



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, SEPTEMBER 25, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 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, REGULAR MEMBERS JON MOSER, MICHAEL SWANSON, AND ALTERNATE MARY CARDIN

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, AND ALTERNATE RACHEL DEARBORN

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

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

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

III. PUBLIC HEARING(S): **None**

IV. OLD BUSINESS: **None**

V. NEW BUSINESS:

1. Review sample mixed-use regulations pursuant to informal discussion on March 27, 2023, to establish a mixed-use development at 105 West Road, APN 028-013-0000, Planned Commercial (PC) Zone.

Lisa Houlihan stated commissioners received a copy of mixed-use regulations from East Windsor, South Windsor, and Hebron and relevant portions from the Plan of Conservation & Development Chapter 5 – Housing and Residential Development for review and discussion.

Chairman Hoffman spoke about the Plan of Conservation and Development (POCD) and referred to existing development near the Vernon town line where there is commercial with some housing mixed in and he would like to see that area cleaned up and make the mix of uses work. For instance, allowing a mix of uses helped Ellington Printery, Pools & More and the Jug Shop redevelop. Chairman Hoffman does not like the thought of putting housing in commercial zones.

Vice Chairman Kelly suggested making the mixed-use development a Special Permit process and look at each application on a case by case. Vice Chairman Kelly asked if allowing residential use on second floor with commercial on the main level makes commercial development worse? Vice Chairman Kelly referred to Hebron's regulations which states, "...keeping with the scale and character of the Town, under design standards that minimize conflict and enhance synergy between the various types of land uses.", would give the commission the ability to say yes or no to an application.

Commissioner Moser said the Town has worked hard to keep commercial uses within commercial zones and changing the regulations to allow mixed-use goes against that. It may make sense to add residential to 105 West Road with 1-bedroom apartments over businesses, if looking down the road 10 years, but he supports commercial rather than the mixed-uses within a parcel.

Commissioner Moser does like the idea of a Special Permit process but doesn't think adding this component is beneficial.

Alternate Cardin noted the Town has obligations to provide affordable housing and having a new regulation could help.

Chairman Hoffman talked with Lori Spielman, First Selectman, about the property next to the High School, which was purchased with the intention of building additional senior housing. Chairman Hoffman stated the Town is actively starting to move forward with design for the development.

Commissioner Swanson said there are over 100 people on the waiting list for housing at Snipsic Village on Main Street. There is a need for this type of housing within the Town.

Lisa noted the affordable housing percentage is currently below 5%, more single-family dwellings are being built but they do not help with the affordable housing percentage.

Vice Chairman Sean Kelly noted the Town should have 10% affordable housing, and if not at 10% a developer could come in and build what they wish.

Lisa referred to CT State Statute Section 8.30g, and if an application is received in the Planning Department, the application would need to be discussed with the Town Attorney. The Planning & Zoning Commission is required to update their affordable housing plan every five years, which they will be discussing within the next couple of months. Don Fish started the conversation about having apartments above commercial uses along Route 83. The POCD refers to a village district concept for the upper portion of land on Main and Maple Streets. Deer Valley North was the last multi-family project approved and constructed in Ellington.

Chairman Hoffman noted the Big Y Plaza is a nice development and he doesn't support apartments there. There is no multifamily zone in Town now, and any developer can come in for a zone change for affordable housing. Having accessory apartments doesn't help the affordable housing percentage unless they are deed restricted. The Commission agreed to wait to create new regulations.

2. Pursuant to Chapter 6 Agriculture as an Economic Sector from the Plan of Conservation & Development, Review and discuss Draft Text Amendment to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations.

Vice Chairman Kelly stated this is a referral from Economic Development Commission for promoting agricultural uses and reviewed the proposed changes to Section 7.14.3 – Special Permit Uses. Commissioners agreed to proceed with the suggested changes and add the proposed text amendment to next month's agenda for approval.

3. Review and discuss Draft Regulation Amendment, dated August 28, 2023, for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.

The Commission reviewed and briefly discussed the proposed changes to Section 7.15.7. Lisa said there are standards utility-scale solar applicants must meet when applying to the CT Siting Council and require applications to generally comply with local regulations. The Commission decided to add the proposed text change to next month's agenda for approval.

4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202302** – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.
5. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202303** – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

6. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202321** – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the August 28, 2023, Regular Meeting Minutes.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 28, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Letter from Lisa Houlihan, Town Planner to Tom Modzelewski, WPCA Administrator dated September 20, 2023, for Proposed Expansion of the Hockanum Sanitary Sewer Service Area for Portions of properties on Jobs Hill Road, Tomoka Avenue, Pinney Street and Frog Hollow Road.

Lisa explained the Water Pollution Control Authority's plan to expand the Hockanum Sewer Service Area (SSA) to include commercially zoned land where Jobs Hill Road, Route 140, and Tomoka Avenue intersect. The revised SSA expansion is consistent with the plan presented to the commission in 2021, but now includes the northern portion of 11 Jobs Hill Road and the town-owned land on Middle Road that was purchased for a future municipal complex. The proposed expansions are consistent with the POCD since they support commercial development and land that supports agriculture as an economic sector.

- b. Ellington Farm Day, September 23, 2023, flyer.
- c. Report and discuss status of Land Use Commissioner Training, Pursuant to Public Act No. 21-29... Training for Certain Land Use Officials.

VII. ADJOURNMENT:

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:08 PM.

Respectfully submitted by,

Barbra Galovich, Recording Clerk