



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, SEPTEMBER 26, 2022, 7:00 PM**

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

**MEMBERS PRESENT: CHAIRMAN ARLO HOFFMAN, SECRETARY ROBERT SANDBERG, JR,  
REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, JON  
MOSER, MICHAEL SWANSON, AND ALTERNATE RACHEL DEARBORN**

**MEMBERS ABSENT: VICE CHAIRMAN SEAN KELLY**

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

**I. CALL TO ORDER:** Chairman Hoffman called the meeting to order at 7:00 pm.

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

**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. (Request to table opening of hearing present)

**Time:** 7:05 pm

**Seated:** Hoffman, Sandberg, Hogan, Francis, Moser, Swanson and Dearborn

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO TABLE  
OPENING OF PUBLIC HEARING TO THE NEXT MEETING ON MONDAY, OCTOBER 24, 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.**

Commissioner Hogan asked for an update on the application. Ms. Houlihan stated Juliano's Inland Wetland Agency and Planning and Zoning Commission applications time extensions had run out for previous applications and they re-applied to both commissions. She noted the applicant's engineer has met with staff and are working on finalizing the plans. She noted the application will be heard at the Inland Wetland Agency meeting next month and ready for Planning & Zoning Commission to hear next month as well. Commissioner Swanson asked for an update on the lights on the site. Ms. Houlihan stated they are working on submitting an updated photometric plan and installing hoods on the existing lights.

2. Z202213 - Town of Ellington, owner/Department of Public Works, applicant, 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), APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

**Time:** 7:05 pm

**Seated:** Hoffman, Sandberg, Hogan, Francis, Moser, Swanson and Dearborn

Ken Radziwon, Ellington Public Works Director, was present to represent the application. Mr. Radziwon explained they are looking to install a 60'X120' dek hockey rink at Robert Tedford Memorial Park. He noted there will be no additional lighting or parking installed at this time. He explained the proposed rink would be located adjacent the tennis courts, near the play scape and practice football area. The rink will lay on five inch concrete base, overlaid by hard plastic and the final size of the rink will be determined. He explained many factors were considered when making a decision on the location of the rink. They needed to account for the underground electrical, septic system components, wetland upland review area on the site and future development options. Mr. Radziwon stated there is a good tree line buffer to the neighbors and it is in close proximity to the pavilion and restrooms. Commissioner Swanson asked about the different sport teams and sharing the area of the park. Mr. Radziwon said he has spoken with Dustin Huguenin, Director of the Recreation Department, about possible scheduling of the fields for the different activities.

Commissioner Moser stated he's ok with the location of the dek hockey rink and it's a good idea. Alternate Dearborn asked about the distance from the rink to the abutter's property line. Mr. Radziwon replied the location is roughly 60' to the abutters on the east side of the park. Commissioner Swanson asked how hard it would be to move the rink into another location once installed. Mr. Radziwon stated the rink will be located on a concrete pad, which would be required no matter where the rink is located.

David Gyure, 10 Hatheway Road, expressed concerns about more balls or dek hockey pucks being hit into his yard. He has had windows and siding broken in the past, but noted the proposed rink is much smaller than an official ice rink. He is concerned about unsupervised activities that are already going on in that particular area of the park and that they will increase because of the dek hockey rink. Mr. Gyure is concerned about the pucks being hit towards the abutting properties.

Sarah Poulin, 8 Angel Trace, explained there is a 6' fencing on all the sides of the rink located above the 3' rink boards. She noted the nets will be replaced as necessary. Most players will bring a roller ball or a dek hockey puck that slides along the floor, rather than a traditional ice hockey puck.

Commissioner Hogan asked Mr. Radziwon if there is an existing fence along the eastern tree line in the proposed area of concern. Mr. Radziwon confirmed there's no fencing along the area. Commissioner Hogan suggested the Town consider some type of additional buffer between park activities and abutting properties.

Brian Powell, 21 Ellridge Place, representing the Ellington Roadrunners Youth Football League, said he likes the concept, but he's concerned it'll displace youth football practice areas. Mr. Powell stated there are around 170 kids in the program. The league runs from July to mid-November from 6-8 pm and need to practice near lights closer to the end of the season.

Commissioner Hogan asked why the rink could not go where the volleyball court is. Mr. Radziwon said they discussed putting the rink there, but because the rink sits on top of a concrete base it cannot be there because it's too close to the septic system leaching fields. They discussed relocating the volleyball court and converting the area to grass for use by youth football.

**MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202213** - Town of Ellington, owner/Department of Public Works, applicant, 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), APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) FOR Z202213** - Town of Ellington, owner/Department of Public Works, applicant, 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), APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

**CONDITION(S) OF APPROVAL:**

- The rink must maintain a minimum setback of 60 feet to eastern property line;
  - The maximum size of the rink is 60'X120'.
3. Z202214 – Antonio Sabatini and Anna Benacquista Trust, owner/ Camillo Derubertis, applicant, request for Special Permit for retail at (#188) 192 Windsorville Road, APN 009-066-0000, in a C (Commercial) Zone.

**Time:** 7:43 pm

**Seated:** Hoffman, Sandberg, Hogan, Francis, Moser, Swanson and Dearborn

Camillo Derubertis, 325 Middle Turnpike West, Manchester, CT 06040, Paul Kostecky (Remote), Liberty Opportunities, Inc., 2395 Prince Street, Conway, AR and Attorney Pasquale Salvatore (Remote), 378 Chase Avenue, Ste 202, Waterbury, CT were present to represent the application.

Mr. Derubertis stated he would like to open a dollar store. Secretary Sandberg asked if the store would be a convenience or dollar store. Mr. Derubertis answered it would be a small dollar store. Secretary Sandberg noted the existing parking on the site. Chairman Hoffman asked if he had any other stores, Mr. Derubertis stated no.

Paul Kostecky (Remote), stated Liberty Opportunities is a worldwide development company and they're assisting Mr. Derubertis with setting up his store and is available to answer any questions the commission may have for him.

Attorney Salvatore (Remote), logged in on behalf of Mr. Derubertis. He stated Mr. Derubertis and his wife immigrated to the United States about six months ago and purchased a home in Manchester. They are working diligently to establish the store with Liberty Opportunities and this is his first business venture.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202214** – Antonio Sabatini and Anna Benacquista Trust, owner/ Camillo Derubertis, applicant, request for Special Permit for retail at (#188) 192 Windsorville Road, APN 009-066-0000, in a C (Commercial) Zone.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE Z202214** – Antonio Sabatini and Anna Benacquista Trust, owner/ Camillo Derubertis, applicant, request for Special Permit for retail at (#188) 192 Windsorville Road, APN 009-066-0000, in a C (Commercial) Zone.

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:** None

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Planning and Zoning Commission August 22, 2022, Regular Meeting Minutes.

**MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED (SANDBERG – ABSTAINED) TO APPROVE THE AUGUST 22, 2022, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Discussion: Potential Zoning Regulation Amendments to Section 6.3.7.B – Detached Electronic Fuel Price Signs in C, PC, I and IP Zones.

The commission round tabled the proposed language and agreed to officially receive the proposal and schedule it for a hearing next month.

Secretary Sandberg requested John Colonese, Zoning Enforcement Officer, look into Valero's lighting. He noted the canopy lights over the gas pumps are too bright. Commissioner Francis mentioned the flood lights that are mounted on the Route 83 side of the building are blinding to motorists at the intersection and traveling down Snipsic Lake Road.

- b. Discussion: Potential Zoning Regulation Amendments regarding outdoor lighting for commercial and industrial zones and other miscellaneous sign lighting standards.

Commissioner Hogan reviewed the proposed additional language to Sections 4.3.2; 6.3.9 and 6.3.10. He stated any new business or existing business looking to update their signage would need to follow the proposed regulations, should the commission decide to move forward with adopting the new language. The commission discussed what brightness they would be comfortable with and requested to have the proposed amendments scheduled for a public hearing at next month's meeting.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:01 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk