



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

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

MONDAY, MAY 19, 2025, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

I. CALL TO ORDER:

II. PUBLIC COMMENTS (on non-agenda items):

III. PUBLIC HEARING: (Notice requirements met and hearings may commence, unless otherwise noted.)

1. Z202504 - Town of Ellington, owner/Ellington Little League, applicant, request for modification to Special Permit to extend lighting hours for field M2, Lisa's field and parking lot on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) Zone. *(Hearing continued from April 28, 2025)*
2. Z202508 – Dawn and Wayne McBreaity, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 30'x50' attached garage for more than three cars at 131 Pinnacle Road, APN 075-021-0000, in a Residential (R) Zone.
3. Z202509 – Town of Ellington, owner/Ellington Trails Committee, applicant, request for modification to Special Permit to allow lighting and unamplified music and Site Plan to construct a roof over an existing amphitheater on town-owned open space at 97 Shenipsit Street (Batz Property), APN 030-005-0000, in a R (Residential) Zone.
4. Z202510 – Kimberly Schneider, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 28'x40' garage addition to an existing barn for more than three cars at 90A Ellington Avenue, APN 029-049-0001, in a Residential (R) Zone.

IV. NEW BUSINESS:

1. Request for informal discussion for a potential zone change from commercial to residential to create three new residential lots for a portion of 100 Stafford Road, APN 148-019-0000.
2. Request for informal discussion for a potential 50-unit active adult community at 53 Wapping Wood Road, a vacant 29.20+/- acre parcel in the Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS:

1. Z2020503 - Town of Ellington, owner/ Ellington Planning & Zoning Commission, applicant, for proposed Zoning Regulation Amendments to reflect the updated Connecticut Guidelines for Soil Erosion and Sediment Control and include Low Impact Development Standards. (Continue from March 31, 2025.)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of April 28, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for June 30, 2025.

Instructions to attend meeting remotely listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Planning & Zoning Commission.

Join Zoom Meeting via link:
<https://us06web.zoom.us/j/81766784106>
Meeting ID: 817 6678 4106
Passcode: 876821

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 817 6678 4106
Passcode: 876821

Town of Ellington
Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation
☐ Site Plan Approval ☒ Special Permit ☒ Modification ☐ CGS 8-24

Application #

2202504

Date Received

3/18/2025

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: 55 Main St

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 #:

Secondary Contact Phone #:

Signature: [Signature]

Date: 3/18/2025

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: Ellington Little League (Todd Hany)

Mailing

Address: PO Box 274

Ellington, CT 06029

Email:

toddh@sentryrealestate.com

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

Primary Contact Phone #:

860-966-4995

Secondary Contact Phone #:

Signature: [Signature]

Date: 3/18/25

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: 45 Sadds Mill Rd

Assessor's Parcel Number (APN): 079 - 004 - 0000 Existing Zone: RAR 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

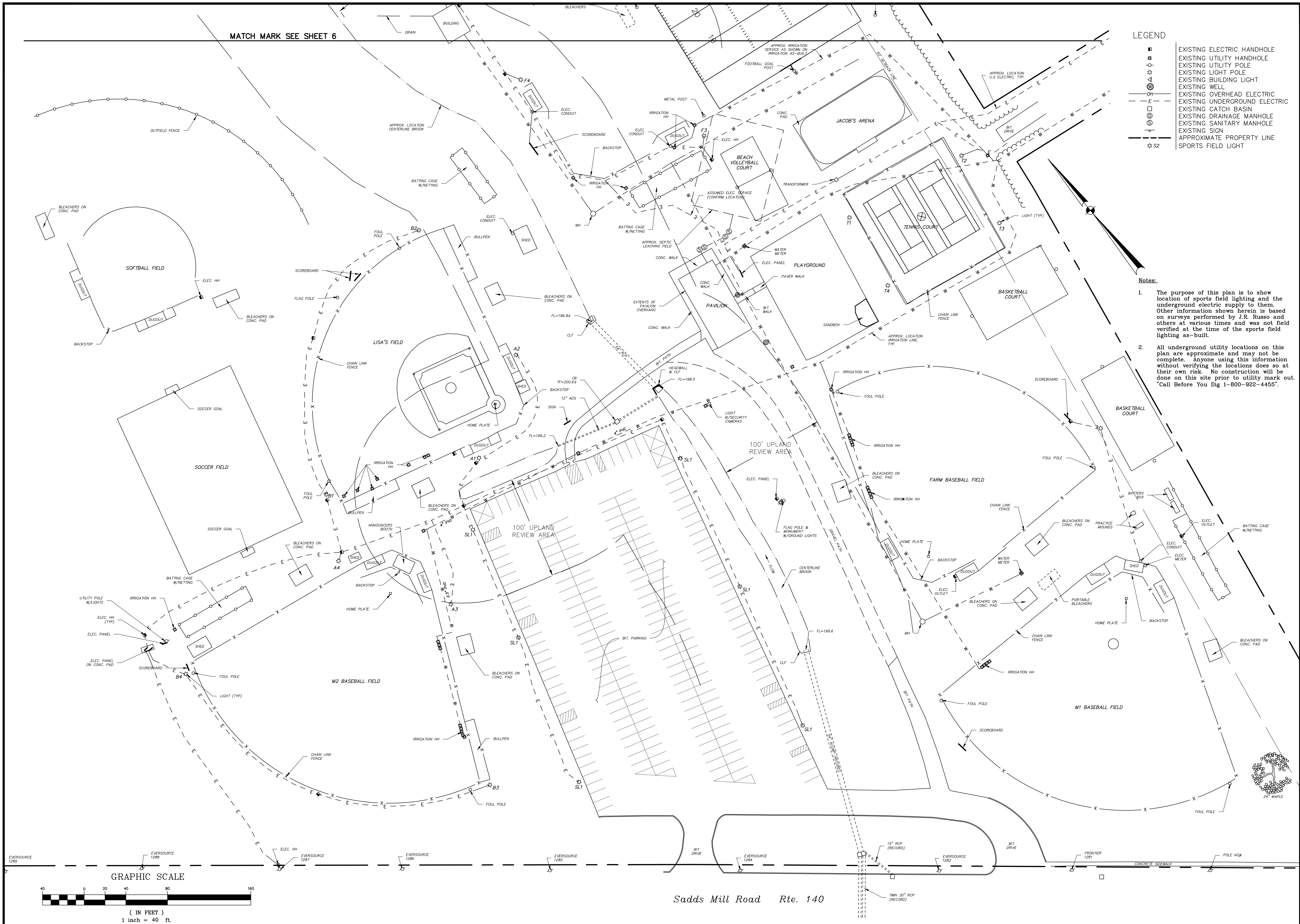
Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application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

Requesting to modify light schedule on M2, Lisa's Field & Parking Lot,
Extending light hours to 10:00 PM on Friday & Saturday
nights.

S:\Acad\2022 Civil 3D\2022-803 TOE Athletic Field Lighting\Russio Drawings\2022-803 Tedford & Pinney - As-Built.dwg, 1:1



REVISIONS

BY: LF/TAC CHK: JEU

Ellington Sport Lighting

Prepared For

Town of Ellington

Saddis Mill Road
Ellington, Connecticut

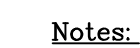
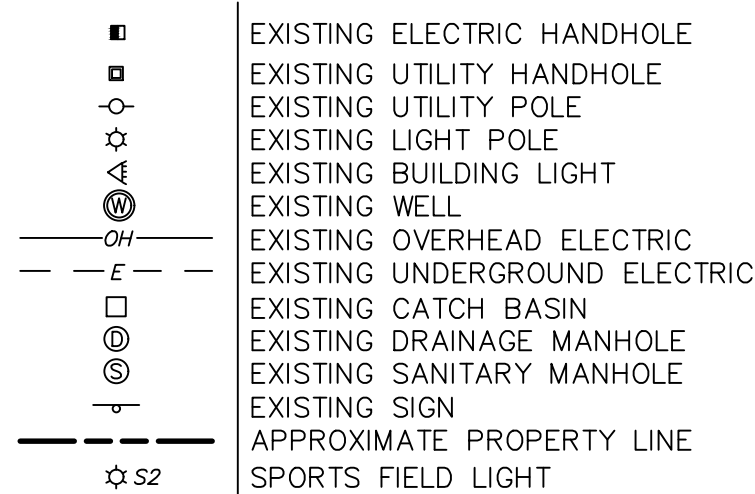
Tedford Park
As-Built Plan
(South)

DATE
10-21-24

SCALE
1"=40'

JOB NUMBER
2022-803

SHEET
5 of 7



1. The purpose of this plan is to show location of sports field lighting and the underground electric supply to them. Other information shown herein is based on surveys performed by J.R. Russo and others at various sites and was not specifically verified at the time of the sports field lighting as-built.
2. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction should be done on this site prior to utility mark out. Call Before You Dig 1-800-922-4455.

REVISIONS

BY: LF/TAC	CHK: JEU
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Ellington Sports Lighting
Prepared For
Town of Ellington
Saddis Mill Road
Ellington, Connecticut

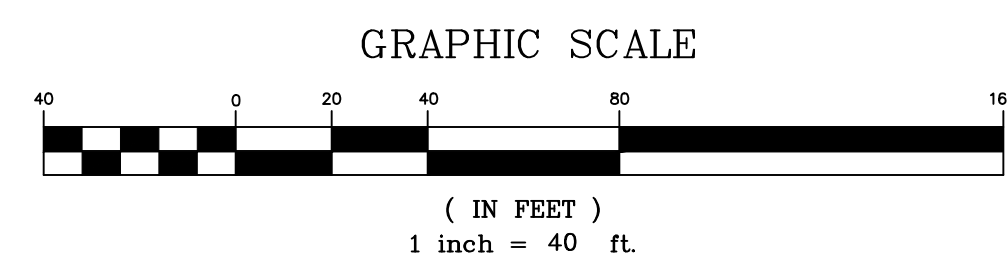
**Tedford Park
As-Built Plan
(North)**

DATE
10-21-24

SCALE
1"=40'

JOB NUMBER
2022-803

SHEET
6 of 7





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INCORPORATED 1786

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TOWN PLANNER'S OFFICE

FAX (860) 870-3122

May 31, 2023

Lori Spielman, First Selectman
Town of Ellington
55 Main Street
Ellington, CT 06029

RE: Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

Dear Ms. Spielman:

At their regular meeting on May 22, 2023, the Ellington Planning and Zoning Commission approved your application with the following motion:

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000 in a RAR (Rural Agricultural Residential) Zone.

CONDITION(S):

- LIGHTS FOR FIELD M1 SHALL BE RELOCATED TO FIELD M2.
- LIGHTS SHALL BE SHUT OFF BY 9PM, SEVEN DAYS A WEEK.
- LIGHTS FOR THE TENNIS AND BASKETBALL COURTS SHALL FOLLOW EXISTING LIGHTING SCHEDULES.
- APPROVAL IS SUBJECT TO REVIEW IN ONE YEAR.

DISCUSSION: THE FOLLOWING COMMENTS ARE NOT CONDITIONS OF APPROVAL BUT RECOMMENDATIONS TO ADDRESS ISSUES FROM RESIDENTS RAISED DURING THE PUBLIC HEARING THAT ARE NOT DIRECTLY RELATED TO THE PROPOSED APPLICATION.

- Recommend the Town install plantings and/or reinforce the existing vegetation along the eastern property line to screen the park from the backyards of properties along the west side of Hatheway Road.
- Refer letters from residents describing various nuisance activities at the park to the Board of Selectmen, the State Trooper's office, and the Park and Recreation Commission.

The Planning Department will file the original Special Permit on the Ellington Land Records to become effective on June 9, 2023 (Copy enclosed). This approval does not preclude you from meeting any other applicable federal, state, or local regulation. Please ensure that you have obtained all necessary permits and approvals from all governing agencies that have authority over your project.

Generally, after receiving commission approval, you are required to obtain a Zoning Permit, if applicable, and any permit required by the Ellington Building Department prior to construction. If you have any questions, please contact the Planning Department at 860-870-3120.

Sincerely,

Arlo Hoffman, Chairman
Planning and Zoning Commission

cc: Tom Modzelewski, Acting Public Works Director

From: Dustin Huguenin
To: Lisa Houlihan
Subject: Request to Extend Lighting Hours – Fields M2 and Lisa's Field
Date: Thursday, April 24, 2025 1:32:16 PM

Hi Lisa,

I'm writing to formally request an extension to the Application for Modification to Special Permit currently under consideration for Ellington Little League's "Field M2" at Robert Tedford Memorial Park.

Little League has requested to extend lighting hours on Field M2 from 9:00 PM to 10:00 PM on Fridays and Saturdays. In the interest of fairness and equity, the Ellington Recreation Department respectfully requests that the same extended lighting hours also be applied to "Lisa's Field", which is located adjacent to M2 and is used primarily for youth softball.

While the fields serve different programs, aligning their lighting allowances helps ensure fair and equitable access to extended play hours for all participants.

Thank you for your consideration of this request. Please let me know if any further information or documentation is needed.

Dustin

Dustin Huguenin
Ellington Recreation Director
31 Arbor Way / Ellington, CT 06029
Phone: 860-870-3118 / Fax: 860-926-0980
Website: <https://parkrec.ellington-ct.gov/>

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202504 - Town of Ellington, owner / Ellington Little League, applicant, request for modification to Special Permit to extend lighting hours for field M2, Lisa's field and parking lot on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) Zone.

PUBLIC HEARING DATE: May 19, 2025
STAFF REVIEW RETURN DATE: May 12, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	WPCA- No Comment. DPW- Will the same consideration be given to the football, tennis & basketball lights?
Assessor	
Traffic Authority	
Ambulance	

Musco Control-Link Usage Report													
By Facility and Field													
Usage Type of Light Usage													
Sun 12/01/2024 - Sat 03/01/2025													
Note: Hours and Minutes are shown in decimal format to allow totaling and calculations.													
Summary by Facility with totals shown in decimal format:													
Facility	Total Auto Hours Usage	Total Hours Saved From Early Off	Total Hours Saved from Push Btn Usage										
Tedford Park	552.37	6.83	841.26										
Total	552.37	6.83	841.26										
Summary by Facility and Field with totals shown in decimal format:													
Facility	Field	Controlled by Push Botton	Total Auto Hours Usage	Total Hours Saved From Early Off	Total Hours Saved from Push Botton Usage								
Tedford Park	Basketball	Yes	4.44	0	425.53								
Tedford Park	Parking	No	520.97	0	0								
Tedford Park	Tennis 1-2	Yes	14.26	0	415.73								
Tedford Park	Youth Practice	No	12.7	6.83	0								
Total			552.37	6.83	841.26								
Schedule Detail:													
Field	Controlled by Push Btn	Start Day	Start Date	Start Time	End Day	End Date	End Time	Early On	Early Off	Push Btn On/Off	Auto Hours Usage	Hours Saved from Early Off	Hours Saved from Push Btn Usage
Basketball	Yes	Sun	12/1/2024	3:47p	Sun	12/1/2024	9:00p				0	0	5.22
Basketball	Yes	Mon	12/2/2024	3:47p	Mon	12/2/2024	9:00p			4:55p-6:20p	1.42	0	3.8

Basketball	Yes	Tue	12/3/2024	3:46p	Tue	12/3/2024	9:00p				0	0	5.23
Basketball	Yes	Wed	12/4/2024	3:46p	Wed	12/4/2024	9:00p				0	0	5.23
Basketball	Yes	Thu	12/5/2024	3:46p	Thu	12/5/2024	9:00p				0	0	5.23
Basketball	Yes	Fri	12/6/2024	3:46p	Fri	12/6/2024	9:00p				0	0	5.23
Basketball	Yes	Sat	12/7/2024	3:46p	Sat	12/7/2024	9:00p				0	0	5.23
Basketball	Yes	Sun	12/8/2024	3:46p	Sun	12/8/2024	9:00p				0	0	5.23
Basketball	Yes	Mon	12/9/2024	3:46p	Mon	12/9/2024	9:00p				0	0	5.23
Basketball	Yes	Tue	12/10/2024	3:46p	Tue	12/10/2024	9:00p				0	0	5.23
Basketball	Yes	Wed	12/11/2024	3:46p	Wed	12/11/2024	9:00p				0	0	5.23
Basketball	Yes	Thu	12/12/2024	3:46p	Thu	12/12/2024	9:00p				0	0	5.23
Basketball	Yes	Fri	12/13/2024	3:46p	Fri	12/13/2024	9:00p				0	0	5.23
Basketball	Yes	Sat	12/14/2024	3:47p	Sat	12/14/2024	9:00p				0	0	5.22
Basketball	Yes	Sun	12/15/2024	3:47p	Sun	12/15/2024	9:00p				0	0	5.22
Basketball	Yes	Mon	12/16/2024	3:47p	Mon	12/16/2024	9:00p				0	0	5.22
Basketball	Yes	Tue	12/17/2024	3:47p	Tue	12/17/2024	9:00p				0	0	5.22
Basketball	Yes	Wed	12/18/2024	3:48p	Wed	12/18/2024	9:00p				0	0	5.2
Basketball	Yes	Thu	12/19/2024	3:48p	Thu	12/19/2024	9:00p				0	0	5.2
Basketball	Yes	Fri	12/20/2024	3:49p	Fri	12/20/2024	9:00p				0	0	5.18
Basketball	Yes	Sat	12/21/2024	3:49p	Sat	12/21/2024	9:00p				0	0	5.18
Basketball	Yes	Sun	12/22/2024	3:50p	Sun	12/22/2024	9:00p				0	0	5.17
Basketball	Yes	Mon	12/23/2024	3:50p	Mon	12/23/2024	9:00p				0	0	5.17
Basketball	Yes	Tue	12/24/2024	3:51p	Tue	12/24/2024	9:00p				0	0	5.15
Basketball	Yes	Wed	12/25/2024	3:51p	Wed	12/25/2024	9:00p				0	0	5.15
Basketball	Yes	Thu	12/26/2024	3:52p	Thu	12/26/2024	9:00p				0	0	5.13
Basketball	Yes	Fri	12/27/2024	3:53p	Fri	12/27/2024	9:00p				0	0	5.12
Basketball	Yes	Sat	12/28/2024	3:54p	Sat	12/28/2024	9:00p				0	0	5.1
Basketball	Yes	Sun	12/29/2024	3:54p	Sun	12/29/2024	9:00p			8:02p-9:00p	0.97	0	4.13
Basketball	Yes	Mon	12/30/2024	3:55p	Mon	12/30/2024	9:00p			8:21p-9:00p	0.65	0	4.43
Basketball	Yes	Tue	12/31/2024	3:56p	Tue	12/31/2024	9:00p				0	0	5.07
Basketball	Yes	Wed	1/1/2025	3:57p	Wed	1/1/2025	9:00p				0	0	5.05
Basketball	Yes	Thu	1/2/2025	3:58p	Thu	1/2/2025	9:00p				0	0	5.03
Basketball	Yes	Fri	1/3/2025	3:59p	Fri	1/3/2025	9:00p				0	0	5.02
Basketball	Yes	Sat	1/4/2025	3:59p	Sat	1/4/2025	9:00p				0	0	5.02
Basketball	Yes	Sun	1/5/2025	4:00p	Sun	1/5/2025	9:00p				0	0	5
Basketball	Yes	Mon	1/6/2025	4:01p	Mon	1/6/2025	9:00p				0	0	4.98
Basketball	Yes	Tue	1/7/2025	4:02p	Tue	1/7/2025	9:00p				0	0	4.97

Basketball	Yes	Wed	1/8/2025	4:03p	Wed	1/8/2025	9:00p				0	0	4.95
Basketball	Yes	Thu	1/9/2025	4:04p	Thu	1/9/2025	9:00p				0	0	4.93
Basketball	Yes	Fri	1/10/2025	4:06p	Fri	1/10/2025	9:00p				0	0	4.9
Basketball	Yes	Sat	1/11/2025	4:07p	Sat	1/11/2025	9:00p				0	0	4.88
Basketball	Yes	Sun	1/12/2025	4:08p	Sun	1/12/2025	9:00p				0	0	4.87
Basketball	Yes	Mon	1/13/2025	4:09p	Mon	1/13/2025	9:00p				0	0	4.85
Basketball	Yes	Tue	1/14/2025	4:10p	Tue	1/14/2025	9:00p				0	0	4.83
Basketball	Yes	Wed	1/15/2025	4:11p	Wed	1/15/2025	9:00p				0	0	4.82
Basketball	Yes	Thu	1/16/2025	4:12p	Thu	1/16/2025	9:00p				0	0	4.8
Basketball	Yes	Fri	1/17/2025	4:13p	Fri	1/17/2025	9:00p				0	0	4.78
Basketball	Yes	Sat	1/18/2025	4:15p	Sat	1/18/2025	9:00p				0	0	4.75
Basketball	Yes	Sun	1/19/2025	4:16p	Sun	1/19/2025	9:00p				0	0	4.73
Basketball	Yes	Mon	1/20/2025	4:17p	Mon	1/20/2025	9:00p				0	0	4.72
Basketball	Yes	Tue	1/21/2025	4:18p	Tue	1/21/2025	9:00p				0	0	4.7
Basketball	Yes	Wed	1/22/2025	4:20p	Wed	1/22/2025	9:00p				0	0	4.67
Basketball	Yes	Thu	1/23/2025	4:21p	Thu	1/23/2025	9:00p				0	0	4.65
Basketball	Yes	Fri	1/24/2025	4:22p	Fri	1/24/2025	9:00p			5:39p-7:03p	1.4	0	3.23
Basketball	Yes	Sat	1/25/2025	4:23p	Sat	1/25/2025	9:00p				0	0	4.62
Basketball	Yes	Sun	1/26/2025	4:25p	Sun	1/26/2025	9:00p				0	0	4.58
Basketball	Yes	Mon	1/27/2025	4:26p	Mon	1/27/2025	9:00p				0	0	4.57
Basketball	Yes	Tue	1/28/2025	4:27p	Tue	1/28/2025	9:00p				0	0	4.55
Basketball	Yes	Wed	1/29/2025	4:28p	Wed	1/29/2025	9:00p				0	0	4.53
Basketball	Yes	Thu	1/30/2025	4:30p	Thu	1/30/2025	9:00p				0	0	4.5
Basketball	Yes	Fri	1/31/2025	4:31p	Fri	1/31/2025	9:00p				0	0	4.48
Basketball	Yes	Sat	2/1/2025	4:32p	Sat	2/1/2025	9:00p				0	0	4.47
Basketball	Yes	Sun	2/2/2025	4:34p	Sun	2/2/2025	9:00p				0	0	4.43
Basketball	Yes	Mon	2/3/2025	4:35p	Mon	2/3/2025	9:00p				0	0	4.42
Basketball	Yes	Tue	2/4/2025	4:36p	Tue	2/4/2025	9:00p				0	0	4.4
Basketball	Yes	Wed	2/5/2025	4:37p	Wed	2/5/2025	9:00p				0	0	4.38
Basketball	Yes	Thu	2/6/2025	4:39p	Thu	2/6/2025	9:00p				0	0	4.35
Basketball	Yes	Fri	2/7/2025	4:40p	Fri	2/7/2025	9:00p				0	0	4.33
Basketball	Yes	Sat	2/8/2025	4:41p	Sat	2/8/2025	9:00p				0	0	4.32
Basketball	Yes	Sun	2/9/2025	4:43p	Sun	2/9/2025	9:00p				0	0	4.28
Basketball	Yes	Mon	2/10/2025	4:44p	Mon	2/10/2025	9:00p				0	0	4.27
Basketball	Yes	Tue	2/11/2025	4:45p	Tue	2/11/2025	9:00p				0	0	4.25
Basketball	Yes	Wed	2/12/2025	4:46p	Wed	2/12/2025	9:00p				0	0	4.23

Basketball	Yes	Thu	2/13/2025	4:48p	Thu	2/13/2025	9:00p				0	0	4.2
Basketball	Yes	Fri	2/14/2025	4:49p	Fri	2/14/2025	9:00p				0	0	4.18
Basketball	Yes	Sat	2/15/2025	4:50p	Sat	2/15/2025	9:00p				0	0	4.17
Basketball	Yes	Sun	2/16/2025	4:52p	Sun	2/16/2025	9:00p				0	0	4.13
Basketball	Yes	Mon	2/17/2025	4:53p	Mon	2/17/2025	9:00p				0	0	4.12
Basketball	Yes	Tue	2/18/2025	4:54p	Tue	2/18/2025	9:00p				0	0	4.1
Basketball	Yes	Wed	2/19/2025	4:55p	Wed	2/19/2025	9:00p				0	0	4.08
Basketball	Yes	Thu	2/20/2025	4:57p	Thu	2/20/2025	9:00p				0	0	4.05
Basketball	Yes	Fri	2/21/2025	4:58p	Fri	2/21/2025	9:00p				0	0	4.03
Basketball	Yes	Sat	2/22/2025	4:59p	Sat	2/22/2025	9:00p				0	0	4.02
Basketball	Yes	Sun	2/23/2025	5:00p	Sun	2/23/2025	9:00p				0	0	4
Basketball	Yes	Mon	2/24/2025	5:01p	Mon	2/24/2025	9:00p				0	0	3.98
Basketball	Yes	Tue	2/25/2025	5:03p	Tue	2/25/2025	9:00p				0	0	3.95
Basketball	Yes	Wed	2/26/2025	5:04p	Wed	2/26/2025	9:00p				0	0	3.93
Basketball	Yes	Thu	2/27/2025	5:05p	Thu	2/27/2025	9:00p				0	0	3.92
Basketball	Yes	Fri	2/28/2025	5:06p	Fri	2/28/2025	9:00p				0	0	3.9
Basketball	Yes	Sat	3/1/2025	5:08p	Sat	3/1/2025	9:00p				0	0	3.87
Parking	No	Sun	12/1/2024	3:47p	Sun	12/1/2024	10:00p				6.22	0	0
Parking	No	Mon	12/2/2024	3:47p	Mon	12/2/2024	10:00p				6.22	0	0
Parking	No	Tue	12/3/2024	3:46p	Tue	12/3/2024	10:00p				6.23	0	0
Parking	No	Wed	12/4/2024	3:46p	Wed	12/4/2024	10:00p				6.23	0	0
Parking	No	Thu	12/5/2024	3:46p	Thu	12/5/2024	10:00p				6.23	0	0
Parking	No	Fri	12/6/2024	3:46p	Fri	12/6/2024	10:00p				6.23	0	0
Parking	No	Sat	12/7/2024	3:46p	Sat	12/7/2024	10:00p				6.23	0	0
Parking	No	Sun	12/8/2024	3:46p	Sun	12/8/2024	10:00p				6.23	0	0
Parking	No	Mon	12/9/2024	3:46p	Mon	12/9/2024	10:00p				6.23	0	0
Parking	No	Tue	12/10/2024	3:46p	Tue	12/10/2024	10:00p				6.23	0	0
Parking	No	Wed	12/11/2024	3:46p	Wed	12/11/2024	10:00p				6.23	0	0
Parking	No	Thu	12/12/2024	3:46p	Thu	12/12/2024	10:00p				6.23	0	0
Parking	No	Fri	12/13/2024	3:46p	Fri	12/13/2024	10:00p				6.23	0	0
Parking	No	Sat	12/14/2024	3:47p	Sat	12/14/2024	10:00p				6.22	0	0
Parking	No	Sun	12/15/2024	3:47p	Sun	12/15/2024	10:00p				6.22	0	0
Parking	No	Mon	12/16/2024	3:47p	Mon	12/16/2024	10:00p				6.22	0	0
Parking	No	Tue	12/17/2024	3:47p	Tue	12/17/2024	10:00p				6.22	0	0
Parking	No	Wed	12/18/2024	3:48p	Wed	12/18/2024	10:00p				6.2	0	0
Parking	No	Thu	12/19/2024	3:48p	Thu	12/19/2024	10:00p				6.2	0	0
Parking	No	Fri	12/20/2024	3:49p	Fri	12/20/2024	10:00p				6.18	0	0

Parking	No	Sat	12/21/2024	3:49p	Sat	12/21/2024	10:00p				6.18	0	0
Parking	No	Sun	12/22/2024	3:50p	Sun	12/22/2024	10:00p				6.17	0	0
Parking	No	Mon	12/23/2024	3:50p	Mon	12/23/2024	10:00p				6.17	0	0
Parking	No	Tue	12/24/2024	3:51p	Tue	12/24/2024	10:00p				6.15	0	0
Parking	No	Wed	12/25/2024	3:51p	Wed	12/25/2024	10:00p				6.15	0	0
Parking	No	Thu	12/26/2024	3:52p	Thu	12/26/2024	10:00p				6.13	0	0
Parking	No	Fri	12/27/2024	3:53p	Fri	12/27/2024	10:00p				6.12	0	0
Parking	No	Sat	12/28/2024	3:54p	Sat	12/28/2024	10:00p				6.1	0	0
Parking	No	Sun	12/29/2024	3:54p	Sun	12/29/2024	10:00p				6.1	0	0
Parking	No	Mon	12/30/2024	3:55p	Mon	12/30/2024	10:00p				6.08	0	0
Parking	No	Tue	12/31/2024	3:56p	Tue	12/31/2024	10:00p				6.07	0	0
Parking	No	Wed	1/1/2025	3:57p	Wed	1/1/2025	10:00p				6.05	0	0
Parking	No	Thu	1/2/2025	3:58p	Thu	1/2/2025	10:00p				6.03	0	0
Parking	No	Fri	1/3/2025	3:59p	Fri	1/3/2025	10:00p				6.02	0	0
Parking	No	Sat	1/4/2025	3:59p	Sat	1/4/2025	10:00p				6.02	0	0
Parking	No	Sun	1/5/2025	4:00p	Sun	1/5/2025	10:00p				6	0	0
Parking	No	Mon	1/6/2025	4:01p	Mon	1/6/2025	10:00p				5.98	0	0
Parking	No	Tue	1/7/2025	4:02p	Tue	1/7/2025	10:00p				5.97	0	0
Parking	No	Wed	1/8/2025	4:03p	Wed	1/8/2025	10:00p				5.95	0	0
Parking	No	Thu	1/9/2025	4:04p	Thu	1/9/2025	10:00p				5.93	0	0
Parking	No	Fri	1/10/2025	4:06p	Fri	1/10/2025	10:00p				5.9	0	0
Parking	No	Sat	1/11/2025	4:07p	Sat	1/11/2025	10:00p				5.88	0	0
Parking	No	Sun	1/12/2025	4:08p	Sun	1/12/2025	10:00p				5.87	0	0
Parking	No	Mon	1/13/2025	4:09p	Mon	1/13/2025	10:00p				5.85	0	0
Parking	No	Tue	1/14/2025	4:10p	Tue	1/14/2025	10:00p				5.83	0	0
Parking	No	Wed	1/15/2025	4:11p	Wed	1/15/2025	10:00p				5.82	0	0
Parking	No	Thu	1/16/2025	4:12p	Thu	1/16/2025	10:00p				5.8	0	0
Parking	No	Fri	1/17/2025	4:13p	Fri	1/17/2025	10:00p				5.78	0	0
Parking	No	Sat	1/18/2025	4:15p	Sat	1/18/2025	10:00p				5.75	0	0
Parking	No	Sun	1/19/2025	4:16p	Sun	1/19/2025	10:00p				5.73	0	0
Parking	No	Mon	1/20/2025	4:17p	Mon	1/20/2025	10:00p				5.72	0	0
Parking	No	Tue	1/21/2025	4:18p	Tue	1/21/2025	10:00p				5.7	0	0
Parking	No	Wed	1/22/2025	4:20p	Wed	1/22/2025	10:00p				5.67	0	0
Parking	No	Thu	1/23/2025	4:21p	Thu	1/23/2025	10:00p				5.65	0	0
Parking	No	Fri	1/24/2025	4:22p	Fri	1/24/2025	10:00p				5.63	0	0
Parking	No	Sat	1/25/2025	4:23p	Sat	1/25/2025	10:00p				5.62	0	0
Parking	No	Sun	1/26/2025	4:25p	Sun	1/26/2025	10:00p				5.58	0	0

Parking	No	Mon	1/27/2025	4:26p	Mon	1/27/2025	10:00p				5.57	0	0
Parking	No	Tue	1/28/2025	4:27p	Tue	1/28/2025	10:00p				5.55	0	0
Parking	No	Wed	1/29/2025	4:28p	Wed	1/29/2025	10:00p				5.53	0	0
Parking	No	Thu	1/30/2025	4:30p	Thu	1/30/2025	10:00p				5.5	0	0
Parking	No	Fri	1/31/2025	4:31p	Fri	1/31/2025	10:00p				5.48	0	0
Parking	No	Sat	2/1/2025	4:32p	Sat	2/1/2025	10:00p				5.47	0	0
Parking	No	Sun	2/2/2025	4:34p	Sun	2/2/2025	10:00p				5.43	0	0
Parking	No	Mon	2/3/2025	4:35p	Mon	2/3/2025	10:00p				5.42	0	0
Parking	No	Tue	2/4/2025	4:36p	Tue	2/4/2025	10:00p				5.4	0	0
Parking	No	Wed	2/5/2025	4:37p	Wed	2/5/2025	10:00p				5.38	0	0
Parking	No	Thu	2/6/2025	4:39p	Thu	2/6/2025	10:00p				5.35	0	0
Parking	No	Fri	2/7/2025	4:40p	Fri	2/7/2025	10:00p				5.33	0	0
Parking	No	Sat	2/8/2025	4:41p	Sat	2/8/2025	10:00p				5.32	0	0
Parking	No	Sun	2/9/2025	4:43p	Sun	2/9/2025	10:00p				5.28	0	0
Parking	No	Mon	2/10/2025	4:44p	Mon	2/10/2025	10:00p				5.27	0	0
Parking	No	Tue	2/11/2025	4:45p	Tue	2/11/2025	10:00p				5.25	0	0
Parking	No	Wed	2/12/2025	4:46p	Wed	2/12/2025	10:00p				5.23	0	0
Parking	No	Thu	2/13/2025	4:48p	Thu	2/13/2025	10:00p				5.2	0	0
Parking	No	Fri	2/14/2025	4:49p	Fri	2/14/2025	10:00p				5.18	0	0
Parking	No	Sat	2/15/2025	4:50p	Sat	2/15/2025	10:00p				5.17	0	0
Parking	No	Sun	2/16/2025	4:52p	Sun	2/16/2025	10:00p				5.13	0	0
Parking	No	Mon	2/17/2025	4:53p	Mon	2/17/2025	10:00p				5.12	0	0
Parking	No	Tue	2/18/2025	4:54p	Tue	2/18/2025	10:00p				5.1	0	0
Parking	No	Wed	2/19/2025	4:55p	Wed	2/19/2025	10:00p				5.08	0	0
Parking	No	Thu	2/20/2025	4:57p	Thu	2/20/2025	10:00p				5.05	0	0
Parking	No	Fri	2/21/2025	4:58p	Fri	2/21/2025	10:00p				5.03	0	0
Parking	No	Sat	2/22/2025	4:59p	Sat	2/22/2025	10:00p				5.02	0	0
Parking	No	Sun	2/23/2025	5:00p	Sun	2/23/2025	10:00p				5	0	0
Parking	No	Mon	2/24/2025	5:01p	Mon	2/24/2025	10:00p				4.98	0	0
Parking	No	Tue	2/25/2025	5:03p	Tue	2/25/2025	10:00p				4.95	0	0
Parking	No	Wed	2/26/2025	5:04p	Wed	2/26/2025	10:00p				4.93	0	0
Parking	No	Thu	2/27/2025	5:05p	Thu	2/27/2025	10:00p				4.92	0	0
Parking	No	Fri	2/28/2025	5:06p	Fri	2/28/2025	10:00p				4.9	0	0
Parking	No	Sat	3/1/2025	5:08p	Sat	3/1/2025	10:00p				4.87	0	0
Tennis 1-2	Yes	Sun	12/1/2024	3:47p	Sun	12/1/2024	9:00p				0	0	5.22
Tennis 1-2	Yes	Mon	12/2/2024	3:47p	Mon	12/2/2024	9:00p				0	0	5.22
Tennis 1-2	Yes	Tue	12/3/2024	3:46p	Tue	12/3/2024	9:00p				0	0	5.23

Tennis 1-2	Yes	Wed	12/4/2024	3:46p	Wed	12/4/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Thu	12/5/2024	3:46p	Thu	12/5/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Fri	12/6/2024	3:46p	Fri	12/6/2024	9:00p			7:21p-8:55p	1.57	0	3.67
Tennis 1-2	Yes	Sat	12/7/2024	3:46p	Sat	12/7/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Sun	12/8/2024	3:46p	Sun	12/8/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Mon	12/9/2024	3:46p	Mon	12/9/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Tue	12/10/2024	3:46p	Tue	12/10/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Wed	12/11/2024	3:46p	Wed	12/11/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Thu	12/12/2024	3:46p	Thu	12/12/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Fri	12/13/2024	3:46p	Fri	12/13/2024	9:00p				0	0	5.23
Tennis 1-2	Yes	Sat	12/14/2024	3:47p	Sat	12/14/2024	9:00p				0	0	5.22
Tennis 1-2	Yes	Sun	12/15/2024	3:47p	Sun	12/15/2024	9:00p			4:26p-6:01p	1.58	0	3.63
Tennis 1-2	Yes	Mon	12/16/2024	3:47p	Mon	12/16/2024	9:00p				0	0	5.22
Tennis 1-2	Yes	Tue	12/17/2024	3:47p	Tue	12/17/2024	9:00p				0	0	5.22
Tennis 1-2	Yes	Wed	12/18/2024	3:48p	Wed	12/18/2024	9:00p				0	0	5.2
Tennis 1-2	Yes	Thu	12/19/2024	3:48p	Thu	12/19/2024	9:00p				0	0	5.2
Tennis 1-2	Yes	Fri	12/20/2024	3:49p	Fri	12/20/2024	9:00p				0	0	5.18
Tennis 1-2	Yes	Sat	12/21/2024	3:49p	Sat	12/21/2024	9:00p				0	0	5.18
Tennis 1-2	Yes	Sun	12/22/2024	3:50p	Sun	12/22/2024	9:00p				0	0	5.17
Tennis 1-2	Yes	Mon	12/23/2024	3:50p	Mon	12/23/2024	9:00p				0	0	5.17
Tennis 1-2	Yes	Tue	12/24/2024	3:51p	Tue	12/24/2024	9:00p				0	0	5.15
Tennis 1-2	Yes	Wed	12/25/2024	3:51p	Wed	12/25/2024	9:00p				0	0	5.15
Tennis 1-2	Yes	Thu	12/26/2024	3:52p	Thu	12/26/2024	9:00p				0	0	5.13
Tennis 1-2	Yes	Fri	12/27/2024	3:53p	Fri	12/27/2024	9:00p				0	0	5.12
Tennis 1-2	Yes	Sat	12/28/2024	3:54p	Sat	12/28/2024	9:00p				0	0	5.1
Tennis 1-2	Yes	Sun	12/29/2024	3:54p	Sun	12/29/2024	9:00p			4:04p-5:38p-8:03p-9:00p	2.52	0	2.58
Tennis 1-2	Yes	Mon	12/30/2024	3:55p	Mon	12/30/2024	9:00p			4:39p-6:13p	1.57	0	3.52
Tennis 1-2	Yes	Tue	12/31/2024	3:56p	Tue	12/31/2024	9:00p				0	0	5.07
Tennis 1-2	Yes	Wed	1/1/2025	3:57p	Wed	1/1/2025	9:00p				0	0	5.05
Tennis 1-2	Yes	Thu	1/2/2025	3:58p	Thu	1/2/2025	9:00p			7:36p-9:00p	1.4	0	3.63
Tennis 1-2	Yes	Fri	1/3/2025	3:59p	Fri	1/3/2025	9:00p				0	0	5.02

Tennis 1-2	Yes	Sat	1/4/2025	3:59p	Sat	1/4/2025	9:00p				0	0	5.02
Tennis 1-2	Yes	Sun	1/5/2025	4:00p	Sun	1/5/2025	9:00p				0	0	5
Tennis 1-2	Yes	Mon	1/6/2025	4:01p	Mon	1/6/2025	9:00p				0	0	4.98
Tennis 1-2	Yes	Tue	1/7/2025	4:02p	Tue	1/7/2025	9:00p				0	0	4.97
Tennis 1-2	Yes	Wed	1/8/2025	4:03p	Wed	1/8/2025	9:00p				0	0	4.95
Tennis 1-2	Yes	Thu	1/9/2025	4:04p	Thu	1/9/2025	9:00p				0	0	4.93
Tennis 1-2	Yes	Fri	1/10/2025	4:06p	Fri	1/10/2025	9:00p				0	0	4.9
Tennis 1-2	Yes	Sat	1/11/2025	4:07p	Sat	1/11/2025	9:00p				0	0	4.88
Tennis 1-2	Yes	Sun	1/12/2025	4:08p	Sun	1/12/2025	9:00p				0	0	4.87
Tennis 1-2	Yes	Mon	1/13/2025	4:09p	Mon	1/13/2025	9:00p			4:32p-7:01p	2.48	0	2.37
Tennis 1-2	Yes	Tue	1/14/2025	4:10p	Tue	1/14/2025	9:00p				0	0	4.83
Tennis 1-2	Yes	Wed	1/15/2025	4:11p	Wed	1/15/2025	9:00p				0	0	4.82
Tennis 1-2	Yes	Thu	1/16/2025	4:12p	Thu	1/16/2025	9:00p			5:15p-6:49p	1.57	0	3.23
Tennis 1-2	Yes	Fri	1/17/2025	4:13p	Fri	1/17/2025	9:00p				0	0	4.78
Tennis 1-2	Yes	Sat	1/18/2025	4:15p	Sat	1/18/2025	9:00p				0	0	4.75
Tennis 1-2	Yes	Sun	1/19/2025	4:16p	Sun	1/19/2025	9:00p				0	0	4.73
Tennis 1-2	Yes	Mon	1/20/2025	4:17p	Mon	1/20/2025	9:00p				0	0	4.72
Tennis 1-2	Yes	Tue	1/21/2025	4:18p	Tue	1/21/2025	9:00p				0	0	4.7
Tennis 1-2	Yes	Wed	1/22/2025	4:20p	Wed	1/22/2025	9:00p				0	0	4.67
Tennis 1-2	Yes	Thu	1/23/2025	4:21p	Thu	1/23/2025	9:00p				0	0	4.65
Tennis 1-2	Yes	Fri	1/24/2025	4:22p	Fri	1/24/2025	9:00p			5:41p-7:15p	1.57	0	3.07
Tennis 1-2	Yes	Sat	1/25/2025	4:23p	Sat	1/25/2025	9:00p				0	0	4.62
Tennis 1-2	Yes	Sun	1/26/2025	4:25p	Sun	1/26/2025	9:00p				0	0	4.58
Tennis 1-2	Yes	Mon	1/27/2025	4:26p	Mon	1/27/2025	9:00p				0	0	4.57
Tennis 1-2	Yes	Tue	1/28/2025	4:27p	Tue	1/28/2025	9:00p				0	0	4.55
Tennis 1-2	Yes	Wed	1/29/2025	4:28p	Wed	1/29/2025	9:00p				0	0	4.53
Tennis 1-2	Yes	Thu	1/30/2025	4:30p	Thu	1/30/2025	9:00p				0	0	4.5
Tennis 1-2	Yes	Fri	1/31/2025	4:31p	Fri	1/31/2025	9:00p				0	0	4.48
Tennis 1-2	Yes	Sat	2/1/2025	4:32p	Sat	2/1/2025	9:00p				0	0	4.47
Tennis 1-2	Yes	Sun	2/2/2025	4:34p	Sun	2/2/2025	9:00p				0	0	4.43
Tennis 1-2	Yes	Mon	2/3/2025	4:35p	Mon	2/3/2025	9:00p				0	0	4.42
Tennis 1-2	Yes	Tue	2/4/2025	4:36p	Tue	2/4/2025	9:00p				0	0	4.4
Tennis 1-2	Yes	Wed	2/5/2025	4:37p	Wed	2/5/2025	9:00p				0	0	4.38
Tennis 1-2	Yes	Thu	2/6/2025	4:39p	Thu	2/6/2025	9:00p				0	0	4.35
Tennis 1-2	Yes	Fri	2/7/2025	4:40p	Fri	2/7/2025	9:00p				0	0	4.33

Town of Ellington

Planning & Zoning Commission Application

\$260.00

Type of Application: ☐ Zone Change ☐ Amendment to Regulation
☐ Site Plan Approval ☒ Special Permit ☐ Modification ☐ CGS 8-24

Application #
2202508
 Date Received
4/7/2025

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

Owner's Information

Name: Dawn & Wayne McBriarty
 Mailing Address: 131 Pinnacle Road
Ellington CT 06029
 Email: da@imagepluscorp.com

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

Primary Contact Phone #: 860-614-4538

Secondary Contact Phone #: 860-714-6752

Signature: Wayne McBriarty Date: 4.7.2025

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: _____
 Mailing Address: Same as Owner
 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.

RECEIVED
APR - 7 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 131 Pinnacle Road

Assessor's Parcel Number (APN): 075-021-0000 Existing Zone: R Proposed Zone: N/A
 (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).*

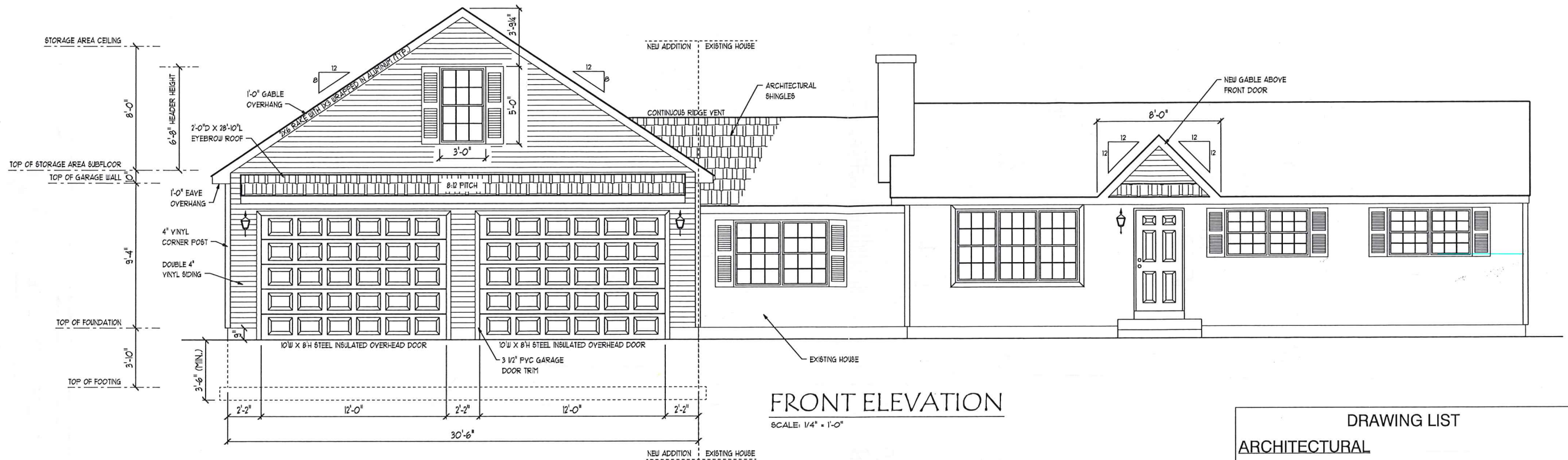
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

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.*

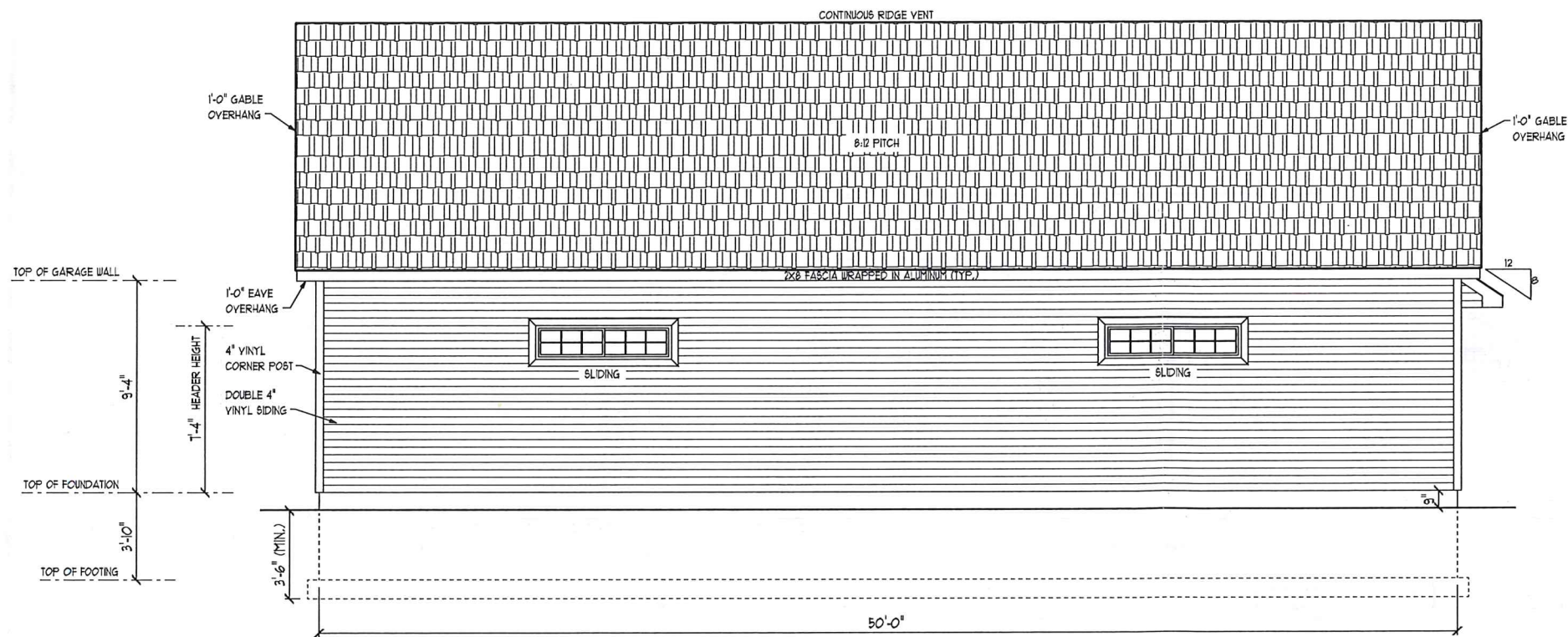
Description of Request (If more space is needed, please attach additional sheets)

Proposed 30' x 50' attached garage for cars and yard equipment; for more than 3 garages per Section 3.1.3.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

DRAWING LIST

ARCHITECTURAL

FRONT & LEFT ELEVATIONS	A-1
RIGHT & REAR ELEVATIONS	A-2
FOUNDATION PLAN	A-3
FIRST FLOOR PLAN	A-4
CODE INFO, GENERAL NOTES & BUILDING SECTIONS	A-5

WALL BRACING

BRACED WALL PLAN & DETAILS	B-1
----------------------------	-----

NOTE:
TEXTURED AREAS REPRESENT NEW CONSTRUCTION.
NON-TEXTURED AREAS REPRESENT EXISTING STRUCTURE.
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR
TO START OF CONSTRUCTION.

RECEIVED
APR - 7 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

K.O. HOME DESIGN, LLC.
ARCHITECTURAL DESIGN &
ENGINEERING SERVICES



CELL - 860.930.7075
KEITH@KOHOMEDSIGN.COM

ELLINGTON, CT 06029

PROPOSED ATTACHED GARAGE FOR MCBREARTY RESIDENCE

131 PINNACLE ROAD
ELLINGTON, CT 06029

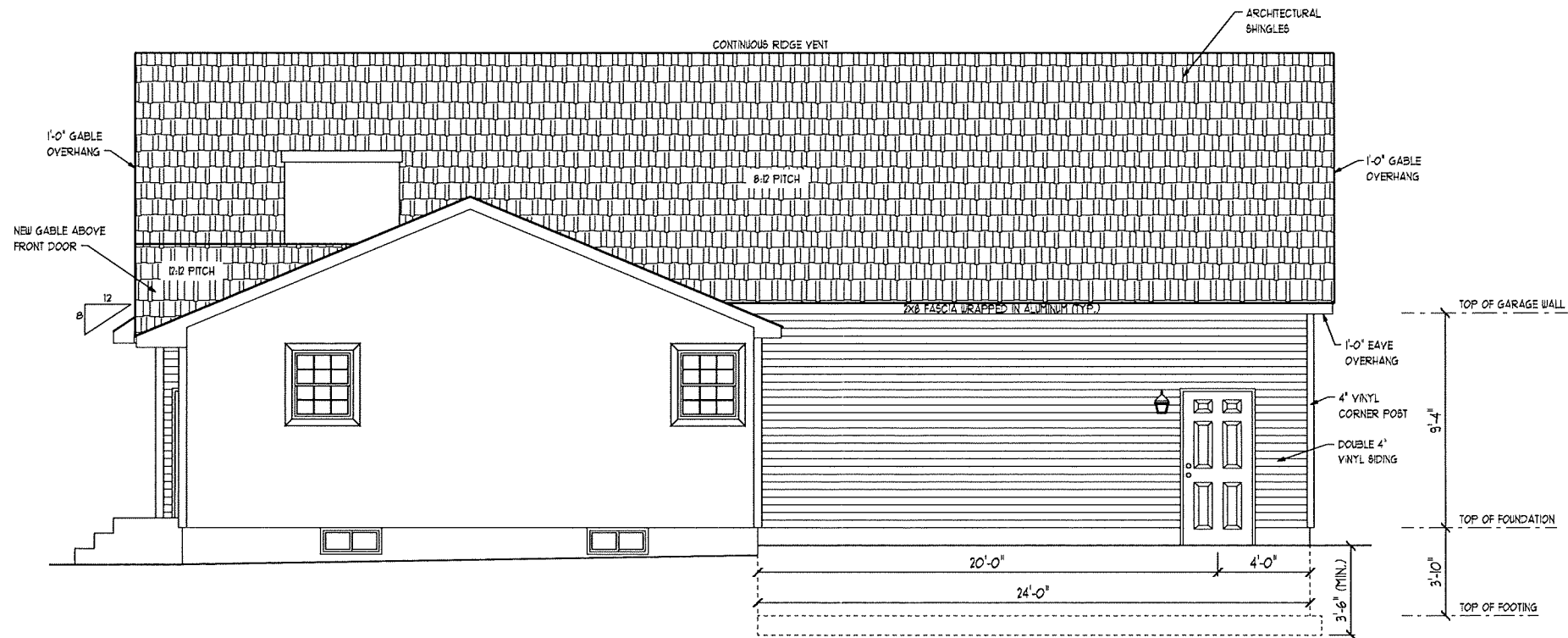
DRAWN FOR:
WAYNE MCBREARTY

BUILDING AREA (NEW)
GARAGE: 1512 SQ. FT.

DATE
3/18/25
REVISIONS:

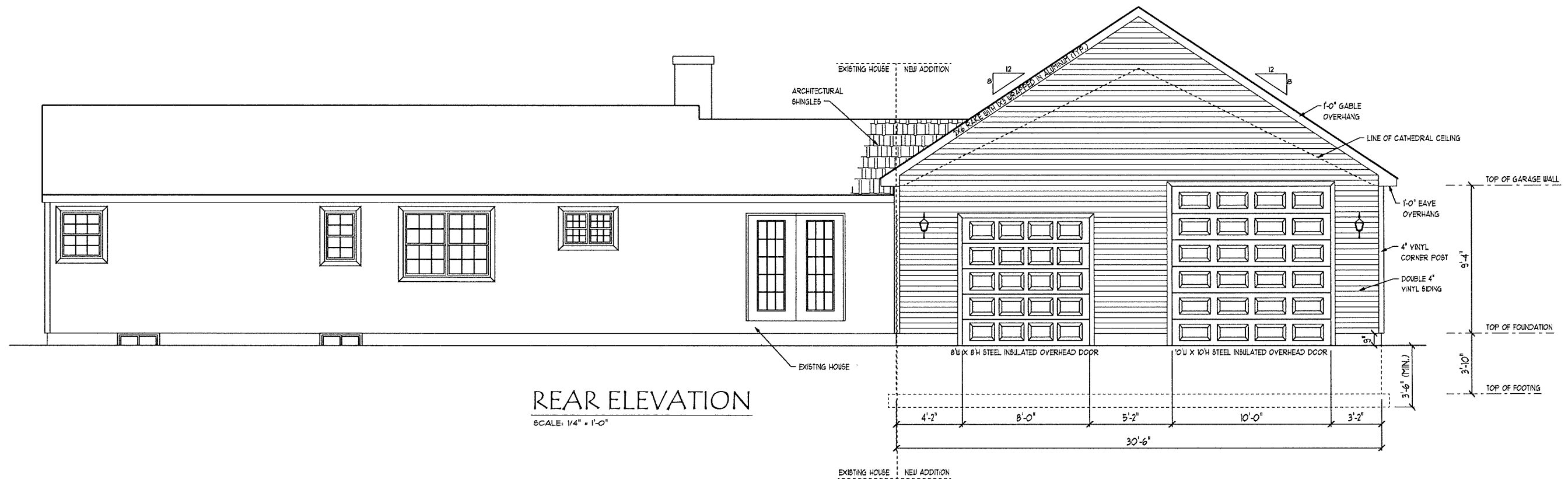
SCALE
1/4" = 1'-0"

DRAWING #
A-1



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

K.O. HOME DESIGN, LLC.
ARCHITECTURAL DESIGN &
ENGINEERING SERVICES



CELL: 860.930.7075
KEITH@KOHOMEDSIGN.COM
ELLINGTON, CT 06029

PROPOSED ATTACHED GARAGE FOR MCBREAIRTY RESIDENCE

131 PINNACLE ROAD
ELLINGTON, CT 06029

DRAWN FOR:
WAYNE MCBREAIRTY

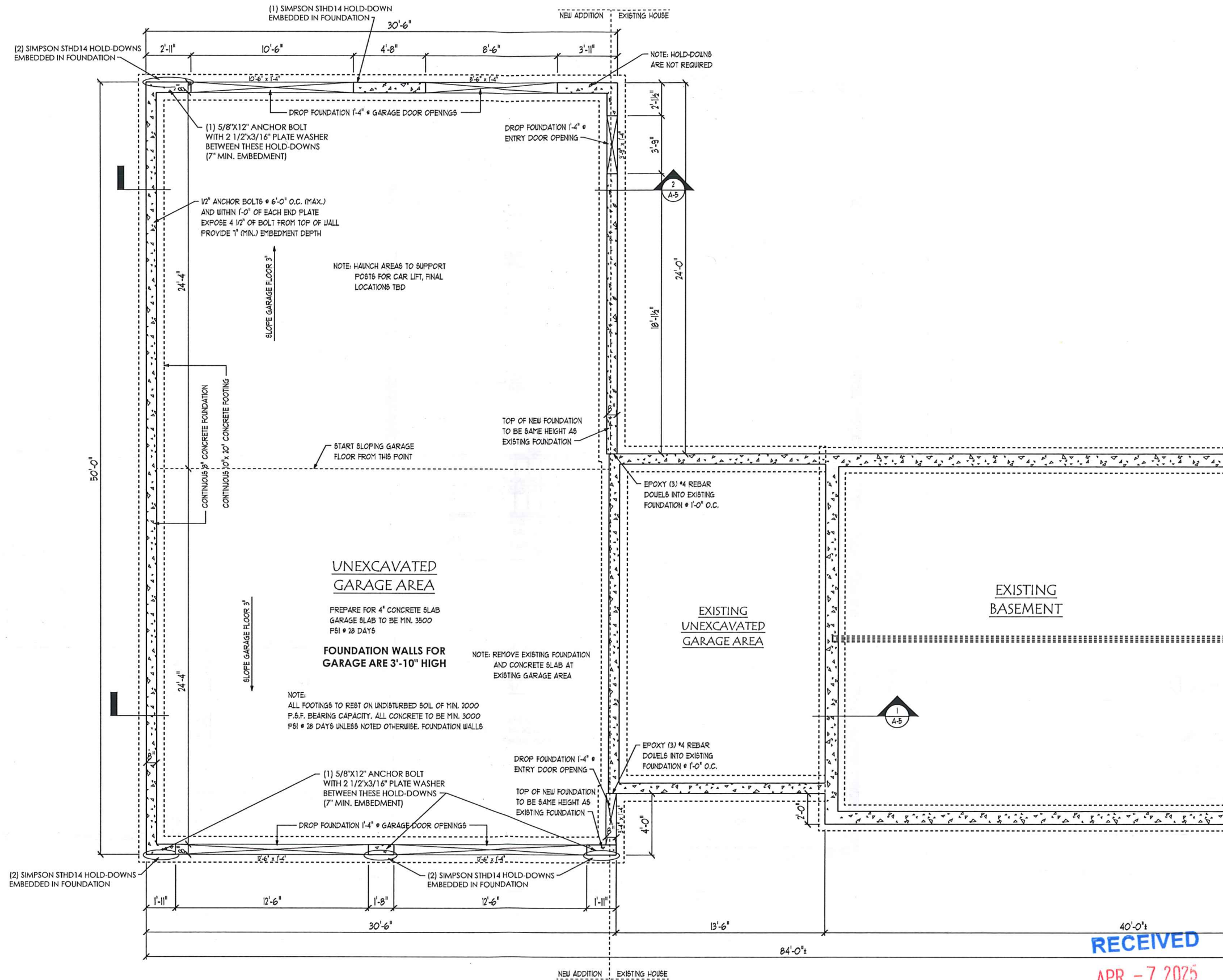
BUILDING AREA (NEW)
GARAGE: 150 SQ. FT.

DATE
3/18/25

REVISIONS:

SCALE
1/4" = 1'-0"

DRAWING #
A-2



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

RECEIVED

APR - 7 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

K.O. HOME DESIGN, LLC.
ARCHITECTURAL DESIGN &
ENGINEERING SERVICES



CELL: 860.930.7075
KEITH@KOHOMEDSIGN.COM

ELLINGTON, CT 06029

PROPOSED ATTACHED GARAGE FOR MCBREARTY RESIDENCE

131 PINNACLE ROAD
ELLINGTON, CT 06029

DRAWN FOR:
WAYNE MCBREARTY

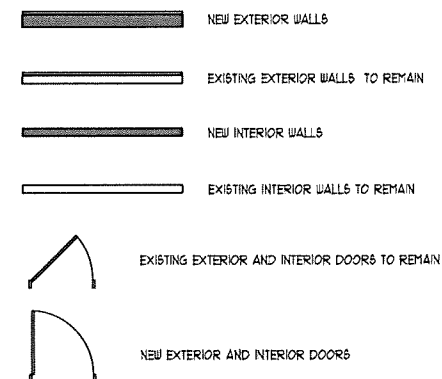
BUILDING AREA (NEW)
GARAGE: 1512 SQ. FT.

DATE
3/18/25

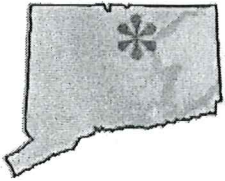
REVISIONS:

SCALE
1/4" = 1'-0"

DRAWING #
A-3



DRAWING #
A-4



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall - 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

131	Pinnacle Rd	Ellington		
Street #	Street Name	Town		
Wayne & Dawn Mcbreairty	131 Pinnacle Rd	Ellington	CT 06029	
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. Permission is hereby granted on 2/18/2025, to construct a 30' x 50' Garage Addition as shown on plan received 10/28/2024.

This plan is approved for the 30' x 50' garage addition at the above address. The garage addition is being proposed on the existing well which is to be abandoned and a new well location has been reviewed and approved. Soil testing was conducted on 2/11/2025. According to the plan submitted and the soil testing results, the garage addition will not reduce the potential repair area. The garage will meet the applicable separation distance of at least 10 feet from the well and septic system. Because the property is served by a private well and a septic system, any change in the design of this plan from what was submitted will require re-approval from this office.

This department recommends the periodic water quality testing of your well water and regular cleaning / inspection of your septic tank.

CARE MUST BE TAKEN TO PROTECT THE SEPTIC SYSTEM DURING CONSTRUCTION.

This approval does not imply other Town Department Approvals that may be required.


RECEIVED

APR -7 2025

**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

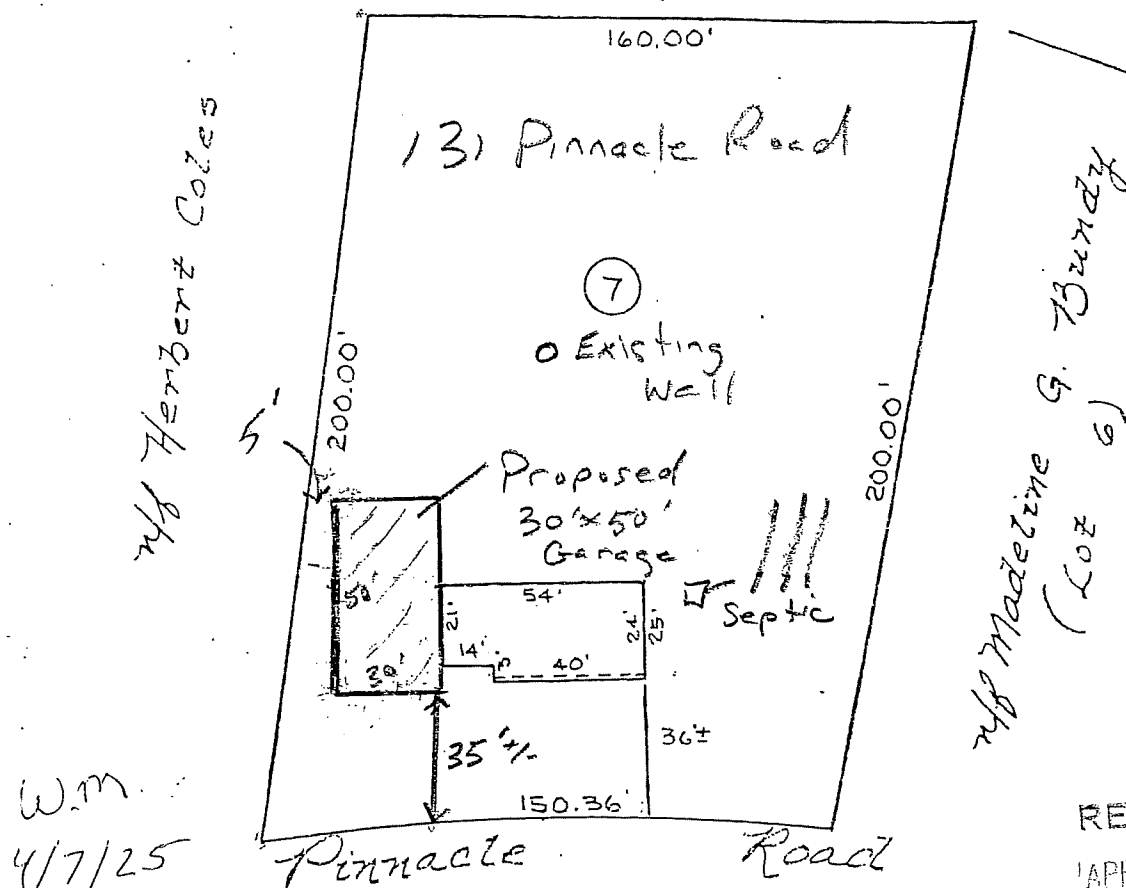
Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:


Jessica Cunningham

Sanitarian

n/f Madeline G. Bundy
(Parcel B)



W.M.
4/7/25

Pinnacle Road

MORTGAGE SURVEY

RECEIVED

APR - 7 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

LOT #7, LAND OF ROLAND S. & JOAN M. SABO
TOWN OF ELLINGTON, CONNECTICUT
To be conveyed to GREGORY T. & ROSEMARY EDGAR

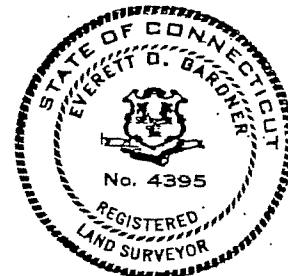
SCALE: 1" = 50'

Certified substantially correct.
Building located as shown,
zoning regulations not violated.

Everett O. Gardner

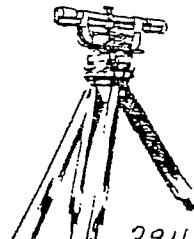
July 7, 1976

L.S. #4395



REFERENCE:

"Land of Rodney L. Brigham, Ellington, Conn.....Everett O. Gardner,
March 14, 1960, Rockville, Conn....."





STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

CERTIFICATE OF VARIANCE

Notice is hereby given that the Ellington Zoning Board of Appeals, at its May 5, 2025, regular meeting, granted the following Certificate of Variance:

Application Number: V202503

Description of Affected Premises: 131 Pinnacle Road, APN 075-021-0000

Owner(s) of Property: Wayne McBreaity
131 Pinnacle Road
Ellington, CT 06029

Applicant: Same as Owner

Zoning Regulations Varied: Section 2.1.10 – Highway Clearance Setback and
Section 3.2.3-Minimum Yard Setbacks

Nature of Variance: To reduce the front yard setback from 55ft to 35ft
and the side yard setback from 10ft to 5ft for a
30'x50' attached garage

HARDSHIP: Land configuration and non-conforming dwelling

This Variance must be **filed in the Office of the Town Clerk** to become effective per CGS Section 8-3(d) following the 15-day appeal period which starts on: May 7, 2025.

Sulakshana Thanvanthri, Chairman
Ellington Zoning Board of Appeals



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE FAX (860) 870-3122

INLAND WETLANDS PERMIT

PERMIT NUMBER: IW2025-0003

ISSUED DATE: 05/06/2025

EXPIRATION DATE: 05/06/2027

OWNER OF RECORD: Wayne McBreairty
131 Pinnacle Road
Ellington, CT 06029

APPLICANT: Wayne McBreairty
131 Pinnacle Road
Ellington, CT 06029

LOCATION OF PROPERTY: 131 PINNACLE RD / 075 021 0000

ACTIVITY: Excavate, fill and grade for the construction of a 30'x50' attached garage.

CONDITIONS: Approval based on site plan received 4/7/25 and the FOLLOWING CONDITIONS:

Pursuant to CGS 22a-42a(2) you are required, within ten days of the date of approval, to publish notice of approval in a newspaper having general circulation in the town where the activity is located or will have an effect; payment for the required ad is the obligation of the owner/applicant. Notice must contain a description of the regulated activity, its location, and the identity of the applicant/owner. Please provide proof of publication of the above referenced legal advertisement, as required by law, to the Planning Department.

Silt fence and any other Erosion and Sedimentation Controls needed to comply with Best Management Practices shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized to control storm water runoff and prevent soil erosion, sedimentation or pollutants from entering wetlands/watercourses.

As prescribed by law, this permit is subject to appeal until fifteen (15) days after the notice is published. If appealed, the Agency shall consider such according to state law. The Agency shall, at its discretion, sustain, alter or reject the decision of its Agent or require an application for a permit in accordance with state law. Any work conducted prior to the expiration of appeal is done at the owner/applicant's risk.

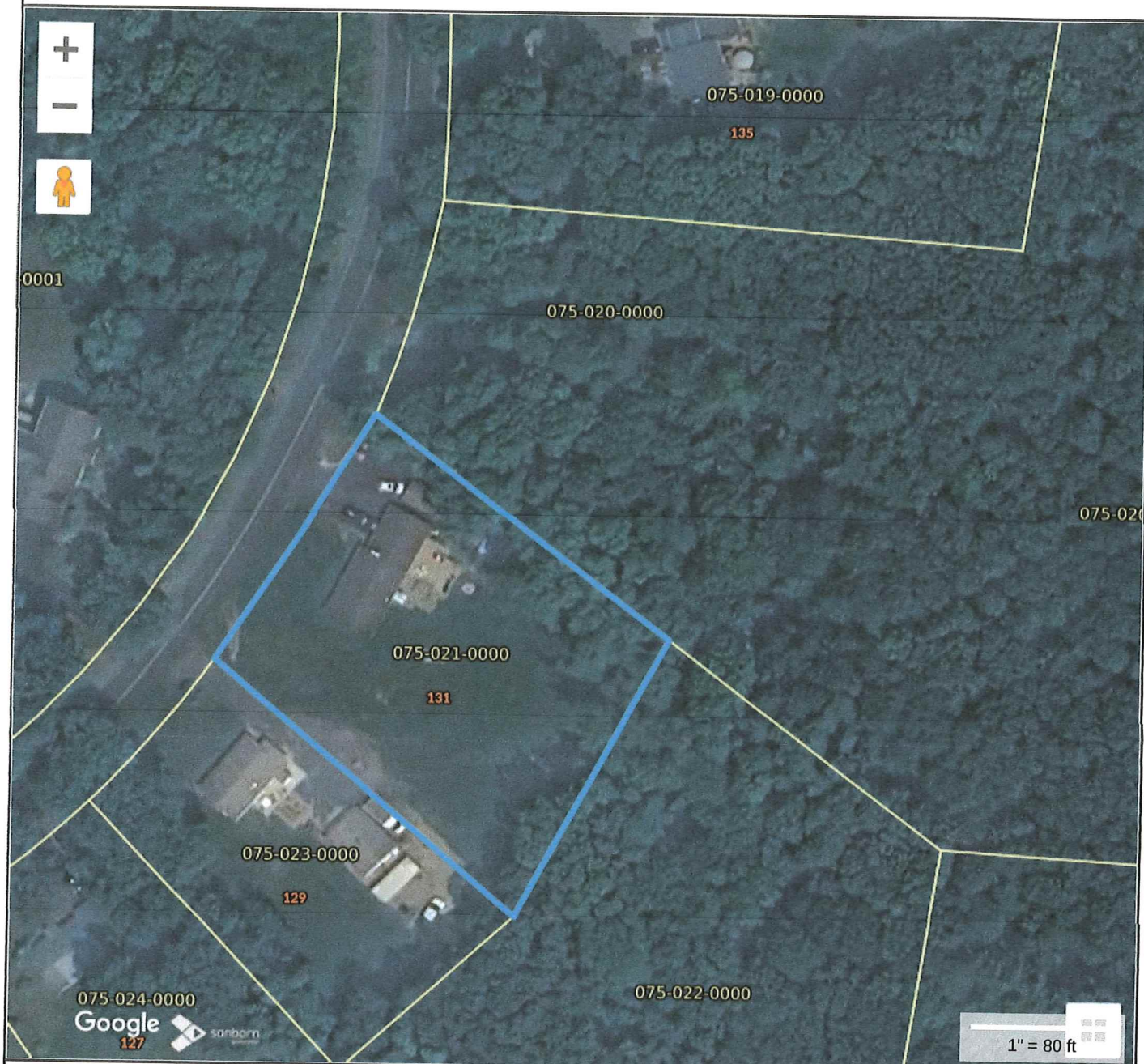
This permit is valid for two (2) years from the date of issue. The permittee may request additional periods to complete the authorized activity prior to its expiration. This permit shall expire upon completion of the acts herein. This permit is not transferable without written authorization from the Agency or its Agent.

THIS PERMIT MAY BE REVOKED BY THE TOWN OF ELLINGTON UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

John Colonese

Inland Wetlands Agent

131 pinnacle Road



Property Information

Property ID 075 021 0000
Location 131 PINNACLE RD
Owner MCBREAIRTY WAYNE J



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.

Town of Ellington

Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation
☒ Site Plan Approval ☒ Special Permit ☒ Modification ☐ CGS 8-24

Application #
4/17/2025
Date Received
Z 202509

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: 55 MAIN ST.

ELLINGTON, CT 06029

Email: mreed@ellington-ct.gov

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

Primary Contact Phone #: 860-870-3100

Secondary Contact Phone #: _____

Signature: Matthew D. Reed Town Administrator Date: 4-17-2025

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: Linda Anderson

Mailing Address: (Ellington Trails Committee)
9 Tollard Turnpike

Tollard, CT 06084

Email: Anderson490@aol.com

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

Primary Contact Phone #: 860-729-1002

Secondary Contact Phone #: _____

Signature: Linda Anderson Date: 4/17/2025

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: Batz Property 97 Shernipsit St. Ellington, CT

Assessor's Parcel Number (APN): 030-005-0000 Existing Zone: R 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 Shernipsit 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)

See Attachment

RECEIVED

APR 17 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Planning and Zoning Application Batz-2025

Application to install a pre-made roof over the amphitheater stage to enable electrical wiring to be added for lights and microphone (or any other low wattage uses). Electricity would be furnished by portable battery-operated power stations.

These additions to the stage would expand usage of the amphitheater, to include-

Unamplified music events

Theater events and programs

Educational Programs sponsored by Trails Committee

Educational Programs sponsored by Hall Memorial Library

Youth Services Programs

Recreational Department Programs

And any groups outside of the town

The Town Property Use Form would determine what events would be allowed.

No more than 60 people at any one event.

No after-sunset programs.



Proposed

- ① Amphitheater
- ② wood plank areas
- ③ Butterfly garden
- ④ well pump



LOCATION PLAN Scale: 1" = 1000'

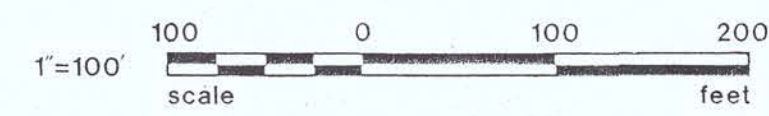
LEGEND:

- Reinforcing Bar (Set) - O ReBar (s)
- Iron Pipe (Found) - ● I.P. (F)
- Concrete Monument - □
- Nail/Shiner - □
- Utility Pole - □
- Catch Basin - □
- Stonewall - - - - -
- Wire Fence - - - - -
- Rail Fence Stone - - - - -
- Tree Line - - - - -
- TRAILS - - - - -

NOTE:

- Boundary lines shown hereon are based in part on the following maps:
- a. "Map of some land of Harold S. and Edith V. Maynard in the Town of Ellington, Conn. Scale: 1"=100' Certified Substantially Correct Everett O. Gardner L.S. 4395 Rockville, Conn. Oct 30, 1964".
 - b. "Property of Wilfred F. Jarvis Ellington, Conn. Scale: 1"=60' Surveyed by Robert H. Chambers, C.E. Rockville, Conn. May 1950".
 - c. "Map of Property of Timothy J. & David W. Schneider Ellington, Connecticut Alfred E. Schindler Land Surveyor Ellington, Connecticut Drawn By A.E.S. Scale 1"=40' Date 10/05/88 Job No. 883-14".
 - d. "Map of Property of the Estate of Rosella B. Merkel & Robert C. Merkel Ellington, Connecticut Scale: 1"=50' Certified Substantially Correct Class A-2 Survey Alfred E. Schindler L.S. 5731 March 28, 1973".

NOTE
TOPOGRAPHY SHOWN HEREON TAKEN FROM TOWN OF ELLINGTON TOPOGRAPHIC MAPS AND ADDED 2407/97.



I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975.

SURVEYOR DATE 6/07/93 L.S. 5731 LICENSE NO.

REVISIONS 2/07/97 TOPO ADDED			
MAP OF PROPERTY OF EMMA M. & CHARLES F. BATZ ELLINGTON, CONNECTICUT			
ALFRED E. SCHINDLER LAND SURVEYOR ELLINGTON, CONNECTICUT			
DRAWN BY A.E.S.	SCALE 1" = 100'	DATE 6/07/93	JOB NO. 934-1



24 Tolland Stage Road
Tolland, CT 06084
(860) 875-5905

GENERAC®

*Proud Partner of Generac Power Systems
Sales, Service and Installation Since 1998*

Electrical Estimate

Please Read The Entire Estimate

Estimate valid for 30 days from date below

Original Estimate Date:	3-28-25
Version Number:	Original
Version Date:	3-28-25
Composed by:	Gino Palumbo
Contact Email:	gino@rockvern.com
Estimate For:	Valerie Amsel Batz Property Covered Event Area Electrical

The following provides a cost for labor and materials to complete the installation of the electrical power for the new covered event area. The electrical will be powered via a portable power bank. We will install a connection point you can plug into with a cord from the power bank. If using a 3,000 watt power bank, if just the lighting is on, it will run the lighting alone for around 16 hours.

Estimate Items Included

- Install wiring from connection point to a switch and to (4) led 5,000 lumen 42 watt outdoor vapor proof strip fixtures. All 4 will draw 168 watts when on together. We will install 2 switches, one for each row of lights in case you don't want them all on at the same time.
- Supply and install the (4) LED strip fixtures.
- Install (1) receptacle for power on the stage, this will prevent too much from being plugged in to the powerbank. The outlet will be located directly below the switch on whichever post is chosen for the switch/outlet to be located on.
- Supply and install connection point for portable power bank.
- No power bank included.

Total Installation Cost: \$1,800.00

Assumed Tax Exempt

No Center Post.



ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202509 – Town of Ellington, owner/Ellington Trails Committee, applicant, request for modification to Special Permit to allow lighting and unamplified music and Site Plan to construct a roof over an existing amphitheater on town-owned open space at 97 Shenipsit Street (Batz Property), APN 030-005-0000, in a R (Residential) Zone.

PUBLIC HEARING DATE: May 19, 2025

STAFF REVIEW RETURN DATE: May 12, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	WPCA- No comment. DPW- While DPW supports this project, we would just like clarity on who will be responsible for the maintenance and upkeep of the new structure.
Assessor	
Traffic Authority	
Ambulance	

Barbra Galovich

From: andylin49@earthlink.net
Sent: Friday, May 9, 2025 4:03 PM
To: Barbra Galovich; Lisa Houlihan; Tom Modzelewski
Subject: Staff Review - Z202509 - 97 Shenipsit Street
Attachments: 2025_05-05 Staff Review Sheet_Batz Ampitheater.docx

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.

Hello,

In response to Tom's (Public Works) question concerning maintenance on the amphitheater canopy-

It would have no roof work since it will be metal.

The rest of the wood (columns, inside the roof area) would need staining approximately in 10 years. According to Klotter Farms.

Hope this answers the question.

Linda Anderson

Chairwomen

Ellington Trails Committee

-----Forwarded Message-----

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: May 5, 2025 4:22 PM
To: Linda Anderson <Andylin49@earthlink.net>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: FW: Staff Review - Z202509 - 97 Shenipsit Street

Hi Linda,

Hope you are doing well. Please see the attached comments from Tom Modzelewski, Director of Public Works.



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

February 2, 2021

Certified Mail# 7019 0160 0000 1050 0826

Linda Anderson
Ellington Trail Committee
9 Tolland Turnpike
Tolland, CT 06084

RE: Z202023 – Town of Ellington, owner/ Ellington Trails Committee, applicant, request for Site Plan Modification to construct an amphitheater at Batz open space parcel, 97 Shenipsit Street, APN 030-005-0000, in the R-Residential Zone.

Dear Ms. Anderson,

At their meeting on January 25, 2021, the Ellington Planning and Zoning Commission (PZC) approved your application with the following motion.

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR Z202023 – Town of Ellington, owner/ Ellington Trails Committee, applicant, request for Site Plan Modification to construct an amphitheater at Batz open space parcel, 97 Shenipsit Street, APN 030-005-0000, in the R-Residential Zone.

Condition of approval:

- 1.) Trails Committee to work with Town Officials to address comments from the Fire Marshal as referenced in his memo dated January 8, 2021.**

The appeal period begins on the date of publication shown on the enclosed Legal Notice. The Legal Notice was filed with the Town Clerk's office and published on the town website January 26, 2021. Enclosed is a copy of the notice of decision for your reference.

Pursuant to CGS Section 8-3(i), this approval will expire on January 25, 2026, five years from the date of approval. Failure to complete all work within said five year period will result in an automatic expiration of the approval. Extensions may be granted by the Planning and Zoning Commission up to five years from the original expiration date.

This approval does not preclude you from meeting any other applicable federal, state, or local regulation. Please ensure that you have obtained all necessary permits and approvals from all governing agencies that have authority over your project. Generally, after receiving commission approval, and prior to construction and issuance of construction permits, you may be required to attend a pre-construction meeting with pertinent town employees prior to commencing work. Please contact the Ellington Planning Department to schedule a meeting.

Thank you in advance for your attention to this matter. If you have any questions or need assistance, please contact the Ellington Planning Department at 860-870-3120.

Sincerely,

Sean Kelly, Vice-Chairman
Planning & Zoning Commission

cc: Lori Spielman, First Selectman

SK/bg

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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

LEGAL NOTICE

Ellington Planning & Zoning Commission on Monday, January 25, 2021, acted as follows:

APPROVED with/conditions Z202024 – Schneider Brothers, LLC, owner/ Earthlight Technologies, LLC, applicant, request for Special Permit for business office, warehousing and storage, and storage yard for building materials and a ground mounted solar array pursuant to Section 7.15.7 and Site Plan Modification for the construction of a commercial building, parking, loading area, outdoor storage yard, common driveway and utilities, ground mounted solar array, and associated site improvements on properties located at 124 West Road, APN 037-003-0000 and 128 West Road, APN 037-003-0002 in a PC (Planned Commercial) Zone.

APPROVED w/conditions Z202025 – Stephen & Melissa Shepler owner/ Proulx Building & Remodeling, LLC, applicant, pursuant to Section 3.1.3 request for Special Permit for garages for more than 3 cars per family unit associated with the construction of an attached garage (30X30) at 11 Woodland Trail, APN 016-012-0006, in a R (Residential) Zone.

APPROVED w/ conditions S202004 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision of 61.56 acres for eleven (11) lots on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural Residential) Zone and request to waive Appendix C 3.13(a) to allow HDPE pipe.

APPROVED w/ conditions Z202023 – Town of Ellington, owner/ Ellington Trails Committee, applicant, request for Site Plan Modification to construct an amphitheater at Batz open space parcel, 97 Shenipsit Street, APN 030-005-0000, in the R-Residential Zone.

A copy of this notice was submitted to the Town Clerk's office and published on the town website January 26, 2021.

Sean Kelly, Vice-Chairman – Planning & Zoning Commission

Town of Ellington
Department of Town Fire Marshal

Memorandum



To: Planning & Zoning Commission
From: James S York II, Fire Marshal *J York*
Date: January 8, 2021
Subject: Batz Property Amphitheater, Site Plan Approval Application
Copy(ies): Lori Spielman, 1st Selectman
via email Lisa Houlihan, Town Planner
Linda Anderson, Applicant (member of Ellington Trails Committee)

In the past the use of the Batz Property by groups has always been done via the Town Use Form which allows for vetting of the activity. By establishing a permanent "amphitheater" type facility this will invite more regular use of the property. This may be a good time to examine to overall use and intent of this property going forward as it seems that this is transitioning into more of a "public park" type use.

Emergency vehicle access: This needs to be considered as currently the "access road" to the rear of the property is restricted by a large gate. The needs of emergency vehicle access should be coordinated with the Town's emergency services agencies, namely EVAC and the EVFD.

Maintenance: The benches and stage will need periodic and ongoing maintenance to ensure their safe use. As an example of a current maintenance issue, upon my inspection of the property on 1/8/21 one of the doors on the "outhouse" has been ripped off its hinges and is propped up in the doorway to the facility waiting to fall over.

General Access: As we continue to invite more use of the property the following should be considered; improved walking surfaces, designated emergency vehicle parking, fire lanes, and lighting.

Code Requirements: The installation of benches and a stage may require compliance with certain sections of the Fire Code, possibly falling under requirements of bleachers and grandstands. Compliance with Building and ADA codes should be evaluated by the Town Building Official.



DUSTIN HUGUENIN
Director

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON PARKS & RECREATION DEPARTMENT

31 ARBOR WAY – P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov



Tel: 860-870-3118
Fax: 860-870-3198
dhuguenin@ellington-ct.gov

To Whom It May Concern,

On behalf of the Ellington Recreation Department, I am writing to express our enthusiastic support for the Ellington Ad Hoc Trails Committee's grant application to fund the installation of electricity at the outdoor stage area at the Batz Property in Ellington, CT.

This project represents an important opportunity to strengthen our community's connection to both nature and the arts. By enhancing the stage area with access to electricity, the space will become a more versatile and inclusive venue for passive recreational and leisure opportunities that benefit residents of all ages. The integration of infrastructure to support lighting, sound, and other amenities will allow for a broader range of community programming—including music performances, theater, educational workshops, wellness activities, and cultural celebrations.

The Ellington Recreation Department sees immense value in the ability to host these kinds of events, both independently and in collaboration with local groups and regional partners. This project aligns closely with our goals of fostering community engagement, supporting creative expression, and encouraging outdoor activity in Ellington's beautiful natural spaces. Reliable access to electricity will make it possible to plan events more confidently, reduce the need for costly temporary power solutions, and open the door to new programming opportunities year-round.

We believe that this enhancement will not only enrich the lives of Ellington residents but also attract visitors from neighboring towns, contributing to a vibrant and connected regional community. We are committed to supporting this initiative and look forward to the expanded possibilities it will bring for recreation, education, and cultural connection in our town.

Thank you for considering this application, which we believe will contribute meaningfully to the vibrancy and quality of life in Ellington and beyond.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. Huguenin".

Dustin R. Huguenin
Director of Recreation
Town of Ellington

Town of Ellington
Youth Services Department



Kristen Harp
Youth Services Director, Town of Ellington
55 Main Street
Ellington, CT 06029
KHarp@ellington-ct.gov
860-870-3130

April 9, 2025

To Whom It May Concern:

I am writing to express my strong support for the Ellington Trails Committee's application for funding to improve the community amphitheater located at the Batz property in Ellington. This property has provided the town with community gardens, trails, sensory gardens, as well as the amphitheater, and with the proposed improvements, it has the potential to serve our residents, especially our youth, more effectively.

As a community partner, I believe these enhancements will provide significant benefits to local programs, particularly those run by Ellington Youth Services. The improvements will make the amphitheater a more functional space for our youth programming.

The partnership between Ellington Youth Services and the Trails Committee reflects a shared commitment to promoting healthy lifestyles, community connectedness, and recreational access for all residents. Grant funding for this project would represent an important investment in our youth, our public spaces, and our collective community well-being.

Thank you for considering this important initiative. I enthusiastically support this grant opportunity and look forward to seeing the continued growth and utilization of this vital community resource.

Sincerely,
Kristen Harp

Youth Services Director, Town of Ellington



Tue, Mar 25, 2025

**Ellington Community
Theatre**

Hi there Donna,

Thank you for reaching out to us. We love this idea! We discussed it in our board meeting tonight and we would be open to pulling together a cabaret-style talent show or something of that nature. Down the road we might even be able to do workshops, improv, a cast party etc. at a location like that.

If you need more specifics, such as dates etc. then we can work on that. For now, if a general "yes we will!" is enough then that is our answer.

Cheers,

~Teri Firetto

President, Board of Directors

Ellington Community Theatre

PO Box 645

Ellington, CT 06029

VI. NEW BUSINESS

A. Tax Refunds/Abatements

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE TAX REFUNDS IN THE AMOUNT OF \$14,854.86 AS RECOMMENDED BY THE TAX & REVENUE COLLECTOR AND AS SPECIFIED IN THE REFUNDS/ABATEMENTS STATEMENT DATED APRIL 2025 [ATTACHED].

B. Ellington Trails Committee – T-Mobile Hometown Grant Program

First Selectman Spielman noted that the Trails Committee (the Committee) members have done a phenomenal job maintaining and developing the trails, and that this grant would be very beneficial. Mr. Stavens asked if there was a Town match element; there is not. Mr. Turner asked for confirmation on the canopy coverage area; it will only cover the stage area of the amphitheater. Linda Anderson, Trails Chairman, shared that the proposal includes portable power stations that any group would be able to use. Ms. Cardin asked if the property is Town-owned and currently maintained by the Town; it was confirmed that DPW and the Committee handle the maintenance on the Town-owned land. The Amphitheater Use Form is already in place and will continue to be utilized by groups wishing to use the space. Ms. Cardin asked how many people or groups have utilized the amphitheater in the past year; Ms. Anderson shared that the Committee held a program, the Scouts use it when they camp, and a lot of people have expressed interest in using it if there was electricity. Ms. Allen from the Committee commented that the addition of electricity would increase use, as the Library has shown interest in a concert series there and the Ellington Community Theater would be very interested in using it for programming. Ms. Cardin asked about estimated maintenance costs. Ms. Amsel of the Committee noted that it would need to be re-stained every ten years or so, but there would be little additional maintenance, and Mr. Modzelewski agreed, adding that the Committee is very mindful of their budget. Mr. Turner commented on the other elements of the parcel, including the walking trail and community garden. It was confirmed that the Committee monitors events in case of damage or excessive litter being left. Discussion was held on the procedure if an outside group requested to use the amphitheater.

MOVED (TURNER), SECONDED (BOUCHER) AND PASSED UNANIMOUSLY TO AUTHORIZE THE ELLINGTON TRAILS COMMITTEE TO APPLY FOR THE T-MOBILE HOMETOWN GRANT IN ORDER TO FUND THE PURCHASE AND INSTALLATION OF A PERMANENT CANOPY OVER THE BATZ AMPHITHEATER.

C. Re-establish Ad Hoc Committees

1. Beautification

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO RE-ESTABLISH THE AD HOC ELLINGTON BEAUTIFICATION COMMITTEE FOR ONE YEAR TO APRIL 2026.

2. Trails

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO RE-ESTABLISH THE AD HOC ELLINGTON TRAILS COMMITTEE FOR ONE YEAR TO APRIL 2026.

D. 2025-2026 Annual Town Budget Meeting Notice

1. Payment of Real Estate, Personal Property, and Automobile Tax
2. Send Budget to Town Meeting or Adjourn to Referendum

The members agreed to adjourn the Town Meeting to a referendum vote.

T-Mobile Hometown Grant

From: Julia Connor <jconnor@ELLINGTON-CT.GOV>
To: Linda Anderson <Andylin49@earthlink.net>
Subject: T-Mobile Hometown Grant
Date: Apr 8, 2025 11:04 AM

Good morning,

This is to confirm the following motion made by the BOS at last night's meeting:

MOVED (TURNER), SECONDED (BOUCHER) AND PASSED UNANIMOUSLY TO
AUTHORIZE THE ELLINGTON TRAILS COMMITTEE TO APPLY FOR THE T-MOBILE
HOMETOWN GRANT IN ORDER TO FUND THE PURCHASE AND INSTALLATION OF A
PERMANENT CANOPY OVER THE BATZ AMPHITHEATER.

Julia Connor
Executive Assistant,
First Selectman's Office

Town Property Use Form

Please read & sign Use of Town Property Policy on reverse side

For Use of the Batz Property Amphitheatre

Applicant's Information

Name: _____
Address: _____

E-Mail: _____
Telephone: _____

Chaperone Information (if participants are under age 21)

Name: _____
Address: _____

E-Mail: _____
Telephone: _____

Date(s) of Event: _____ Hours of Use: Time Event Begins _____ Ends _____

Will you be selling food: ☐ No ☐ Yes If yes, the applicant must complete the North Central District Health Department Temporary Food Service Application Form and forward to HCDHD, PO Box 1222, Enfield, CT 06083.

Are you a non-profit organization: ☐ No ☐ Yes If yes, attached copy of 501c(3) certificate

List Special Needs: _____

Number of people in attendance: _____ [No more than 60 people permitted at Amphitheatre events]

Description of Event:

Amphitheatre Guidelines: Educational programs only; no more than 60 people; no after-sunset events; no electricity is available; key must be obtained from First Selectman's Office prior to event; no parking in front of gate or along access road – must remain clear for emergency access; *limited* parking for **event organizers** in field by Amphitheatre – **not for attendees** unless unable to walk or need assistance

Insurance Coverage: \$500,000 for Non-Profit Organization / \$1,000,000 for all others

☐ Copy of Certificate of Insurance is attached

Use of the facility by the applicant is subject to all conditions listed on the reverse side of this form.

Signature of Applicant _____ Date: _____

REVIEWED BY: (Attach Comments)	Public Works Director	Resident State Police	Fire Marshal
	Initial: _____ Date: _____	Initial: _____ Date: _____	Initial: _____ Date: _____
APPROVED: <input type="checkbox"/> Yes <input type="checkbox"/> No	First Selectman		Date: _____
Distribution: <input type="checkbox"/> Public Works Director <input type="checkbox"/> Resident State Police Sergeant <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Applicant <input type="checkbox"/> File			

TOWN OF ELLINGTON

Policies & Procedures

Use of Town Property

1. Individuals or groups wishing to use Town Property for a private function (i.e. scout activity, wedding) must complete the Town Property Use Form.
2. The person or persons making application for use of Town property shall agree to indemnify the Town of Ellington for any damage to Town property by any person or persons attending said event. And likewise to relieve the Town of Ellington from all liability damage or loss to property or injury to person or persons of any one attending this event. Applicant must provide a copy of their Certificate of Insurance, naming the Town of Ellington as additional insured.
3. Should damage be incurred during use of the facility, a written report must be filed with the First Selectman's Office by the applicant within 24 hours.
4. If there is an incident of misconduct, your group will be asked to leave and future use may be forbidden.
5. Applicants must comply with all Town regulations, including public safety rules. No alcohol or illegal substances are allowed on Town property. No dogs are allowed in Town parks where posted.
6. No activity/event shall be allowed to charge a gate admission fee.
7. Youth groups will not be allowed to use the facility until the adult supervisor is present.
8. Remove all trash and/or equipment at the end of your event. Leave the area as you found it.
9. If you plan to have a bonfire or open cooking fire, you must complete the Bonfire/Campfire Permit Application Form and attach it to this Town Property Use Form.
10. If 100 or more people are anticipated to attend, the applicant must complete a Notice of Proposed Outside Public Assembly Form and attach it to this Town Property Use Form. Cost incurred for required security is to be assumed by the applicant.
11. If you are selling food, you must complete the North Central District Health Department Temporary Food Service Application. There is no fee for a non-profit organization. Questions regarding food sales should be directed to the North Central District Health Department at 745-0383.

I have read, understand and agree to comply with the Use of Town Property Policy.

Applicant's Printed Name

Applicant's Signature

Date

WIRELESS BUSINESS PREPAID INTERNET

[Plans](#) ▾ [Phones & devices](#) ▾ [Deals](#) ▾ [Coverage](#) ▾ [Join Us](#) ▾ [Find a store](#) [Contact & support](#) ▾ [Cart](#) [Search](#) [My account](#)

T-Mobile is proud to partner with Main Street America on our grant selection panel.



T-Mobile partners with Main Street America to administer the grant program and assess applications based on their level of detail, community impact, feasibility, and other considerations. Learn about [Main Street America's](#) work to advance shared prosperity, create resilient economies, and improve quality of life here.

Got Questions about Hometown Grants?

What is the T-Mobile Hometown Grants Program?

T-Mobile is committing up to \$25 million through 2026 to support small towns, villages, and territories across America by funding community projects.

What kinds of projects will T-Mobile fund?

The T-Mobile Hometown Grants program funds projects to build, rebuild, or refresh community spaces that help foster local connections in your town. Projects should be shovel-ready, physical builds or improvements that can be completed within 12 months of receiving Hometown Grants funding.

Examples of eligible projects include but are not limited to: adaptive uses of older and historic buildings into community gathering spaces, improvements to outdoor parks or trails, and technology projects for the public library.

Funds may **not** be used for: engineering and architectural plans or fees, salaries or annual operating expenses, or reimbursement for projects that are already completed.

How does the T-Mobile Hometown Grants program work?

- You can submit an application at <https://www.t-mobile.com/HometownGrants>
- Small towns with populations less than 50,000 are eligible to apply
- Recipients are selected and awarded on a quarterly basis
- Grants are up to \$50K per town
- Selected winners will provide status updates on their projects at 6 and 12 months
- Plans must be able to be executed within 12 months of receiving funds

Who can request a grant?

We are looking for elected officials, town managers and employees, tribal leaders, or non-profit organizations to submit a proposal for their project using the Hometown Grants application. The project must be located in towns with less than 50,000 people and should provide a community benefit where it might otherwise be difficult to secure funding.

What should I submit during the application process?

What are key submission deadlines?

A full proposal should be three (3) to five (5) pages:

- Describe the scope of work to be completed using the requested funds. Shovel-ready plans including site maps, architectural drawings, and photos may be included.
- You will be asked to describe the need, how this grant will help the community overcome a challenge, and who specifically will benefit from this project.
- Explain how impact will be measured, demonstrating how the project will lead to the anticipated result/change.
- Outline the budget. If the full project budget exceeds \$50,000, please describe remaining funding sources. T-Mobile funds must be used, and work completed, within 12 months of award. Please explain exactly what T-Mobile's grant will cover. Matching funds are not required.
- To ensure timelines are met, you need to provide details on permits needed/obtained, if applicable. Plus, list additional businesses or partners to be contracted for the work.
- Up to five letters of support from local government and/or community organizations, partners or members, demonstrating community alignment, engagement, and consensus for the project.

How are towns selected?

T-Mobile partners with [SmartGrowth America](#) and [Main Street America](#) on our grant selection panel. Both trusted nonprofit organizations have deep expertise in building stronger, healthier, and more connected communities. Together, we determine the grant recipients based on the details and fullness of the submission, scored against the following criteria:

- **Community need:** The proposed project should fill a demonstrated need in the community. This grant funding is intended for shovel-ready projects, or portions of shovel-ready projects that would not otherwise be possible to implement through municipal funding. Proposal and letters of support should demonstrate strong community support for the project.
- **Community impact:** The project should connect the community in meaningful and innovative ways.
- **Partners, engagement, and resources leveraged for the project:** Strong applications actively involve local organizations by incorporating them into the planning and execution processes and engaging the community in activating the project site. Letters of support should come from a variety of stakeholders within the community.
- **Feasibility:** If selected, you should be able to complete your project within your budget and plan and within 12 months of receiving funding.
- **Alignment with T-Mobile's small town strategy:** We are committed to be a force for good—empowering more people with essential, digital connections, championing equitable opportunities for all, and driving towards a more sustainable future.

Applications will be open on a quarterly basis with the following schedule:

- Spring: Applications open January–March
- Summer: Applications open April–June
- Fall: Applications open July–September
- Winter: Applications open October–December

The portal will close on the last day of each quarter and reopen for the new quarter on the first of the month.

All Hometown Grants applications will be notified 30–60 days after the end of each quarter on the status of the submission.

How will winners be notified?

Follow T-Mobile

English Español

Fwd: [#TNR405362307]: Reply to Valerie Amsel's inquiry from ankersolix

From: valerie Amsel <kayakval@att.net>
To: David Anderson <andylin49@earthlink.net>
Subject: Fwd: [#TNR405362307]: Reply to Valerie Amsel's inquiry from ankersolix
Date: Apr 16, 2025 4:40 PM

Battery 1000 plus back up. \$1,798..
Sent from my iPhone

Begin forwarded message:

From: anker support team <support@anker.com>
Date: March 20, 2025 at 6:16:29AM EDT
To: kayakval@att.net
Subject: Re: [#TNR405362307]: Reply to Valerie Amsel's inquiry from ankersolix

Dear kayakval,

Thank you for reaching out to us! I understand you're looking for a portable battery that's lighter than the F3800 and suitable for powering a microphone and minimal lights in a field setting. I'd be happy to assist you.

We recommend considering our C1000, which is designed for camping and portable use. Here are some key details about the C1000:

Capacity: 1056Wh

Output Power: 1800W

Weight: Approximately 30 lbs

Dimensions: 376 x 205 x 267 mm

The C1000 is compact, lightweight, and powerful enough to meet your needs in an outdoor setting. You can learn more about the product and purchase it through this link:

https://www.ankersolix.com/products/c1000?variant=49702371524938&ref=naviMenu_pps

If you have any further questions or need assistance, please don't hesitate to reach out. We're here to help and ensure you find the perfect solution for your needs!

Warm regards,

Reference TicketTNR405362307 if contacting a CSR

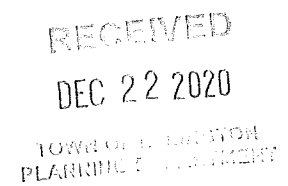
Yu

AnkerDirect Customer Support

If you're not satisfied with our response, click the link below and our management team will reach out to you within 24 hours (Mon.-Fri.)

[Escalate Your Case](#)

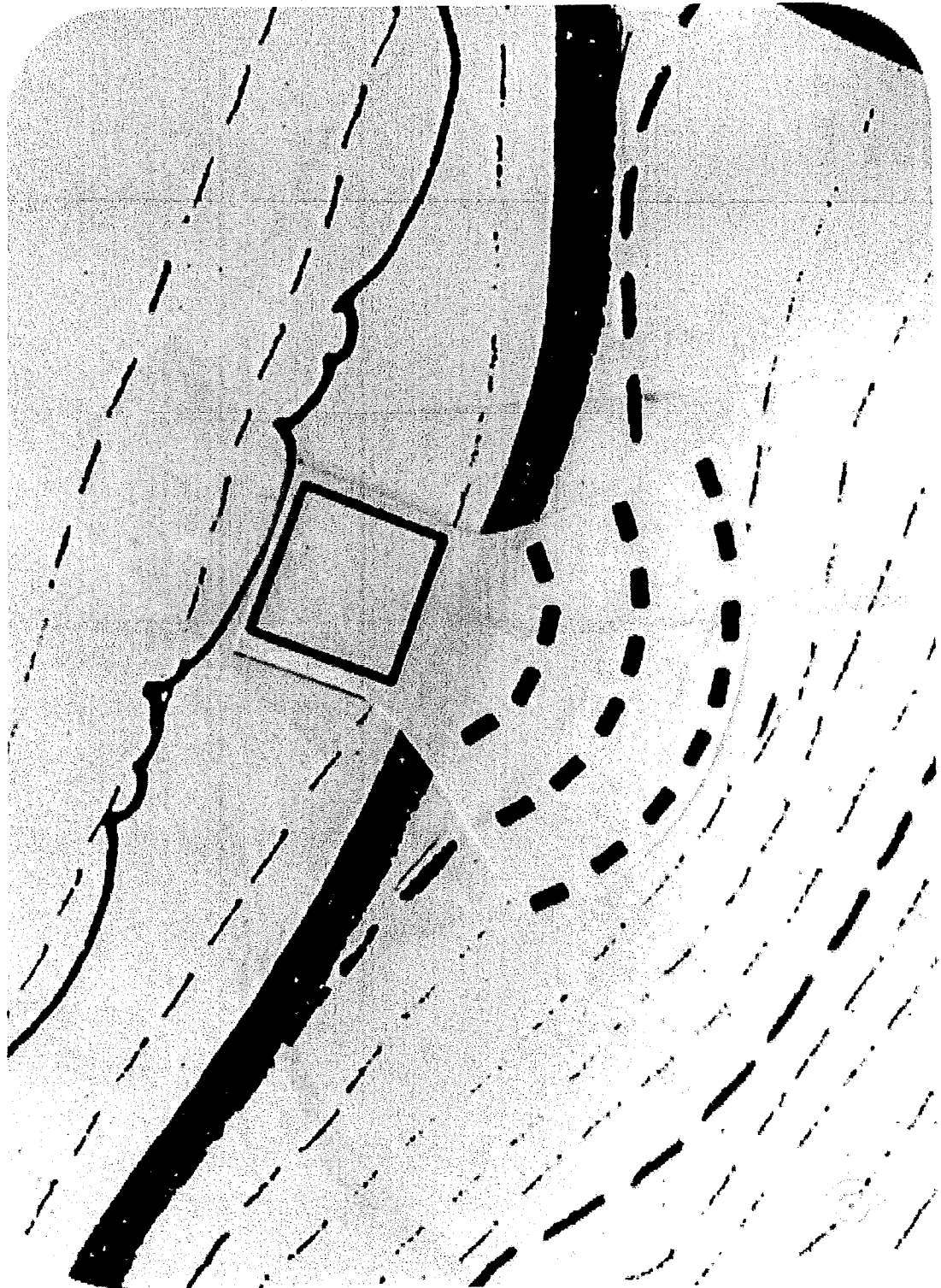
The Batz property was given to the town as land to be preserved for conservation and education. We are looking for conceptual approval on this project. We will be looking to the town engineer and public works for their expertise and advice on how to complete this project once we have secured town approvals and funding. We are proposing an amphitheater, wood plank viewing areas, a hand pump well, and wildflower and butterfly garden areas.



RECEIVED

DEC 22 2020

TOWN OF GILBERT
PLANNING DEPARTMENT



Town of Ellington

Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation

☐ Site Plan Approval ☒ Special Permit ☐ Modification ☐ CGS 8-24

Application #

Z202510

Date Received

4/28/2025

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

Owner's Information

Name: David Schneider (Kimberly)

Mailing Address: 90A Ellington Ave

Ellington Ct. 06029

Email: daveschneider1964@gmail.com

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

Primary Contact Phone #: 860-836-1541

Secondary Contact Phone #: _____

Signature: [Signature] Date: 4/28/25

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

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: 90A Ellington Ave.

Assessor's Parcel Number (APN): 029 - 049 - 0001 Existing Zone: R Proposed Zone: N/A
(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)

Proposed 28'x40' Garage, for Dry Storage w/Electrical & plumbing
Not Proposed for living space or business use

Barbra Galovich

From: Kimberly Schneider <nurturingyourwellness@gmail.com>
Sent: Monday, April 28, 2025 8:23 PM
To: Barbra Galovich
Subject: Authorization for David Schneider

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.

Dear Barbara:

I hereby grant authorization to David Schneider to act on my behalf for application for planning and zoning and wetlands for the 90A Ellington Ave property.

Thank you,
Kimberly Schneider

N/F
RICHARD K. &
JANE URBAN

DRIVEWAY &
UTILITY
EASEMENT

N

N 83° 33' 47" W. 456.56'

EXISTING DRIVE

EXIST. TEL/UTILITY POLE

120.01' N 86° 39' 02" W

EXISTING DRIVE

SILT FENCE

NEW GRAVEL DRIVE

6
7
8
9
10
11
12

ELEC. TEL. & CABLE SERVICES

OIL FILL EVENT

FF = 524.0
TW = 522.9
GAR. F = 522.2
BSMT. = 515.4

ROOFED CONC. PORCH

PLANTER

WELL

PROPOSED UNDERGROUND ELECTRIC

514

512

510

508

506

504

502

500

498

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494

492

490

488

486

484

100' TOWN OF ELLINGTON N/F

LEGEND

--- 510 --- EXIST. CONTOUR
[512] NEWLY GRADED CONTOURS
→ DIRECTION OF FLOW
WETLANDS

N/F
WALTER O. &
IDA L. G. WELT

N/F GEORGE E. & JANET S. CHRISTENSEN

N/F
RICHARD K. &
JANE URBAN

ELLINGTON AVENUE

N/F
SUSAN E.
EDWARDS

LOT 1

N/F
WALTER O. &
IDA L. G. WELT

LOT 2

N/F
WALTER O. &
IDA L. G. WELT

N/F M. KARL HILDENBRAND & ANITA FRYE

N

DRIVEWAY & UTILITY EASEMENT

DRIVEWAY & UTILITY EASEMENT

DRIVEWAY & UTILITY EASEMENT

DRIVEWAY & UTILITY EASEMENT

DRIVEWAY & UTILITY EASEMENT

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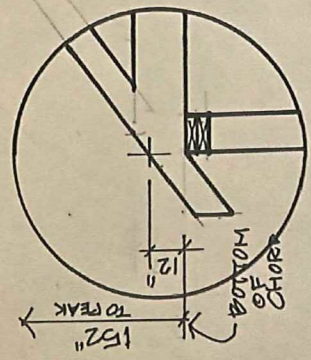
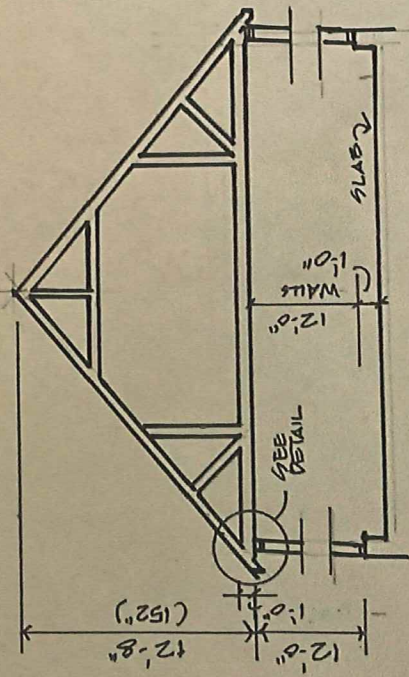
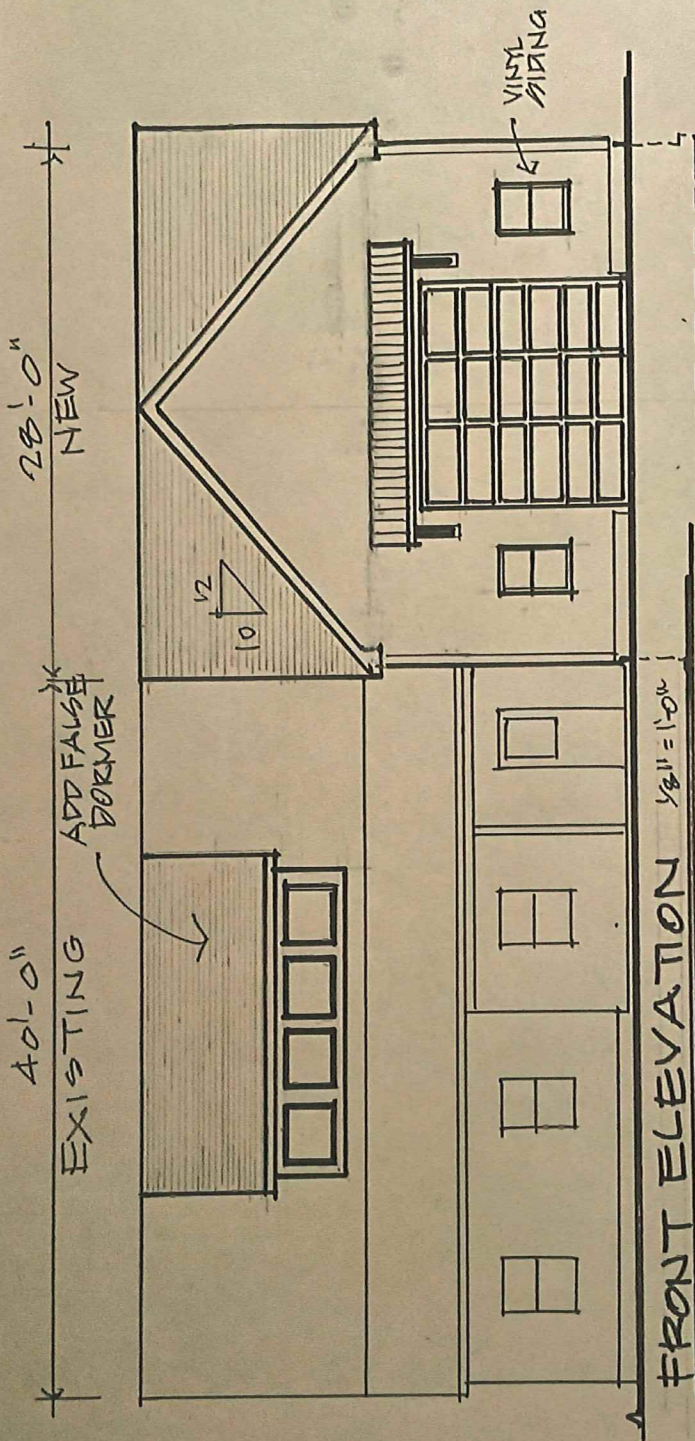
Scale 1" = 20'

INFORMATION FOR THIS DRAWING WAS TAKEN FROM DRAWINGS FROM
TARDELL, HEINTZ & ASSOC., INC. 230 ROBERTS ST. SUITE 200
EAST HARTFORD, CT.

1- SEPTIC SYSTEM DESIGN PLAN FOR DAVID SCHNEIDER LOT #2
DATED 1-10-94 and REV. 2-4-94
AND
1- RECORDED DRAWING FOR DAVID SCHNEIDER LOT #2
DATED 11-4-94

Submitted by
4/18/25

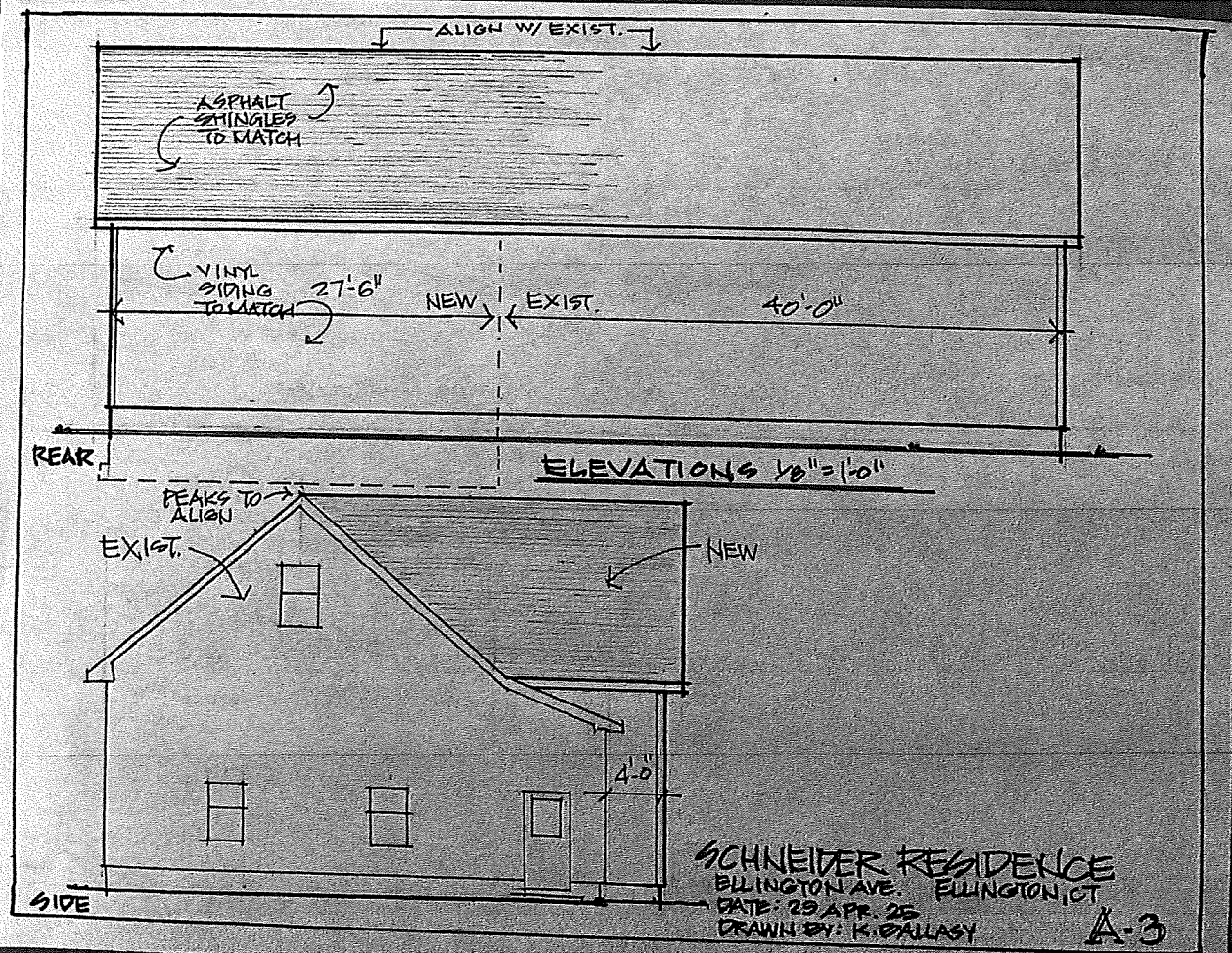
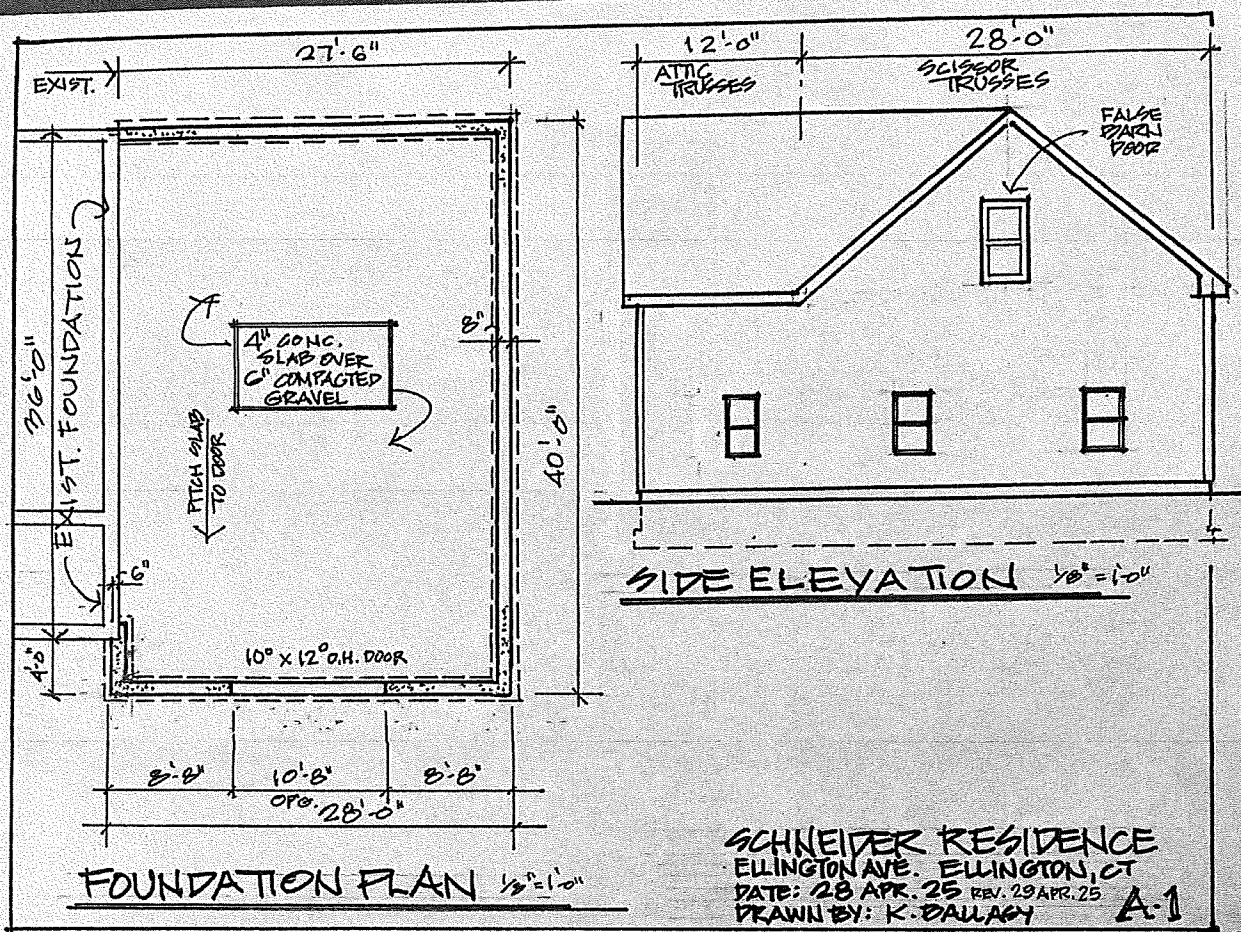
Added proposed Garage Addition 4/18/25	DRAWING PREPARED FOR: DAVID SCHNEIDER LOT #2 ELLINGTON, CT.
REV.	
REV. 10 MAR 04 25 APR 25 28 APR 25	DATE 12 JUNE 03 SCALE AS NOTED DRAWN BY K. BRUNY SHEET 1 OF 1

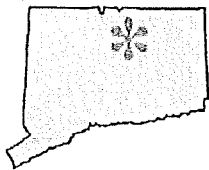


SCHNEIDER RESIDENCE
 ELLINGTON AVE. ELLINGTON, CT.
 DATE: 28 APR. 25
 DRAWN BY: K. BALLASH

ATTIC TRUSS DETAIL

A-2





North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall, 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

90A	Ellington Ave	Ellington		
Street #	Street Name	Town		
David Schneider	90a Ellington Ave	Ellington	CT	06029
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 5/9/2025, to construct a 28x40 Barn Addition as shown on plan received 4/29/2025.**

The proposed 28' x 40' barn addition will meet the applicable separation distances to the onsite septic system and private well, as stated on the plan. The addition shall be set no closer than 10' to any part of the septic system or well. This is a dry building, as shown on the plan.

Care must be taken to protect the septic system during construction.

This department recommends the regular pumping / inspection of your septic tank and periodic water quality testing of your well water.

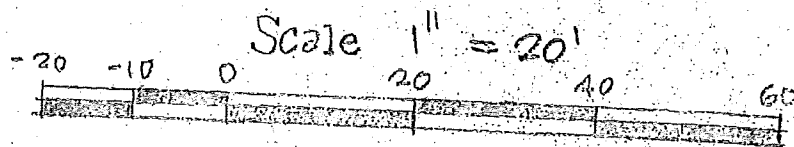
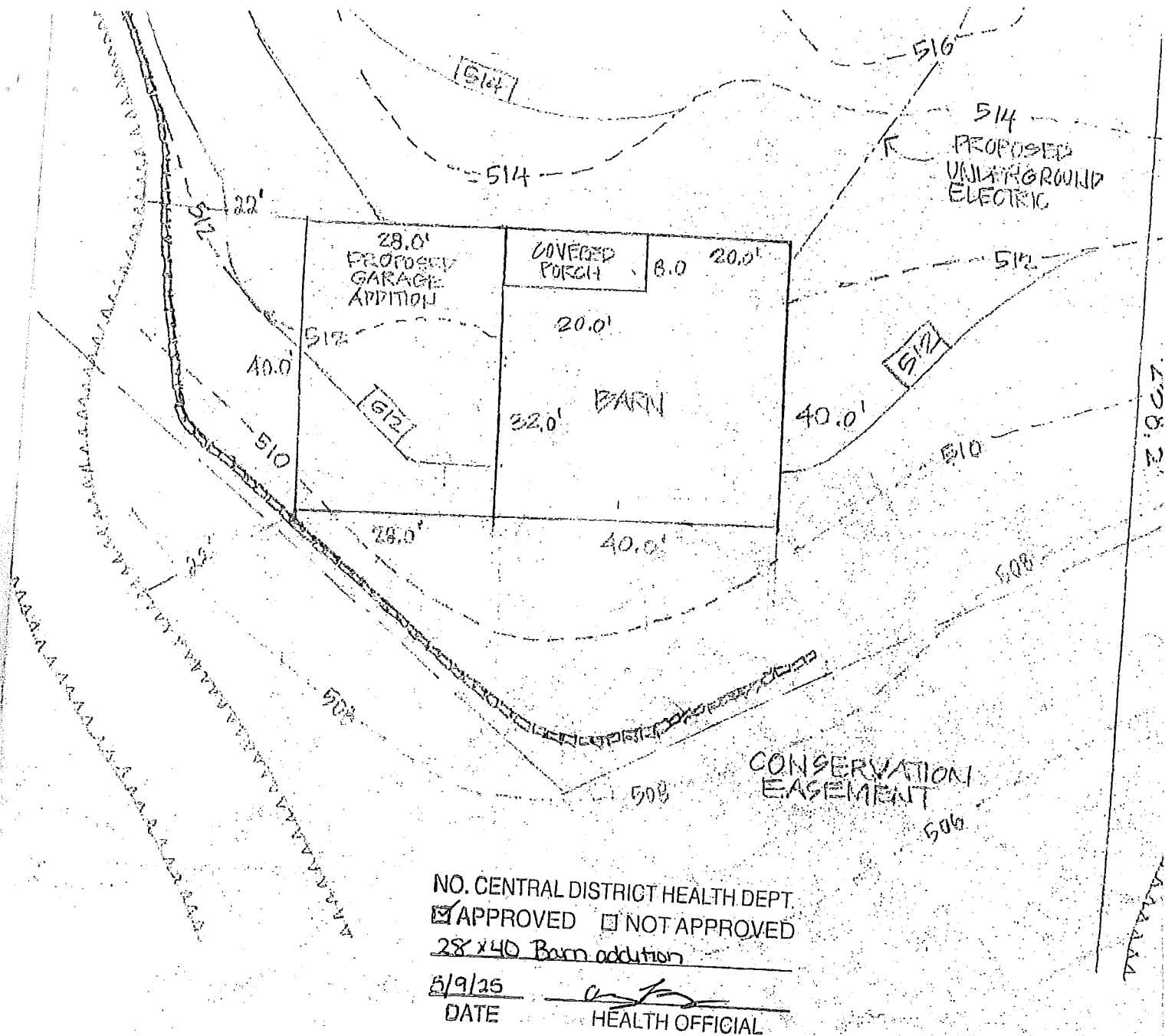
This approval does not imply other Town Department approvals that may be required.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:

Ashley Lamberg

Sanitarian



INFORMATION FOR THIS DRAWING WAS TAKEN FROM DRAWINGS FROM
 TARBELL, HEINTZ & ASSOC., INC. 290 ROBERTS ST. SUITE 200
 EAST HARTFORD, CT.

- 1- SEPTIC SYSTEM DESIGN PLAN FOR DAVID SCHNEIDER LOT #2
 DATED 1-10-94 and REV. 3-4-94
 AND
- 1- RECORD DRAWING FOR DAVID SCHNEIDER LOT #2
 DATED 11-4-94

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202510 – Kimberly Schneider, owner / applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 28'x40' garage addition to existing barn for more than three cars at 90A Ellington Avenue, APN 029-049-0001, in a Residential (R) Zone.

PUBLIC HEARING DATE: May 19, 2025

STAFF REVIEW RETURN DATE: May 12, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	DPW- No comment. WPCA- This property is located within the sanitary sewer district. Where will the proposed bathroom be discharging? A waiver may be required from the WPCA.
Assessor	
Traffic Authority	
Ambulance	

From: Tom Modzelewski
To: David Schneider
Cc: Barbra Galovich; LHoulihan@ellington-ct.go
Subject: Re: FW: Staff Review Z202510 - 90A Ellington Avenue
Date: Tuesday, May 6, 2025 12:17:35 PM
Attachments: Outlook-ago4cab4
2024_04-28 Application - autho.pdf
Outlook-rhpepaem

Hi Dave,

I appreciate your response. For record, I will ask the commission to include a no plumbing condition in their approval, should they move to approve. The attached application lists "**w/electrical & plumbing**", which is the reason for the comment.

Lisa- Do you need anything else from me, or is this email sufficient?

Be well,

Tom Modzelewski
Director of Public Works/
WPCA Administrator/Tree Warden
Ellington Public Works
21 Main St.
Ellington, CT 06029
O- 860-870-3140 ext. 3014
C- 860-500-8208



From: David Schneider <daveschneider1964@gmail.com>
Sent: Tuesday, May 6, 2025 12:11 PM
To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; LHoulihan@ellington-ct.go
<LHoulihan@ellington-ct.go>; Tom Modzelewski <thmodzelewski@ELLINGTON-CT.GOV>
Subject: Re: FW: Staff Review Z202510 - 90A Ellington Avenue

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.

On Tue, May 6, 2025 at 12:01 PM David Schneider <daveschneider1964@gmail.com> wrote:
Tom,
Barbara sent me the Review Sheet with your comments regarding the sanitation hook up to the garage addition. We have no current plans for a bathroom or plumbing on this project. In the future if we decide to go that route we will go through the proper process for this.
Thank you



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE FAX (860) 870-3122

INLAND WETLANDS PERMIT

PERMIT NUMBER: IW2025-0006

ISSUED DATE: 05/13/2025

EXPIRATION DATE: 05/13/2027

OWNER OF RECORD: SCHNEIDER, KIMBERLY
90A ELLINGTON AVE
ELLINGTON, CT 06029

APPLICANT: SCHNEIDER, DAVID
90A ELLINGTON AVE
ELLINGTON, CT 06029

LOCATION OF PROPERTY: 90A ELLINGTON AVE / 029 049 0001

ACTIVITY: Excavate, fill and grade for the construction of a garage addition.

CONDITIONS: Approval based on site plan dated 4/28/25 and the FOLLOWING CONDITIONS:

Pursuant to CGS 22a-42a(2) you are required, within ten days of the date of approval, to publish notice of approval in a newspaper having general circulation in the town where the activity is located or will have an effect; payment for the required ad is the obligation of the owner/applicant. Notice must contain a description of the regulated activity, it's location, and the identity of the applicant/owner. Please provide proof of publication of the above referenced legal advertisement, as required by law, to the Planning Department.

Silt fence and any other Erosion and Sedimentation Controls needed to comply with Best Management Practices shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized to control storm water runoff and prevent soil erosion, sedimentation or pollutants from entering wetlands/watercourses.

As prescribed by law, this permit is subject to appeal until fifteen (15) days after the notice is published. If appealed, the Agency shall consider such according to state law. The Agency shall, at it's discretion, sustain, alter or reject the decision of it's Agent or require an application for a permit in accordance with state law. Any work conducted prior to the expiration of appeal is done at the owner/applicant's risk.

This permit is valid for two (2) years from the date of issue. The permittee may request additional periods to complete the authorized activity prior to it's expiration. This permit shall expire upon completion of the acts herein. This permit is not transferable without written authorization from the Agency or it's Agent.

THIS PERMIT MAY BE REVOKED BY THE TOWN OF ELLINGTON UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

John Colonese

Inland Wetlands Agent

Subject: FW: 100 Stafford Road
Attachments: 100StaffordRdZone.pdf

From: Eric Peterson <epeterson@gardnerpeterson.com>
Sent: Monday, May 12, 2025 3:30 PM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; mepalomba@aol.com
Subject: RE: 100 Stafford Road

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.

John / Lisa:

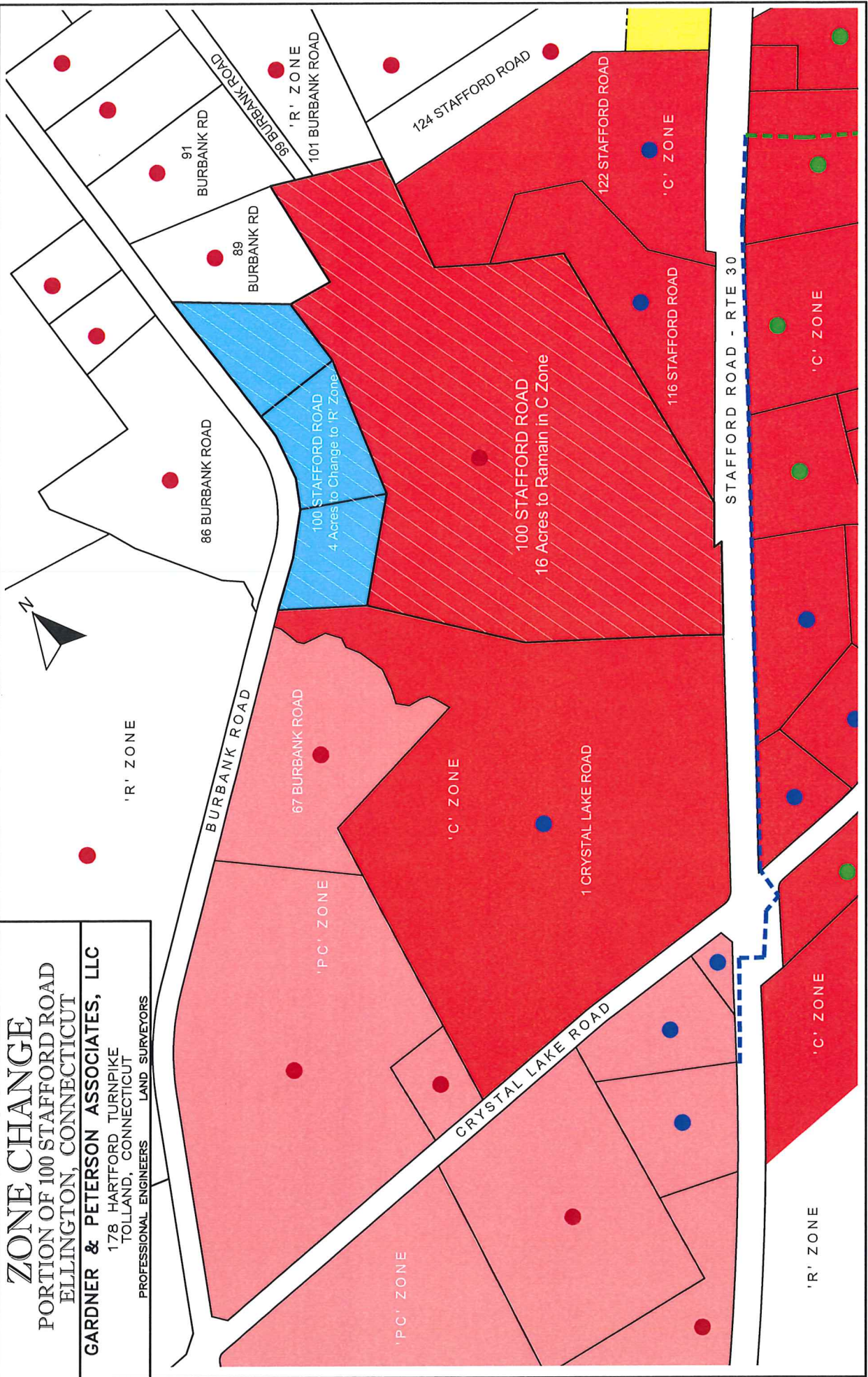
Attached is a drawing that we would like to discuss preliminarily with the PZC. 100 Stafford Road is zoned Commercial and fronts on both Stafford Road (Rte 30) and Burbank Road. The owner would like to discuss with the commission the likelihood of changing the portion of the property along Burbank Road to the Residential Zone (area colored in blue). Attached is a drawing we came up with based on the GIS color scheme. Please let me know if you can add this to their agenda for Thursday night.

Thank you,

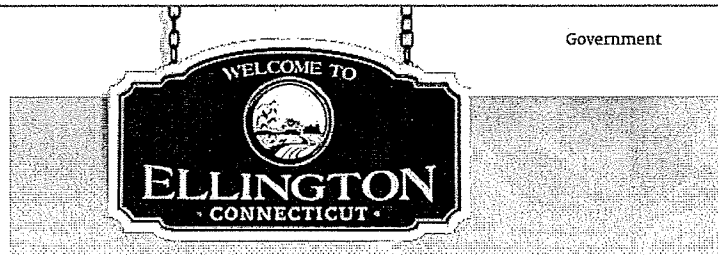
Eric Peterson, P.E., P.L.S.
Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, Connecticut 06084
(860) 871-0808
www.GardnerPeterson.com

ZONE CHANGE
PORTION OF 100 STAFFORD ROAD
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2020.



Information on the Property Records for the Municipality of Ellington was last updated on 3/25/2025.

Property Summary Information

Parcel Data And Values

Building ▼

Outbuildings

Sales

Permits

Parcel Information

Location:	100 STAFFORD RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00397100	Map Block Lot:	148 019 0000	Acres:	19.8700
490 Acres:	14.87	Zone:	PC	Volume / Page:	0134/0668
Developers Map / Lot:		Census:	5352		

Value Information

	Appraised Value	Assessed Value
Land	153,200	82,620
Buildings	184,550	129,180

	Appraised Value	Assessed Value
Detached Outbuildings	12,570	8,800
Total	350,320	220,600

Owner's Information

Owner's Data
BRIDGE JEAN PO BOX 1486 VERNON, CT 06066

[Back To Search](#)
[View Field Card](#)
[Print View](#)

Information Published With Permission From The Assessor

Town of Ellington

Planning & Zoning Commission Application

Type of Application: <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 # <u>Z 202503</u> <hr/> Date Received <u>2/24/2025</u>
---	---

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: LHoulahan@Ellington-CT.gov

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: Ellington Planning & Zoning Commission
 Mailing Address: 57 Main Street
Ellington, CT 06029
 Email: LHoulahan@Ellington-CT.gov

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.

Street Address: N/A

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 (§8-3i(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)

Regulation amendments to reflect the current Connecticut Guidelines
for Soil Erosion & Sediment Control and include Low Impact Development
Standards.

Town of Ellington

Planning Department

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



MEMORANDUM

DATE: March 7, 2025

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: Proposed Text Amendment to Local Zoning and Subdivision Regulations to Reflect the Current Connecticut Guidelines for Soil Erosion and Sediment Control and Encourage Low Impact Development Techniques.

As discussed at the last regular meeting, regulation amendments are proposed to update reference to the latest Connecticut Guidelines for Soil Erosion and Sediment Control (published September 30, 2023, effective on March 30, 2024) and to encourage Low Impact Development techniques to comply with Ellington's Stormwater Management Plan.

Draft new text is underlined, draft text to be deleted is ~~strikethrough~~, otherwise text is as adopted.

ELLINGTON ZONING REGULATIONS

6.4.2 Definitions

Low Impact Development means a site design strategy that maintains, mimics, or replicates predevelopment hydrology through the use of numerous site design principles and small-scale treatment practices distributed throughout a site to manage runoff volume and water quality at the source.

6.4.5 Erosion & Sediment Control Plan

- A. To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002 March 30, 2024) as AMENDED. Alternative principles, methods and practices, like Low Impact Development ~~are encouraged~~ may be used with prior approval of the Commission.

6.4.6 Minimum Acceptable Standards

- A. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~March 30, 2024), as AMENDED. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
- B. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~March 30, 2024) as AMENDED. The Commission may grant exceptions when requested by the applicant if technically sound reasons are presented.
- C. The appropriate method from the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~March 30, 2024) as AMENDED shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission.

10.2 Definitions

Low Impact Development is a site design strategy that maintains, mimics, or replicates predevelopment hydrology through the use of numerous site design principles and small-scale treatment practices distributed throughout a site to manage runoff volume and water quality at the source.

ELLINGTON SUBDIVISION REGULATIONS

- 4.15 Soil Erosion and Sediment Control Plan - Where the cumulative area of disturbance will exceed 1/2 acre, a plan meeting the standards contained in "Connecticut Guidelines for Soil Erosion and Sediment Control" (~~1965~~ March 30, 2024) shall be submitted and followed in the development of the subdivision, as the same may be amended from time to time. Alternative principles, methods and practices, like Low Impact Development are encouraged

March 28, 2025

TO: ELLINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-28: Proposed text amendment to reflect the updated Connecticut Guidelines for Soil Erosion and Sediment Control and includes the Low Impact Development Standards

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 3/31/2025.

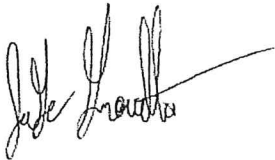
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



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

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FX (860) 870-3122

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, APRIL 28, 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 F. MICHAEL FRANCIS, MICHAEL SWANSON,
ALTERNATES JEREMIAH WILLIAMS (ARRIVED 7:05 PM) AND RYAN
ORSZULAK

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM
HOGAN AND JON MOSER

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. Z202505 - Gregory J. Gale, owner / Gale Construction Inc., applicant, request for Special Permit for earth excavation, screening, and crushing of concrete and asphalt materials at 90 Sadds Mill Road, APN 079-002-0000, in a RAR (Rural Agricultural Residential) Zone.

Time: 7:01 pm

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

Jim Holden, Holden Brothers, LLC, 84 Sadds Mill Road was present to represent the application. Jim Holden is looking to extend the permit and add the crushing of concrete and asphalt to it. The excavation operation across the street is in the process of closing and he has been getting more requests to accept concrete and asphalt materials.

Chairman Hoffman asked if any different equipment will be added. Jim Holden noted when they have enough material to crush, then additional equipment will be rented to process the materials. Chairman Hoffman asked where the crushing area will be located on site, Jim showed the crushing area location on the site plan.

David Gyure, 10 Hatheway Road, asked where the gravel operation is located, Chairman Hoffman and Jim Holden explained the gravel operation has been in operation for many years next to Rolling Meadows Golf Course on the Gale Farm property off Route 140. David asked how loud the crusher would be. Jim noted all crushing would commence during regular working hours and stated it would not be any louder than the crushing that occurred across the street over the years. Chairman Hoffman noted the hours of operation are regulated.

Lisa Houlihan, Town Planner, stated the existing Special Permit was granted May of 2015, extended in May of 2020, and is due to expire the middle of this May. This application proposes continuing onsite earth work excavation, removal and grading, and requests to receive concrete and asphalt materials to recycle and export. The site plan includes 4 phases, consisting of approximately 19 acres. Most of the earth's excavation activity is in the center of the property behind some structures and barns off Sadds Mill Rd. Lisa noted the regulations state that no fixed machinery shall be within 200' of a property or street line, no stockpiling of material within 100' of any property line, street or right of way, and no excavation, removal, or grading within 100' of any property line unless a plan for removal is coordinated with the owner of an adjacent property and is approved by 2/3 majority vote of the commission.

Lisa Holihan noted the regulations require the owner of the earth excavation operation to provide documentation stating where the materials are being imported from to the Zoning Enforcement Officer to share with the Town Engineer. Lisa noted the hours of operation are weekdays from 7:00 am to 5:00 pm, Saturdays from 7:00 am to 1:00 pm, and not on legal holidays.

Kevin Schmidt, 16 Hatheway Road, inquired about any additional truck traffic on Route 140 (Sadds Mill Road). Jim Holden explained most of the truck traffic is during working hours and there may be some additional trucks entering and exiting the site if the crushing component is added to the requested earth excavation permit. They will only accept clean asphalt and concrete.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202505 - Gregory J. Gale, owner / Gale Construction Inc., applicant, request for Special Permit for earth excavation, screening, and crushing of concrete and asphalt materials at 90 Sadds Mill Road, APN 079-002-0000, in a RAR (Rural Agricultural Residential) Zone.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) FOR Z202505 - Gregory J. Gale, owner / Gale Construction Inc., applicant, request for Special Permit for earth excavation, screening, and crushing of concrete and asphalt materials at 90 Sadds Mill Road, APN 079-002-0000, in a RAR (Rural Agricultural Residential) Zone.

CONDITIONS:

1. Earth excavation, removal, grading, processing and associated activities shall be operated in compliance with Ellington Zoning Regulations Section 7.5 – Earth Excavation.
 2. Pursuant to the Town Engineer's recommendations, the sediment basin shall continue to be dredged on a regular basis.
2. Z202506 - Kayder Properties, LLC, owner/Syn-mar Products, Inc., applicant, request for modifications to Site Plan and Special Permit to construct a 12,012 sf addition, parking/loading area, and associated site improvements at 5 Nutmeg Drive, APN 017-022-0007, in an Industrial (I) Zone.

Time: 7:13 pm

Seated: Hoffman, Kelly, Francis, Swanson, Williams, and Orszulak

Andrew Bushnell, Bushnell Associates, 563 Woodbridge Street, Manchester and Tim Hill, Kayder Properties, LLC, 315 Jobs Hill Road were present to represent the application.

Andrew Bushnell stated the original structure was built in 2006 and included the approval of the requested 12,012 sf addition to be constructed at a later date. The site plan approval to develop has expired. The approval of the stormwater management for the site was approved in 2006 and included phase I and II buildout. Andrew said the request for this application is to construct the 12,012 sf addition, additional gravel driveway around the back of the building, and parking/loading

area to the new section of the building. Andrew showed on the site plan how the stormwater runoff would end up in the detention basin located on the site. Andrew said there will be additional outside wall mounted lighting and showed the lighting plan. Underground utilities will be installed in the new section of the building, along with eight additional parking spaces. The parcel is in an industrial zone and is serviced by public water and sewer. There are no additional outside mechanical units, dumpsters or storage areas proposed. Andrew reviewed the building elevations, wall pack lighting locations, and proposed parking. Andrew noted the owner will try to match the color of the new section to the original structure.

Lisa Houlihan mentioned the application materials depict two types of exterior lights and noted to comply with current local zoning, the exterior light shall be fully shielded and direct light downward. Lisa stated comments from the Water Pollution Control Authority Administrator, (WPCA) were received; the additional square footage will be subject to reassessment and approval may be required.

Andrew Bushnell said a wetlands permit was approved last week and was granted permission to clean and maintain the detention basins on the site.

Lisa Houlihan stated there is an existing vegetative buffer along the south of the site along Nutmeg Drive and shade trees are planted along the access drive to the site. The manufacturing building is significantly buffered.

Commissioner Swanson asked about the additional signage on the proposed new section of the existing building. After a brief discussion, Till Hill noted the new sign will have two wall pack light down lit onto the sign. There were no public comments regarding the application.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202506 - Kayder Properties, LLC, owner/Syn-mar Products, Inc., applicant, request for modifications to Site Plan and Special Permit to construct a 12,012 sf addition, parking/loading area, and associated site improvements at 5 Nutmeg Drive, APN 017-022-0007, in an Industrial (I) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR Z202506 - Kayder Properties, LLC, owner/Syn-mar Products, Inc., applicant, request for modifications to Site Plan and Special Permit to construct a 12,012 sf addition, parking/loading area, and associated site improvements at 5 Nutmeg Drive, APN 017-022-0007, in an Industrial (I) Zone.

CONDITIONS:

1. All exterior lights shall be fully shielded so the light source is not visible, and the light is directed downward.
2. Pursuant to comments from the Water Pollution Control Authority Administrator, (WPCA) approval may be required and the additional square footage will be subject to reassessment.

BY CONSENSUS, PUBLIC HEARINGS #3 AND #4 WERE HEARD SIMULTANEOUSLY.

3. S202502 - Philip Bahler, owner/applicant, request to modify 2007 resubdivision approval and re-subdivide to create one new lot at 20 Punkin Drive, APN 120-026-0004 in a Rural Agricultural Residential (RAR) Zone.

Time: 7:27 pm

Seated: Hoffman, Kelly, Francis, Swanson, Williams, and Orszulak

Rachel Dearborn, Landmark Surveys, LLC, 62 Lowr Butcher Road, was present to represent the application.

Rachel Dearborn stated Philip Bahler approached the commission a few months ago about the feasibility of creating another lot over 20 Punkin Drive without having to construct a public roadway. 20 Punkin Drive is 11.99-acres located at the north end of Punkin Drive with only 52.10 of road frontage (a rear lot) approved in 2006. As part of the 2006 approval, the commission required a future roadway and drainage easement to enable/require the public roadway to be extended when further divided. The easement was officially accepted by the Town's Board of Selectmen in 2006. The future roadway easement extends over 20 Punkin Drive to the north property line where it abuts 217 Jobs Hill Road (for approximately 1,000 linear feet). 217 Jobs Hill Road is an undeveloped parcel with access to Jobs Hill. Requiring the future right of way is a customary planning technique used during subdivision review to create public road networks overtime. Rachel noted the Bahlers are proposing to create one additional lot for their daughter using the first 125'/136' of the future right of way as road frontage wherein they seek to build a private driveway as opposed to being required to extend Punkin Drive. A note on the plan suggests the easement area should be conveyed to the Town.

Lisa Houlihan read Dana Steele's, Town Engineer, email comments dated April 24, 2025, stating, "I've reviewed the re-subdivision plan prepared for Philip Bahler by Landmark Surveys, LLC dated 3/25/25. The applicant proposes to extend the public right-of-way 125 feet into the existing lot at the end of the street to provide frontage for an additional lot (Lot B) but no public improvements within this extension are proposed. Typically, a road extension would involve extension of the public improvements and in this case relocation of the cul-de-sac to the end of the new street so that the Town can properly maintain the improvements within the public right-of-way. As proposed, the only improvements within this 125-foot extension would be a private shared driveway. A shared driveway within a public right-of-way should probably be maintained by the Town, but this is not typical. I raised my concerns about maintenance within this right-of-way extension with our Public Works Director, Tom Modzelewski (copied), and he agrees the maintenance issue is a valid concern. The current proposal is therefore not preferred by staff. One solution would be to propose a private street in accordance with section 4.17. This would require widening the shared driveway from its existing 15' width to 18' and paving the full width within the extension. However, since the Town currently has a 50' easement for future roadway extension, any approval of a private street would need to include adequate protections for the Town to take over this portion of the roadway if the public street was extended in the future. If neither extending the cul-de-sac nor establishing a private street are desired and the Commission were to approve this extension without improvements, I would at least recommend requiring an agreement which states the Town's responsibility for maintenance ends at the cul-de-sac and does not include the shared driveway. Whether an acceptable agreement can be reached with the Town I defer to legal counsel." The Commissioners briefly discussed the options and agreed to request the Town Attorney advise the best way to handle the easement portion of the subdivision requirement.

Rachel Dearborn noted the proposed new lot would need to be serviced by a well and septic system because there are no public services within the area to connect to.

Cynthia Costanzo, 00 Punkin Drive, asked for the location of the proposed house, Rachel Dearborn showed the location and driveway leading to the proposed new lot.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202502 - Philip Bahler, owner/applicant, request to modify 2007 resubdivision approval and re-subdivide to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS S202502 - Philip Bahler, owner/applicant, request to modify 2007 resubdivision approval and re-subdivide to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

CONDITIONS:

1. Approval is conditioned upon receiving conceptual approval from North Central District Health Department. If conceptual approval is not present from the health department prior to the expiration of the deadline to file the subdivision maps, the approval shall lapse.
2. Subject to comments from the Town Engineer, dated April 24, 2025, recommending an agreement be required stating the Town's responsibility for maintenance ends at the cul-de-sac and does not include the shared driveway and allow the driveway to convert to a public road if the land is further divided, subject to review and approval by the Town Attorney.

DISCUSSION: SEEK GUIDANCE FROM THE TOWN ATTORNEY REGARDING APPROVALS NEEDED TO AMEND THE EASEMENT GRANTED TO THE TOWN IN 2007.

4. Z202507 - Philip Bahler, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request to construct a 54'x36' detached accessory structure with a 14'x54' overhang for more than 3 garages at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:27 pm

Seated: Hoffman, Kelly, Francis, Swanson, Williams, and Orszulak

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202507 - Philip Bahler, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request to construct a 54'x36' detached accessory structure with a 14'x54' overhang for more than 3 garages at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS FOR Z202507 - Philip Bahler, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request to construct a 54'x36' detached accessory structure with a 14'x54' overhang for more than 3 garages at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

Conditions:

1. The detached accessory storage structure shall not be used as an independent dwelling or to operate a business, without first obtaining all necessary approvals.
 2. Structure requires separation approval from North Central District Health Department prior to the issuance of a zoning permit to construct.
5. Z202504 - Town of Ellington, owner / Ellington Little League, applicant, request for modification to Special Permit to extend lighting hours for field M2 on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:52 pm

Seated: Hoffman, Kelly, Francis, Swanson, Williams, and Orszulak

Todd Hany, VP of Ellington Little League, 8 Clydesdale Circle, and Dustin Huguenin, Ellington's Recreational Director were present to represent the application.

Todd Hany stated the Little League would like to change the time the lights are to be shut down on field M2 on Friday and Saturday nights and for any baseball tournaments that may take place. Todd noted the games are scheduled for a two-hour timeframe and would like the ability to schedule two games each night.

Lisa Houlihan stated when the lights were initially approved a condition was set requiring the project to be reevaluated after one year so the commission could review any concerns made to the Planning Department. Lisa verified with the Zoning Enforcement Officer that no complaints have been received. When the one-year anniversary approached, the lights had just become operational and not enough time had lapsed to gauge any issues, so the commission extended the review period until a completed season of activities had occurred before evaluating again.

Kevin Schmidt, 16 Hatheway Drive, noted since the hockey rink and pickle ball courts have been added the noise level has increased a lot. The lights from the basketball and tennis courts are on all the time. Kevin opposes the proposal to change the time from 9:00 pm to 10:00 pm and suggested no public announcement system for any second night games.

David Gyure, 10 Hatheway Drive, stated if the request is granted tonight for the ballfield, then it can be expected the football league will also want the lights on longer in the fall. David stated since the lights have been installed for some time now there has been more noise within the area. David noted the basketball and pickleball courts lights are on all the time. Dustin Huguenin stated that the lights that are in question are push button but should automatically shut off at 9:00 pm. David verified the lights are not going off according to schedule.

Chairman Hoffman asked Dustin Huguenin why the lights are staying on. Dustin explained the lights are on a timer, but he will investigate why they are not shutting off automatically.

Cynthia Costanzo, 00 Punkin Drive, who is on the Ad Hoc Comprehensive Lighting Committee, suggested trying to create a modified plan for the park.

Chairman Hoffman suggested to continue the application and request someone from the Public Works Department attend the May 19, 2025, meeting.

Kevin Schmidt, 16 Hatheway Road, suggested restricting the public announcement system for any second night game that is scheduled for the M2 ballfield.

Dustin Huguenin noted submitting an email dated April 24, 2025, to Lisa Houlihan asking for the application to expand the lighting for ballfield M2 also include Lisa's field for the girls' softball league.

Vice Chairman Kelly agreed with Chairman Hoffman to continue the meeting, request a Public Works representative and Dustin Huguenin attend the May meeting and provide a lighting schedule.

BY CONSENSUS, CONTINUED THE PUBLIC HEARING TO MONDAY, MAY 19, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202504 - Town of Ellington, owner / Ellington Little League, applicant, request for modification to Special Permit to extend lighting hours for field M2 on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) Zone.

DISCUSSION: AMEND APPLICATION TO INCLUDE LISA'S FIELD AND PARKING LOT LIGHTING, READVERTISE THE PUBLIC HEARING FOR MAY 19, 2025, AND ASK FOR A REPRESENTATIVE FROM THE PUBLIC WORKS DEPARTMENT TO ATTEND THE MAY MEETING.

IV. NEW BUSINESS:

1. S202405 - Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for two 90-day extensions for filing of subdivision plans approved January 27, 2025, west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) Zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

MOVED (KELLY) SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO GRANT TWO NINETY (90) DAY EXTENSIONS FOR FILING OF MYLARS TO NOVEMBER 9, 2025, FOR S202405 - Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for two 90-day extensions for filing of subdivision plans approved January 27, 2025, west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) Zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

2. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MAY 19, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202508** – Dawn and Wayne McBreaity, owner / applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 30'x50' attached garage for more than three cars at 131 Pinnacle Road, APN 075-021-0000, in a Residential (R) Zone.
3. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MAY 19, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202509** – Town of Ellington, owner/Ellington Trails Committee, applicant, request for modification to Special Permit to allow lighting and unamplified music and Site Plan to construct a roof over an existing amphitheater on town-owned open space at 97 Shenipsit Street (Batz Property), APN 030-005-0000, in a R (Residential) Zone.
4. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR MAY 19, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202510** – Kimberly Schneider, owner / applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 28'x40' garage addition to existing barn for more than three cars at 90A Ellington Avenue, APN 029-049-0001, in a Residential (R) Zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of March 31, 2025, Regular Meeting Minutes.

MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 31, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:
 - a. Ellington Affordable Housing Plan and Discussion Regarding Ellington Zoning Regulation 3.6 Designed Multi-Family Zone and 3.6.7 Workforce Housing Provision.

Lisa Houlihan asked for a motion to confirm the review of the Ellington Affordable Housing Plan as amended and suggested to request the Board of Selectmen to establish an Affordable Housing Steering Committee to investigate funding and development opportunities for affordable housing units on town-owned property (59 Maple Street) and other areas of town.

MOVED (KELLY), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONFIRM REVIEW OF THE ELLINGTON AFFORDABLE HOUSING PLAN AND AMENDING IT TO INCLUDE A REQUEST TO THE BOARD OF SELECTMEN TO ESTABLISH AN AFFORDABLE HOUSING STEERING COMMITTEE TO INVESTIGATE FUNDING AND DEVELOPMENT OPPORTUNITIES FOR AFFORDABLE HOUSING UNITS ON TOWN-OWNED PROPERTY (59 MAPLE STREET) AND OTHER AREAS OF TOWN.

VI. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:33 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk