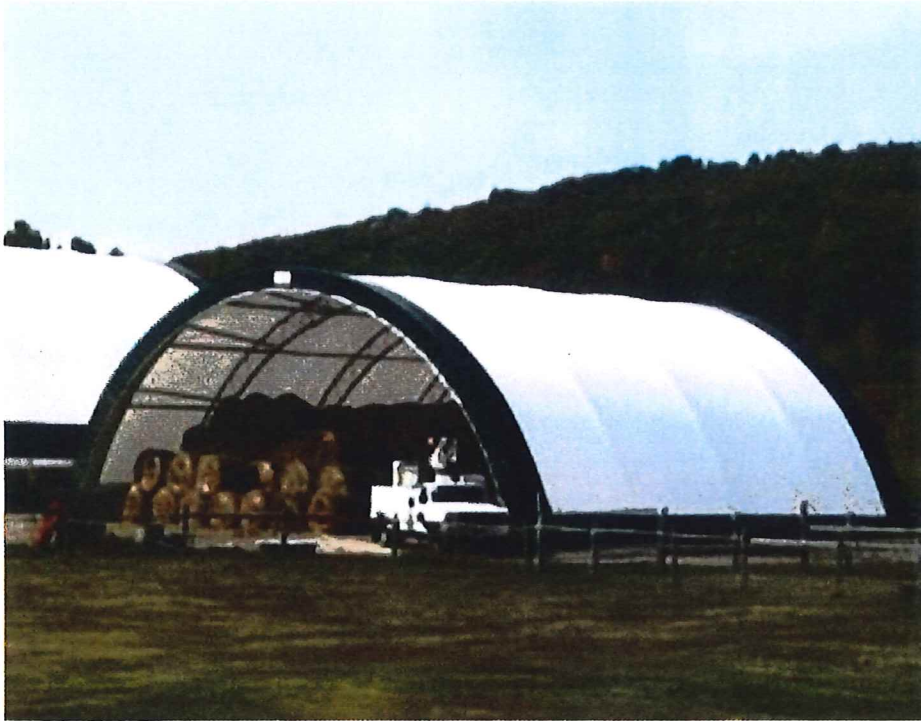
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Subject:** storage structure q10620851063003  
**Attachments:** T045XXX20F.pdf

**From:** Jason Brunswick <[jbrunswick@farmtek.com](mailto:jbrunswick@farmtek.com)>  
**Sent:** Wednesday, June 22, 2022 11:04 AM  
**To:** Cory Kupferschmid <[cory@ellingtonagway.com](mailto:cory@ellingtonagway.com)>  
**Subject:** storage structure q10620851063003

Hello Cory,

Attached is the technical drawing (non-stamped) for your 45' x 60' structure . A picture is shown below. For your mafia blocks, there is a Mobile Mix Concrete in Manchester.



Best Regards,

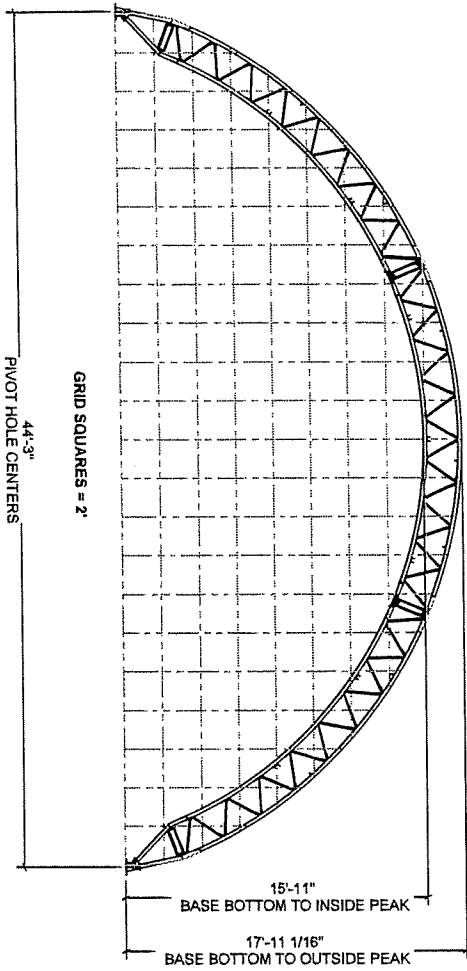
**Jason Brunswick**  
Greenhouse Specialist  
Aquaponics/Hydroponics Specialist  
1395 John Fitch Blvd, South Windsor, CT 06074  
800.476.9715 x1159 fax: 800.457.8887

If you would like to **schedule a meeting with me**, please click the following link:  
<https://outlook.office365.com/owa/calendar/JasonBrunswick@farmtek.com/bookings/>



**ADDITIONAL INFORMATION**


THESE PRINTS IDENTIFY AND SHOW THE MAIN COMPONENTS AND CONNECTIONS FOR THIS BUILDING. LENGTH, WIDTH, AND OTHER IMPORTANT DIMENSIONS ARE ALSO PRESENT.  
 TO BEST UNDERSTAND HOW TO CONSTRUCT THIS BUILDING, THE INFORMATION PROVIDED WITH THESE SHEETS SHALL BE USED WITH THE INSTRUCTION MANUAL SHIPPED WITH THE BUILDING. THE INSTRUCTIONS INCLUDE DETAILS NEEDED DURING CONSTRUCTION.



**BUILDING CONTENT GUIDE:**

- [A1] ..... COVER SHEET
- [B1] ..... GENERAL NOTES
- [C1] ..... BUILDING PLAN VIEW
- [D1] ..... MATERIAL SPECIFICATIONS
- [E1] ..... RAFTER PROFILES
- [F1] ..... OMITTED
- [G1] ..... DETAIL LOCATIONS & BASE DETAILS
- [G2] ..... GENERAL CONNECTION DETAILS
- [G3] ..... CABLE LAYOUT & DETAILS
- [H1] ..... BASE PLATE LAYOUT & DETAILS
- [I] ..... OMITTED
- [J1] ..... BUILDING REACTION DATA

- T04506020F
- T04508020F
- T04510020F
- T04512020F
- T04514020F
- T04516020F
- T04518020F
- T04520020F

		ORDER # _____ CUSTOMER # _____	
DRAWING DETAILS DRAWN BY: _____ REVISIONS: NO. BY: _____ REVISION DATE: _____		STRUCTURE SKU # _____ STRUCTURE SIZE _____ STRUCTURE DESCRIPTION _____	
CUSTOMER CONTACT: _____ CONTACT PHONE: _____		SHEET TITLE COVER SHEET	
SHEET: _____ A1			

### 74 West Road - Ellington Agway



**Property Information**

Property ID 028 002 0000  
 Location 74 WEST RD  
 Owner SEVENTY FOUR (74) WEST ROAD LLC

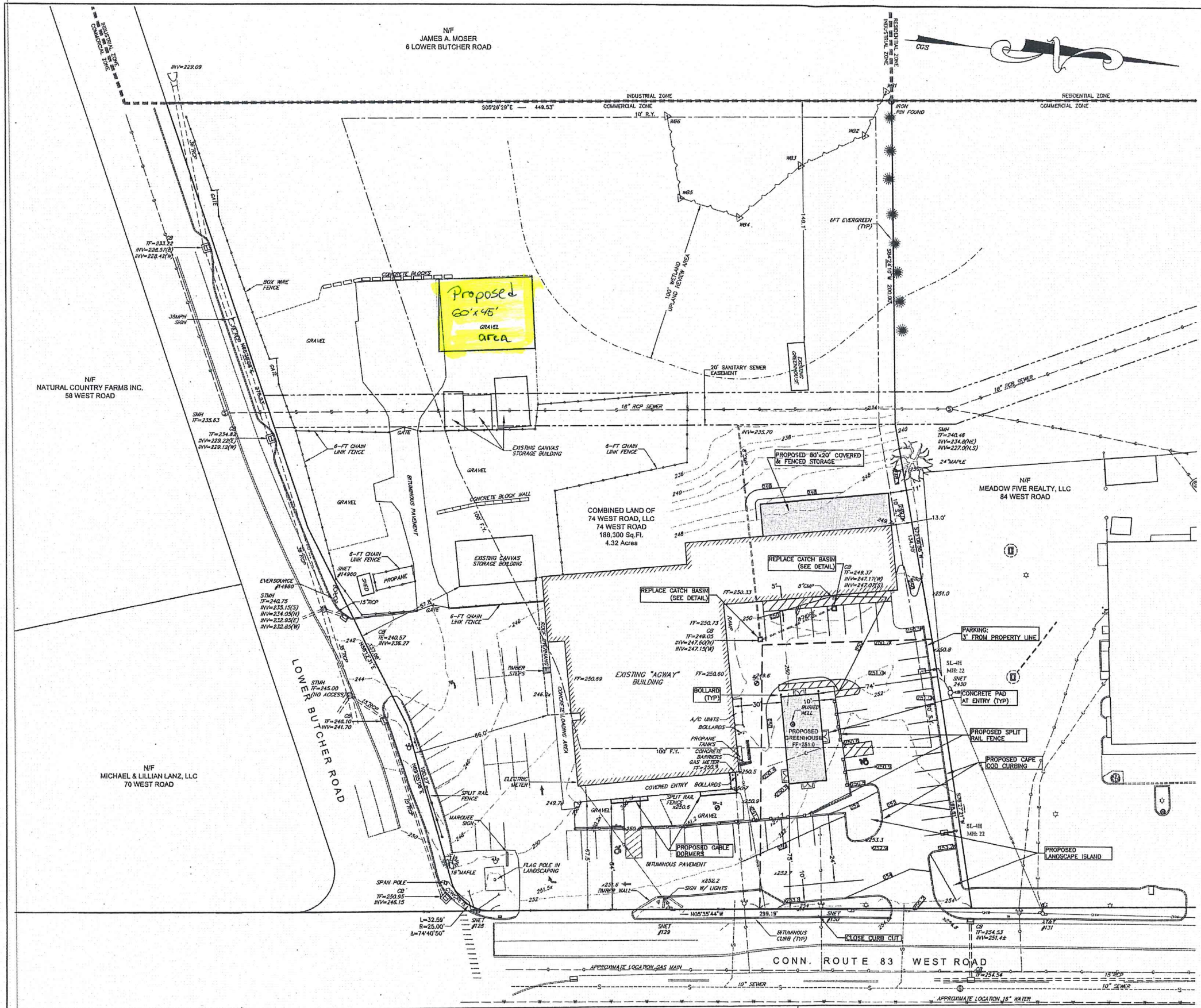


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021  
 Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300c-20. THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEFENDANT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND TOPOGRAPHIC ACCURACY CLASS T-2.
  - BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM BASED UPON A CGS DATUM.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - IMPROVEMENT LOCATION SURVEY MODIFICATION TO SITE PLAN PREPARED FOR BOLLES MOTORS 84 WEST STREET - RTE 83 ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 08-15-2018; REVISED 08/28/2018.
    - "AS-BUILT SURVEY OF 'ELLINGTON AGWAY' ELLINGTON, CONN." BY ALFRED E. SCHINDLER. DATE: 10/23/84, REVISED 2/29/88.
    - "PROPERTY SURVEY PARCEL OF LAND TO BE CONVEYED BY VALLEY FARMS ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS. DATE: 7/25/97.
    - "MAP OF PARCELS OF LAND TO BE CONVEYED TO THE TOWN OF ELLINGTON ELLINGTON, CONNECTICUT" BY SCHINDLER SURVEYS. DATE: 9/12/95.
    - "MAP NO. ES 108 SANITARY SEWER EASEMENT ELLINGTON SEWER PROJECT LAND OF FRED W. SPIELMAN AND LAND OF MOSER FARMS DARY, INCORPORATED LOWER BUTCHER ROAD AND ROUTE #83 ELLINGTON, CONNECTICUT" BY KELLYRA WOODS & PIKE. DATE: 3-8-1978.
    - "PERIMETER SURVEY PROPERTY OF VALLEY FARMS 6 LOWER BUTCHER ROAD ELLINGTON, CONNECTICUT" BY LANDMARK SURVEYS, LLC. DATE: 12/9/2013.
  - 74 & 80 WEST ROAD ARE LOCATED IN THE COMMERCIAL ZONE 'C' AND ARE DESIGNATED AS 028-002-0000 & 028-003-0000 RESPECTIVELY.
  - THESE PARCELS ARE LOCATED IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING) PER FIRM FLOOD INSURANCE RATE MAP, TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 15. COMMUNITY PANEL NUMBER 090158 0015 B. 3/15/1992.
  - THE LIMIT OF INLAND WETLANDS WERE FIELD DELINEATED BY RICHARD ZULICK C.S.S IN NOVEMBER OF 2021.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND / OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - ON DECEMBER 8, 2021 THE ELLINGTON ZONING BOARD OF APPEALS APPROVED APPLICATION V202113 REQUEST FOR VARIANCES OF THE ELLINGTON ZONING REGULATIONS SECTION 4.2.1-LOT AREA, WIDTH & YARD REQUIREMENTS TO REDUCE THE FRONT YARD SETBACK FROM 100FT TO 84FT FOR GABLE DORMERS ON AN EXISTING BUILDING AND FROM 100FT TO 75FT FOR A PROPOSED GREENHOUSE; SECTION 6.2.5 (A & B) - LOCATION OF PARKING FACILITIES: TO REDUCE PARKING TO A COMMERCIAL BUILDING FROM 20FT TO 5FT AND TO A SIDE PROPERTY LINE FROM 15FT TO 3FT AT 74 WEST ROAD, APN 028-002-0000 & 80 WEST ROAD.
  - 74 WEST ROAD AND 80 WEST ROAD SHALL BE COMBINED PRIOR TO FINAL CERTIFICATE OF ZONING COMPLIANCE.
  - THE EXISTING WELL AT 80 WEST ROAD SHALL BE USED FOR NON-POTABLE PURPOSES.

ZONING TABLE CURRENT ZONE - COMMERCIAL (C)

PARCEL AREA	REQUIRED	EXISTING #74	EXISTING #80	PROPOSED
100,000 Sq.Ft.	100,000 Sq.Ft.	100,000 Sq.Ft.	100,000 Sq.Ft.	100,000 Sq.Ft.
LOT WIDTH	200'	532'	132.0'	185,300 Sq.Ft.
FRONT YARD	64' (SEE NOTE 8)	67.5'	74.4'	364.3'
SIDE YARD	10'	13.0'	10.5'	92.7'
REAR YARD	50'	149.1'	29.5'	119.3' (NORTH)
BUILDING HEIGHT	35'	38'	18'	271.1'
LOT COVERAGE	60%	33.2%	58.5%	18'

PARKING REQUIREMENTS:  
 RETAIL TRADE USES: 1 PARKING SPACE PER 200 SF OF NET FLOOR AREA 9300/200 = 47 SPACES  
 MOTOR VEHICLE REPAIR: 5 PARKING SPACES PLUS 3 PARKING SPACES FOR EACH SERVICE STALL 5 STALLS 20 SPACES  
 TOTAL PARKING REQUIRED: 67 SPACES  
 PARKING SPACES PROVIDED: 67 SPACES

TEST PIT DATA:  
 11/04/2021  
 B-1:  
 0-35" FILL  
 35-48" BROWN SAND LOAM, FRIM  
 48-60" HARDPAN  
 B-2:  
 0-36" COMPACT FILL  
 36-89" HARDPAN

LEGEND

---	PROPERTY BOUNDARY
□	CONCRETE MONUMENT
○	IRON PIN
---	ZONING SETBACK
---	EXISTING EASEMENT
---	EXISTING CONTOUR
○	EXISTING UTILITY POLE
☆	EXISTING LIGHT POLE
□	EXISTING CATCHBASIN
---	EXISTING STORM PIPE
○	EXISTING SEWER & MANHOLE
○	EXISTING WELL
---	EXISTING U/G ELECTRIC SERVICE
---	EXISTING U/G GAS SERVICE
---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	PROPOSED CURBING
---	PROPOSED LINE STRIPING
---	PROPOSED FENCE
---	LIMIT OF WETLANDS
---	WETLANDS REGULATED AREA

IMPROVEMENT LOCATION SURVEY  
 SITE PLAN OF DEVELOPMENT  
 LAND OF  
**74 WEST ROAD, LLC &  
 KUP ENTERPRISES, LLC**  
 74 & 80 WEST ROAD - ROUTE 83  
 ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

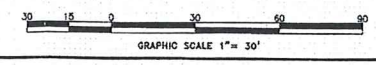
REVISIONS	DATE	SCALE	DATE	SHEET NO.	MAP NO.
02/21/2022 APPROVAL		1"=30'	12-10-2021	2 of 8	10975A

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
 ERIC R. PETERSON  
 L.S. 23430  
 REGISTRATION NO.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*Richard Zulick*  
 RICHARD ZULICK C.S.S.





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 MINUTES MONDAY, JULY 25, 2022, 7:00 PM

**IN PERSON ATTENDANCE: TOWN HALL MEETING ROOM, 55 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING**  
**(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)**

**MEMBERS PRESENT: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY,  
SECRETARY ROBERT SANDBERG, JR, REGULAR MEMBERS F.  
MICHAEL FRANCIS, MICHAEL SWANSON AND JON MOSER**

**MEMBERS ABSENT: REGULAR MEMBER WILLIAM HOGAN AND ALTERNATE RACHEL  
DEARBORN**

**STAFF PRESENT: LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH,  
RECORDING CLERK**

**I. CALL TO ORDER:** Chairman Hoffman called the meeting to order at 7:06 pm.

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

Zanul Masood and Ori Degani, One Manhattan Real Estate, 349 East 82<sup>nd</sup> Street, New York, NY spoke with the Commission about the parcel between Country Pure Foods and Sullivan Tire on West Road, also known as APN 019-005-0000. Mr. Masood explained their company is looking to propose development on the parcel, such as a mix use of housing and commercial. He said they do not have a concept plan to review with the Commission, but would like to discuss possible development before proceeding with a proposed project. Mr. Masood said the lot has limited road frontage making it less suitable for commercial development and asked how the Commission would feel about affordable housing or assist living facility. Chairman Hoffman said the Commission is cautious about approving a zone change from commercial to residential because the town has little commercially zoned land compared to residential land. He referred to another similarly sized parcel, also on West Road, that was recently subdivided and developed for two commercial businesses. Ms. Houlihan asked what Mr. Masood's thoughts were for a mixed use development. Mr. Masood stated they were thinking of residential housing over commercial uses or affordable housing.

Ms. Houlihan stated the town has an assistant living facility, The Ivy's, and existing elderly housing is overseen by the Ellington Housing Authority. Commissioner Moser noted there is a commercial business on each side of the parcel with tractor trailer truck traffic and expressed safety concern for developing the parcel residentially. Ms. Houlihan suggested they review the town's Access Management regulations, and summarized the mixed-use concept suggested for land along Route 83 from Middle Butcher Road to the Vernon town line in the Route 83 Corridor Study. Commissioner Sandberg referred Mr. Masood to the mixed use development in East Windsor - Pasco's. The commission agreed they are open to a concept plan for development, but intend on preserving commercially zoned parcels for commercial uses. Mr. Masood said they need to look at the town's regulations to see what development would possibly be allowed, such as a town center concept, not commercial use on one side of the parcel and residential on the other.

### III. PUBLIC HEARING(S):

1. Z202203 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request to modify Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP (Industrial Park) Zone.

Chairman Hoffman stated the Planning Department received a request to continue the public hearing to August 22, 2022.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONTINUE PUBLIC HEARING TO THE NEXT MEETING ON MONDAY, AUGUST 22, 2022, 7:00 PM, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202203** - Juliano Family One, LLC, owner/Brian Juliano, applicant, request to modify Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP (Industrial Park) Zone.

2. Z202209 – Derek and Darla Reutter, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (24'x36') at 297 Jobs Hill Road, APN 159-019-0000, in a RAR (Rural Agricultural Residential) Zone.

**Time:** 7:32 pm

**Seated:** Hoffman, Kelly, Sandberg, Francis, Swanson and Moser

Derek Reutter, 297 Jobs Hill Road, was present to represent the application. Mr. Reutter stated he is seeking approval for a 24'x36' garage to park vehicles. Only electrical will be installed, there's no plans to connect to water. Ms. Houlihan noted there were no staff concerns pertaining to the proposed garage, but should the commission approve they may consider adding a condition of approval that the structure not be used for business purposes.

Commissioner Swanson asked how many garages are currently on the site. Mr. Reutter stated the barn, which is a 14'x48', is also dry storage and there is no garage attached to the house.

**MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE HEARING FOR Z202209** – Derek and Darla Reutter, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (24'x36') at 297 Jobs Hill Road, APN 159-019-0000, in a RAR (Rural Agricultural Residential) Zone.

**MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) FOR Z202209** – Derek and Darla Reutter, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (24'x36') at 297 Jobs Hill Road, APN 159-019-0000, in a RAR (Rural Agricultural Residential) Zone.

#### **CONDITION(S) OF APPROVAL:**

- Structure shall not be used for business purposes.

### IV. OLD BUSINESS: None



## V. NEW BUSINESS:

1. Z202210 – KUP Enterprises, owner/applicant, request for Site Plan modification to construct a 60'x45' storage building at 74 West Road, APN 028-002-0000, in a C (Commercial) Zone.

**BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED NEW BUSINESS FOR AUGUST 22, 2022, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202210 – KUP Enterprises, owner/applicant, request for Site Plan modification to construct a 60'x45' storage building at 74 West Road, APN 028-002-0000, in a C (Commercial) Zone.**

2. S202202 – William E. Witinok, Jr., owner/ Civil Solutions, LLC, applicant, request for a 1 lot subdivision on property on Newell Hill Road, APN 127-016-0001, in a RAR (Rural Agricultural Residential) Zone.

**BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR AUGUST 22, 2022, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR S202202 – William E. Witinok, Jr., owner/ Civil Solutions, LLC, applicant, request for a 1 lot subdivision on property on Newell Hill Road, APN 127-016-0001, in a RAR (Rural Agricultural Residential) Zone.**

## VI. ADMINISTRATIVE BUSINESS:

1. Approval of Planning and Zoning Commission June 27, 2022 Regular Meeting Minutes.

**MOVED (SWANSON) SECONDED (KELLY) AND PASSED (FRANCIS – ABSTAINED) TO APPROVE THE JUNE 27, 2022 REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Discussion: Existing moratorium for adult-use cannabis facilities and legislative amendments removing population thresholds as a measure for limiting adult-use cannabis retail and cultivator facilities.

The commission discussed the existing moratorium and idea of allowing cultivation or dispensary facilities in town. They agreed to extend the moratorium to allow additional time to decide what regulations should be adopted for cannabis establishments.

**BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON AUGUST 22, 2022, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR Z202211 - Ellington Planning & Zoning Commission, Zoning Regulation Section 7.16 Cannabis establishments to extend existing moratorium for production and dispensary facilities (adult-use/licensed medical marijuana) through April 30, 2023.**

- b. Discussion: Potential extension of existing moratorium for Section 6.3.7.B–Detached Signs, in Commercial & Industrial Zones for Electronic Fuel Price Signs.

The moratorium for this regulation will expire September 3, 2022. Ms. Houlihan asked the commission if they would like to extend the moratorium for another six (6) months to allow additional time to draft regulations. Upon a short discussion, the commission agreed to add to next month's agenda a vote to extend the moratorium through February 2023.

**BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING**

**FOR THE PLANNING AND ZONING COMMISSION MEETING ON AUGUST 22, 2022, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR Z202212** – Ellington Planning & Zoning Commission, Zoning Regulation Section 6.3.7 (B) Electronic Fuel Price Signs to extend existing moratorium through February 28, 2023.

Secretary Sandberg informed Ms. Houlihan that Flavors of Nawab Restaurant, located at 4 West Road, has put LED lights up around the window(s) and requested the Zoning Enforcement Officer investigate.

- c. Letter to Buddhist Association of Connecticut, Inc., dated July 14, 2022, expiration of approval and potential extension for S200801 – Four (4) lot subdivision, 124-130 (formerly 120) Stafford Road, Ellington, CT.

Ms. Houlihan explained the Buddhist Association of Connecticut subdivision on Stafford Road will expire soon. She noted statutory amendments enabling the owner to request another extension for five more years. If the subdivision approval is not extended, it will expire, notice placed on the land records and easements given to the Town released. If this occurs, the land will revert to a single lot.

#### **VII. ADJOURNMENT:**

**MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:07 PM.**

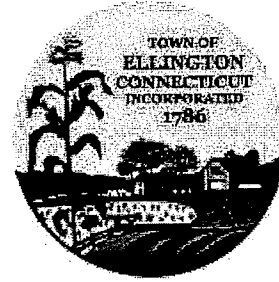
Respectfully submitted,

---

Barbra Galovich, Recording Clerk

# TOWN OF ELLINGTON

MEMO FROM THE FIRST SELECTMAN'S OFFICE



To: Ken Radziwon, Director of Public Works  
Tiffany Pignataro, Finance Officer/Treasurer  
Lisa Houlihan, Town Planner

From: Lori Spielman, First Selectman

Subject: Community United Methodist Church Parking Lot – Town Use

Date: August 9, 2022

---

The following action was taken by the Board of Selectmen at the August 8, 2022 meeting:

MOVED (TURNER), SECONDED (MADRU) AND PASSED UNANIMOUSLY TO APPROVE THE ONE-TIME RESTORATION OF THE COMMUNITY UNITED METHODIST CHURCH PARKING LOT, DUE TO PAST USE OF THE LOT BY THE TOWN, AS RECOMMENDED BY THE DIRECTOR OF PUBLIC WORKS, PENDING FUTURE BOARD OF SELECTMEN AND BOARD OF FINANCE APPROVAL REGARDING THE MEANS OF FINANCING.

cc: Walter Lee, Emergency & Risk Management Director