



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

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### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING MINUTES

MONDAY, MAY 19, 2025, 7:00 PM

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

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

**MEMBERS PRESENT:** CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY,  
REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, JON  
MOSER, MICHAEL SWANSON, AND ALTERNATE RYAN ORSZULAK

**MEMBERS ABSENT:** SECRETARY ROBERT SANDBERG, JR, AND ALTERNATE JEREMIAH  
WILLIAMS

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

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

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

### III. PUBLIC HEARINGS:

1. 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. (Continued Public Hearing from April 28, 2025 meeting.)

**Time:** 7:00 pm

**Seated:** Hoffman, Kelly, Hogan, Francis, Moser, Swanson, and Orszulak

David Sagendorf, President of the Ellington Little League Association, 1 Settlers Way, and Todd Hany, 8 Clydesdale Circle, Vice President of the Little League Association, were present to represent the application.

David Sagendorf stated the lights at Robert Tedford Memorial Park have been spectacular and have received positive feedback from other surrounding towns that have visited the park. The Little League Association (Little League) originally asked for lights to be installed at the M1 field, but after consideration of the field being close to residents on Hatheway Road the lights were installed further away at the M2 field. The Little League is now requesting to change the shut-off time of lights on the M2 field from 9:00 pm to 10:00 pm. to allow scheduling a few games under the lights and to accommodate any playoff games. The restriction of 9:00 pm is not beneficial. The fall league would not have any scheduled games until 10:00 pm, due to daylight savings time with a 9:00 pm restriction.

Corissa Dubord, 104 Tripp Road, Little League member, noted that since the lights were installed at M2 field, funds have been raised to complete associated site improvements to the field area like adding the press box. Chairman Hoffman asked if the loudspeaker would be used until 10:00 pm. Corissa said there are occasions that the music is playing, but folks have told her they can barely hear the announcing from across the park. David Sagendorf noted the PA system is not

used during the week, typically it's used on the weekends. If allowed to host an all-star game the PA system would be used. Todd Hany, Vice President of the Little League, noted at the last meeting the PA system could be turned off at a certain time if requested, but it would limit the Little League from hosting all-star games.

Commissioner Hogan asked if the one-hour extension was granted, when games would start and how many games would be played per day. David Sagendorf replied during the regular season, Saturday is the busiest day with games starting at 9:00 am, 11:00 am, 1:00 pm, and 4:00 pm is the last game. Currently the lights are not used on Saturday nights and not used on Friday nights unless there is a rainout. The Little League works with the Public Works Department to shut off the lights, and they do not ask for the lights to be kept on every night until 9:00 pm. David noted games are typically two hours long, so one game can be scheduled at night starting at 7:00 pm, but if a second game was to be scheduled, the lights would be needed until 10:00 pm to complete the game and get the players off the field safely.

John Streiber, 4 Hatheway Road, thanked everyone for the announcer's booth being built at M2 field which has led to a quieter backyard. John noted there are occasions that the announcer's booth at M1 field is used but the PA system's volume has been turned down. John said the lights at M2 field do not shine past the M1 field onto Hatheway Road. During the fall football season and at night there is a lot of light spillage onto their backyards. John questioned the amount of people coming into town when the lights are left on and seeing the park as a place to hang out. Having the lights on longer will increase the Town's electric bill.

Kenlyn Streiber, 4 Hatheway Road, asked who announces the games, adults over 18 or kids? Corissa Dubord responded volunteers have announced and sometimes kids have done it. Kenlyn stated that when the kids are on the PA system they tend to increase the volume and stretch out words loudly. Kenlyn requested an adult control the PA system and for the league to be mindful of the neighbors.

David Gyure, 10 Hatheway Road, asked why a Little League schedule has not been provided, and suggested providing specific dates for the lights to be on longer to establish a predefined schedule, instead of asking for the lights to be left on until 10:00 pm every Friday and Saturday. David noted hearing that the Public Works Department controls the lights, and a third party has the controls, not the Little League. David said the amplified audio should be limited and only sanctioned games should have access to the lights. David feels that the neighbors may be more acceptable of the extended lights if they knew in advance that the lights and PA system were scheduled for specific dates.

Tom Modzelewski, Director of Public Works, noted the lights have not been active for a year yet. The Planning & Zoning Commission pushed the one-year review of the project out since the lights were not being utilized until August of 2024. The Public Works Department does maintain control over the lights at the park. Tom noted the Recreation Department does the scheduling for the Robert Tedford Memorial Park and Pinney Street fields and the Athletic Director oversees the High School fields. The Little League is good at notifying the department of any rescheduled games, cancellations, or games running late. Tom noted that he and Dustin Huguenin, Recreation Director, have access to the lights through an app on their phones. Dustin noted some of the lights at the park are pushbuttons. Tom explained how the push button lights currently operate with hours of availability to the public at the pickleball, tennis and basketball courts. These lights are not being asked to be extended.

Michael Gerrity, 17 Ellridge Place, asked if a sound study had been done at the M2 field. Vice Chairman Kelly noted that in years past the M1 field announcements could be heard at the M2 field and sound carries across the parking lot. Chairman Hoffman asked about the lights that were left on as mentioned at the last meeting, Michael stated they were the lights over at the pickleball, tennis and basketball courts. He felt those lights were not operating as a push button

but more on a scheduled time until 9:00 pm all winter. Michael noticed that Lisa's field was also left on with no activity.

Kevin Schmidt, 16 Hatheway Road, feels this request is a going to create a snowball effect until the whole park is lit up to 10:00 pm and questions the integrity of the associations using the fields.

Sherry Kraus, 10 Cedarwood Drive, noted it is a minimum amount of time that the Little League is requesting. The newly installed lights are pointing towards the park. The football lights are on every night for practice during the fall and it's highly supported by the community. She thinks it would be nice for Ellington to host other towns for events and give kids the experience of playing under the lights. Sherry said the Town of Ellington does not have a sound ordinance and kids love to hear their name announced.

Maureen Armstrong, 18 Hatheway Road, reiterated the lack of clarity on schedules. She said in the fall football will want the lights on more and every weekend the loudspeaker is being used all day. Maureen stated the visitors side of football field is located right behind and fans will urinate and throw trash onto the property with no regard for boundaries.

David Gyure, 10 Hatheway Road, said allowing the lights on Friday and Saturday nights is taking away from the neighbors trying to relax in peace in their yard. David noted many vehicles use Hatheway Road after leaving the park.

John Armstrong, 18 Hatheway Road, fears what is next. John said there is no privacy and once football season starts the lights will be shining in the yard. As for the new deck hockey, he understands the concept and feels for the family that donated it, but the sport is extremely loud and games start at 8:00 am. He asked for the rink to be moved. John stated no issues during the baseball season, but he does have issues with people urinating next to his yard, dogs being walked on his property, and overall disrespect during the football season. It's getting worse and worse and he may ask for a fence in the future.

Dustin Huguenin, Recreation Director, has not heard about football having plans for any late-night games. The football lights pre-existed, and baseball should not be punished for other activities in the park.

Chairman Hoffman noted the commission will consider all concerns before moving forward with new approvals. Chairman Hoffman acknowledged comments about the existing location of the deck hockey and questioned if it was possible to relocate it. John Armstrong, 18 Hatheway Road, asked if there could be a restriction on the lights along the properties on Hatheway Road.

Jamison Boucher, 319 Somers Road, stated the Little League's request is not an unreasonable ask, the fear the residents have brought up is also very real and it's about being a good neighbor. Jamison suggested looking at the issues and possibly from a restriction standpoint. He encouraged compromise amongst the groups.

Vice Chairman Kelly noted the request of extending the light at M2 and Lisa field is not really going to change anything for the neighbors, but everything else that is going on at the park is an issue and needs to be considered. Vice Chairman Kelly agreed the deck hockey rink issue needs to be addressed.

David Sagendorf, 1 Settler's Way, stated tournament season is coming up and District 8 sets the schedule, which is not available yet. Spring is the primary season for baseball, and the lights would also be used in the fall for the secondary season. The Little League is looking for set days to use the lights until 10:00 pm.

Commissioner Moser suggested allowing coaches to control the lighting so all lights would be shut off in a timely manner, saving tax dollars, rather than automatically staying on until 10:00 pm. Vice Chairman Kelly asked if the concept of allowing coaches access is a possibility? Tom Modzelewski confirmed that others could be given access.

Commissioner Swanson said the PA system noise level does carry throughout the park and the issue ought to be addressed out of consideration for the neighbors. Commissioner Hogan brought up the possibility of changing the request of Friday and Saturday to other nights and asked why the game could not start earlier. Gary Grilli, 11 Ellridge Place, noted it's safer for the kids to start later sometimes, due to the heat of the day.

Vice Chairman Kelly acknowledged that it is a special experience to play baseball under the lights but a solution is needed for all. Commissioner Hogan requested the audio be tested from the ballfield to the neighbors and that the volume settings should be strictly enforced and/or operated by adult only.

Commissioner Francis suggested that a schedule of games be provided for specific dates.

Commissioner Moser suggested having night games on Thursdays and Fridays. He'd like a balance between giving the kids an opportunity to play under the lights and being respectful to the neighbors. Commissioner Moser stated the sound issue needs to be addressed. Alternate Orszulak agreed with allowing Friday nights and maybe another non-weekend night. He doesn't want the kids to lose the opportunity to play under the lights.

David Gyure, 10 Hatheway Road, used the example of Lime Rock Park racetrack is limited to three major events a year due to neighbor noise disturbance. This lighting request is from April to November because it's a noise generating activity.

John Streiber, 4 Hatheway Road, noted there were previously poles within the trees, and the lights were attached lower than the treetops. The new light poles are 80 ft tall, and the football speakers face the neighbors, suggested maybe the football move the speakers towards the fields.

Richard Dubord, 104 Tripp Road, as for the issue with the noise, the PA system for all-star games is used only for announcing the names of the players, line-up and coaches.

Eric Bauch, 8 Hatheway Road, is concerned about the value of his home with the traffic on Hatheway Road, noise at 10:00 pm, and there are no streetlights on Hatheway Road. Eric stated when someone googles the park, they are directed to use the old entrance way off Hatheway Road, this is an issue. Lisa Houlihan, Town Planner, will look into having the directions re-routed to Sadds Mill Road entrance.

Todd Hany, 8 Clydesdale Circle, asked for a two-month trial of having the lights on Friday and Saturday nights for the all-stars to play under the lights. As for requesting another day, the kids are under the age of 12 and have school to attend.

Tom Boscarino, 10 Deerfield Lane, asked for clarification if the request is only for M2 field, it was noted that the discussion includes M1 field, Lisa's field and the parking lot. Lisa Houlihan suggested setting limits if allowing a trial for the requested time and a sound study should be done. Tom Modzelewski noted the parking lot lights are currently on until 10:00 pm.

A gentleman who resides at 6 Elridge Place stated the baseball season is short and asked the commission to consider accepting the request for the one-hour extension. He feels it is a genuine ask to have the lights on at least two days a week until October.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) FOR 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.

**CONDITION(S):**

**LIGHTS APPROVED FOR FRIDAY NIGHTS ONLY FROM MAY 20TH TO AUGUST 2, 2025, WITH GAMES ENDING BY 9:30PM AND PARKING LOT LIGHTS OUT BY 10:00PM.**

**DISCUSSION:** In the interim, town officials (Recreation Department and Public Works) and the Ellington Little League need to develop audio controls for audio systems for fields M1 & M2 and Lisa's field to address concerns raised by neighbors.

2. Z202508 – Dawn and Wayne McBairty, 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.

**Time:** 8:29 pm

**Seated:** Hoffman, Kelly, Hogan, Francis, Moser, Swanson, and Orszulak

Wayne McBairty, 131 Pinnacle Road and Darrel Chaloult, 21 Holmes Road, Stafford, CT were present to represent the application.

Lisa Houlihan noted the Zoning Board of Appeals, Wetlands Agency, and North Central District Health Department's approvals have been received. Lisa noted that if there are any changes to the proposal it will require health department review again, which is a suggested condition of approval.

Darrel Chaloult explained the existing garage is not large enough to fit a car and there was a shed next to it. Wayne would like to replace the existing garage for vehicles and personal items and remove the shed off the property. He wanted a detached three-car garage but it was too wide for the parcel so that is the reason for the attached proposal and four garage doors. The neighbor wrote a letter to the Zoning Board of Appeals, stating no issues with the requested variance. Darrel explained there are wetlands on the neighbor's property. There were no public comments regarding the application.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202508** – Dawn and Wayne McBairty, 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.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) FOR Z202508** – Dawn and Wayne McBairty, 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.

**CONDITIONS:**

- **THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED AS AN INDEPENDENT DWELLING OR TO OPERATE A BUSINESS WITHOUT FIRST OBTAINING ALL THE NECESSARY APPROVALS.**
  - **SUBJECT TO APPROVAL FROM NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.**
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.

**Time:** 8:34 pm

**Seated:** Hoffman, Kelly, Hogan, Francis, Moser, Swanson, and Orszulak

Linda Anderson, 9 Tolland Turnpike, Ellington, CT, Chairman of the Trails Committee was present to present the application.

Linda Anderson stated the amphitheater was constructed during Covid by volunteers from Ellington High School. The Trails Committee would like to have a canopy installed over the amphitheater to increase usage, but not at night. They propose to use portable power for a microphone to be used during nature classes, no amplified music will be played. Linda stated light may be added under the canopy. The Trails Committee is completing an application for a \$50,000.00 T-Mobile grant to fund the project. The parking area has around 60 spaces and the amphitheater holds around 100 people. Programs are coordinated with the First Selectman's office and must meet use of town property requirements. The roof is metal and is expected to require staining about once every ten years.

Ryan Bibeau, 92 Shenipsit Street, has lived in Ellington for over ten years directly across the street from the Batz property. Over the years many components have been added like the information kiosk, a sensory garden with water collection, and the amphitheater. Ryan said the parcel is in disarray and lacks mowing. He stated that signs posted on trees have been broken, and there's been an increase in ticks because of the lack of mowing. He said the amphitheater is not used and adding lights and electricity may lead to more vandalism. The open space is being used by high schoolers to have fires and drink. Ryan has called the State Troopers to the site when this happens and they've been responsive. Ryan would like to see the property remain open and in its natural state.

Scott Moore, 87 Shenipsit Street, said the property is an eye soar. The biggest issue is the lack of mowing and an existing stone wall that is in disrepair, which has been previously discussed with the Public Works Department. Tom Modzelewski, Director of Public Works, stated the issue about the stone wall and mowing schedule is not relevant to the application. He has spoken with Scott Moore on several occasions. Tom explained that Public Works coordinates with the Trails Committee to maintain the property.

Linda Anderson noted the sensory area has not been cleaned this year due to the rainy weather. Linda explained the reasons for not mowing some areas is to promote pollinator pathways and increase natural habitats. All events must go through the Town application process and will only be used for educational purposes. The bird houses were installed by the scouts.

Heidi LaPlante, 90B Ellington Avenue, asked where the amphitheater is located and Linda Anderson noted the location is further back off the road. Heidi noted never seeing the amphitheater being used. Linda noted the scouts use the area on many occasions.

Vice Chairman Kelly asked if the Trails Committee expects the amphitheater to become an asset when it is constructed? Linda Anderson said she is consistently being contacted by many organizations and the library interested in holding programs there. The Trails Committee will continue to hold nature classes there. Tom Modzelewski clarified the project will be funded through a grant and does not require Town matching.

Commissioner Francis asked about the hours for lights under the canopy. Linda Anderson stated the lights may be on until 5:00 pm, the bugs and ticks are intense. The lamp lights under the canopy will be battery operated by the portable power supply. Any scheduled activities start around May/June and stop in October. Most of the activities are geared towards children's education with a few adult classes.

Jared Oleksiak, 90 Shenipsit Street, said one concern is the lack of maintenance on the property and the primary concern is vandalism. Jared is concerned with the power supply and people utilizing the outlet for loud music and creating nuisance to surrounding neighbors.

Ryan Bibeau, 92 Shenipsit Street, asked about the previous owner's Will and what they intended the property to be used for. Ryan noted seeing on the website that the property was donated for passive recreation and did not see educational center mentioned. Ryan expressed opposition to installing the canopy and unamplified sound system.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED (KELLY AND FRANCIS – NAY) TO APPROVE 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.

**Time:** 9:03 pm

**Seated:** Hoffman, Kelly, Hogan, Francis, Moser, Swanson, and Orszulak

David Schneider, 90A Ellington Avenue, was present to present the application. David said the application is to construct a 28'x40' addition to the existing barn. David noted the existing barn already has electric and a water pump within the barn.

Lisa Houlihan noted, in accordance with staff review comments, if the owner wants to add a bathroom in the future Water Pollution Control Authority approval is required.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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 an existing barn for more than three cars at 90A Ellington Avenue, APN 029-049-0001, in a Residential (R) Zone.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS 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 an existing barn for more than three cars at 90A Ellington Avenue, APN 029-049-0001, in a Residential (R) Zone.

**CONDITIONS:**

- **THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED AS AN INDEPENDENT DWELLING OR TO OPERATE A BUSINESS WITHOUT FIRST OBTAINING ALL THE NECESSARY APPROVALS.**
- **THE STRUCTURE IS APPROVED AS A DRY BUILDING, THE ADDITION OF PLUMBING IN THE FUTURE IS SUBJECT TO OBTAINING APPROVAL FROM THE WATER POLLUTION CONTROL AUTHORITY.**

**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.

Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, and Mark Palomba, son-in-law of the owner of 100 Stafford Road, were present to discuss the proposed zone change. Eric stated when the owner purchased the property it was zoned residential and awhile back the Planning & Zoning Commission approved the property to be rezoned to commercial. Eric briefly explained there is less wetland soil on the property than what is shown on the town's GIS, noting the wetlands have been field delineated. Eric explained the property is roughly 19 acres and the owner would like to have the opportunity to create three additional buildable lots along the frontage on Burbank Road which is residentially zoned. After a brief discussion, the commission agreed to entertain an application.

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.

Bradford Wainman of H-M Realty and Robert Urso of UW Realty VII, LLC, were present to discuss the possibility of creating a 50-unit active adult (55+) residential condominium community at 53 Wapping Wood Road. Bradford reviewed the additional proposed amenities of the project. The commission held a roundtable discussion about the proposal and possible changes to the Ellington Zoning Regulations regarding bedroom count and agreed to entertain an application.

3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JUNE 30, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202511** – Village Properties Associates, LLC, applicant / Daniel Boone and Barbara Frassinelli, owner, request for Site Plan Approval to construct a 11,808 sf warehouse/storage and manufacturing/assembly building and Special Permit for a storage yard for new lumber, building materials, and related items at 79 Windermere Avenue, APN 018-004-0001, and 14 Village Street, APN 017-012-0000, in Industrial Park (IP) zone.

4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JUNE 30, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202512** – Connecticut Water Company, owner / applicant, request for Site Plan and Special Permit to upgrade existing water treatment facility, including demolition of existing well-house and construction of a 4,230 sf water treatment facility, storm drainage, bituminous/gravel pavement, and associated site improvements at Egypt Road, APN 161-069-0000, in a 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.)

**BY CONSENSUS, THE COMMISSION TABLED THE PUBLIC HEARING TO MONDAY, JUNE 30, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING) FOR 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.

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of April 28, 2025, Regular Meeting Minutes.

**MOVED (SWANSON), SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE APRIL 28, 2025, REGULAR MEETING MINUTES WITH THE FOLLOWING CHANGES; ON PAGE 1 OF 8 UNDER "CALL TO ORDER", CORRECT SPELLING TO ARLO AND ON PAGE 6 OF 8, PARAGRAPH 6, CHANGE 00 TO 16.**

2. Correspondence/Discussion: **None**

## **VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 10:00 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk