



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES - REVISED MONDAY, FEBRUARY 24, 2025, 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 WILLIAM HOGAN, F. MICHAEL FRANCIS, AND
MICHAEL SWANSON

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBER JON
MOSER, AND ALTERNATE JEREMIAH WILLIAMS

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

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

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

III. PUBLIC HEARINGS:

1. S202501 – Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:01 pm

Seated: Hoffman, Kelly, Hogan, Francis, and Swanson

Mark Peterson, PE, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT was present to represent the application.

Mark Peterson stated the owner of the property is looking for a one-lot re-subdivision. Mark showed the location of the parcel and noted it was previously approved in 2022 for a two-lot subdivision. The proposed lot will be 1.11 acres with roughly 170 linear feet of frontage. The dwelling will be served by a well and septic system. The erosion and sediment control measures along with the proposed seeding schedule are on the plans.

Mark Peterson stated the Town Engineer, Dana Steele's, comments from an email dated February 11, 2025, have been addressed. Mark explained that the open space requirement was previously met, and the open space set-aside was provided on the opposite side of Webster Road.

Chairman Hoffman asked if there was a conceptual development plan for the undeveloped portion of the property, and Mark Peterson reviewed the plan. Mark noted the current proposal was reviewed by the Ellington Inland Wetland Agency and a positive referral was received.

Commissioner Hogan asked about the note on sheet 3 of 4 of the plans stating “10’ temporary grading easement across the southerly property line of Lot #3 in favor of Ellington McIntire, LLC”. Mark Peterson explained that the easement provides an area that will be graded when the future private road is constructed.

Lisa Houlihan, Town Planner, referred to Section 4.19B of the Ellington Subdivision Regulations requiring street trees to be provided, noting compliance can be met by preserving existing trees or planting new ones. Mark Peterson agreed to meet the street tree requirement as a condition of approval.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202501 – Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION S202405– Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone.

**CONDITION:
PURSUANT TO SECTION 4.19.B OF THE ELLINGTON SUBDIVISION REGULATIONS,
STREET TREES SHALL BE PROVIDED.**

IV. NEW BUSINESS:

1. Memo from Town Planner for Potential Regulation Amendments to Reflect the Updated Connecticut Guidelines for Soil Erosion and Sediment Control and Include Low Impact Development Standards.

The commission reviewed the proposed changes and endorsed processing formal applications.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING ON MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR TOWN OF ELLINGTON, owner/applicant, for proposed Zoning Regulation Amendments to reflect the updated Connecticut Guidelines for Soil Erosion and Sediment Control and include Low Impact Development Standards.

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202501** – West Meadow Associates, LLC, owner/ Kimberly Newman-Savino (The Revival Room), applicant, pursuant to Table 4.1 Permitted Uses & Uses Requiring Special Permit in Commercial & Industrial Zones request for Special Permit to allow a personal service business at 106 West Road, APN 028-011-0000, in a Planned Commercial (PC) zone.
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202502** – R&S Gerber Construction, LLC, owner/ applicant, request for modifications to Site Plan and Special Permit to construct an 80x100 addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of January 27, 2025, Regular Meeting Minutes.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 27, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

BY CONSENSUS, THE ELECTION OF OFFICERS WAS TABLED TO MONDAY, MARCH 31, 2025, PLANNING & ZONING COMMISSION REGULAR MEETING.

3. Correspondence/Discussion:

- a. Ellington Affordable Housing Plan and Discussion Regarding Ellington Zoning Regulations 3.6 Designed Multi-Family Zone and 3.6.7 Workforce Housing Provision.

Lisa Houlihan stated two developers have expressed interest in multi-family housing developments in Ellington. The locations for potential development are 5 acres of undeveloped land at 135 West Road, in a Planned Commercial (PC) zone, and a 29-acre vacant parcel at 53 Wapping Wood Road, in a Rural Agricultural Residential (RAR) zone. The Wapping Wood Road parcel is close to, but not within the sanitary sewer area and is bordered by single-family homes and protected farmland. A conceptual plan was reviewed for Wapping Wood Road. The plan includes a mix of duplexes, triplexes, and 4-unit buildings. Due to high interest rates and increased building costs, the number of workforce units and limits of bedrooms do not pencil out. The developers asked if the commission would consider changing the regulations to decrease the number of workforce housing units from 20% to 10% and to allow more bedrooms. The developer suggested a fee in lieu of workforce housing units. For example, if the number of workforce units were 10%, \$10,000 per workforce unit would be paid into an affordable housing fund for the Town to use in another location for affordable housing. The West Road parcel, where the Big Y is, is mostly developed. The owners have sought office, healthcare, and traditional commercial tenants with no success and asked the commission to revisit the idea of allowing a 3 to 4-story apartment complex on the vacant five acres of the property. The commission round tabled the proposed developments, potential regulation changes, and residential developments being built in other towns. Lisa agreed to research other town regulations and recently built affordable housing developments / fee in lieu of approvals and report back to the commission at next month's meeting.

- b. Notice of Ellington Public Budget Presentations - Community Voice Channel on March 20, 2025, Senior Center and Virtual Zoom Meeting on May 1, 2025, and Hall Memorial Library and Virtual Zoom Meeting on May 3, 2025.

VI. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 7:53 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk