



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**

#### **AMENDED AGENDA TO ADD RECEIPT OF ITEM #2 UNDER V. NEW BUSINESS**

#### **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*)
2. Z202213 - Town of Ellington, owner/Department of Public Works, application, request for Site Plan Modification to construct a 60'x120' dek hockey rink and associated site improvements at 45 Sadds Mill Road (Robert Tedford Memorial Park), APM 079-004-0000, in a RAR (Rural Agricultural Residential) Zone. (*For receipt and scheduling for review September 26, 2022*)

**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