



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786  
**TOWN OF ELLINGTON**

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

**PLANNING AND ZONING COMMISSION  
SPECIAL MEETING AGENDA  
WEDNESDAY, JANUARY 28, 2026, 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 HEARINGS:** (Notice requirements met, hearings may commence)

1. Z202523 – Scott Wrona, owner/applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations request for Special Permit for a 60'x60' detached garage for more than three cars at 56 Kibbe Rd, APN 122-016-0000, in a Rural Agricultural Residential (RAR) Zone.
2. Z202524 – Leon J. Zanks, Jr., owner/ UW Realty VII, LLC, applicant, request for zone change for a 29.2 acre parcel, 53 Wapping Wood Road, APN 005-006-0000, from Designed Multi-Family to Residential (R) zone.

**IV. NEW BUSINESS:** (Items 2, 3, & 4 for receipt and scheduling of public hearing.)

1. Request for release of maintenance bond for S202004 - Ridge Crossing Subdivision (Garnet Lane), pursuant to an email dated November 24, 2025.
2. S202601 - Timothy Schneider, owner/applicant, request for a 2-lot re-subdivision (1 existing) of 470 Somers Road, APN 182-001-0002, in a Rural Agricultural Residential (RAR) zone.
3. Z202525 - Jacob Sanstrom, owner/applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations, request for Special Permit for a 30'x50' detached garage for more than three cars at 96 Pinnacle Road, APN 075-017-0000, in a Residential (R) Zone.
4. Z202601 - Derek Reutter, owner/ applicant, request for Special Permit to use an existing three-season room to the rear of the onsite single family home for office space for Reutter Mechanical, 8 Sadds Mill Road, APN 071-002-0000, in a Planned Commercial (PC) zone.

**V. OLD BUSINESS:** None

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of December 23, 2025, Regular Meeting Minutes.
2. Election of Officers
3. Correspondence/Discussion:
  - a. Discuss potential text amendment pursuant to HB 8002-An Act Concerning Housing Growth and future multi-family development for properties on the west side of Windermere Avenue near the Vernon town line from Joe Bovona, Cypress Enterprises.
  - b. Request from the Capitol Region Council of Government seeking appointment to the Regional Planning Commission.

- c. Discuss draft regulation amendments to Section 7.14.2.E Keeping of Backyard Poultry to reduce minimum lot size (7.14.2.E.b) and setbacks (7.14.2.E.f).
- d. Discuss draft regulation amendment to Ellington Zoning Regulation Section 3.1.3 Accessory Uses/Structures in residential zones to eliminate/modify the Special Permit requirement for garages for more than 3 cars per family unit (attached and detached).

**VII. ADJOURNMENT:**

Next Regular Meeting is scheduled for February 23, 2026.

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

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/83387640033>

Meeting ID: 833 8764 0033

Passcode: 618890

Join Zoom Meeting by phone:

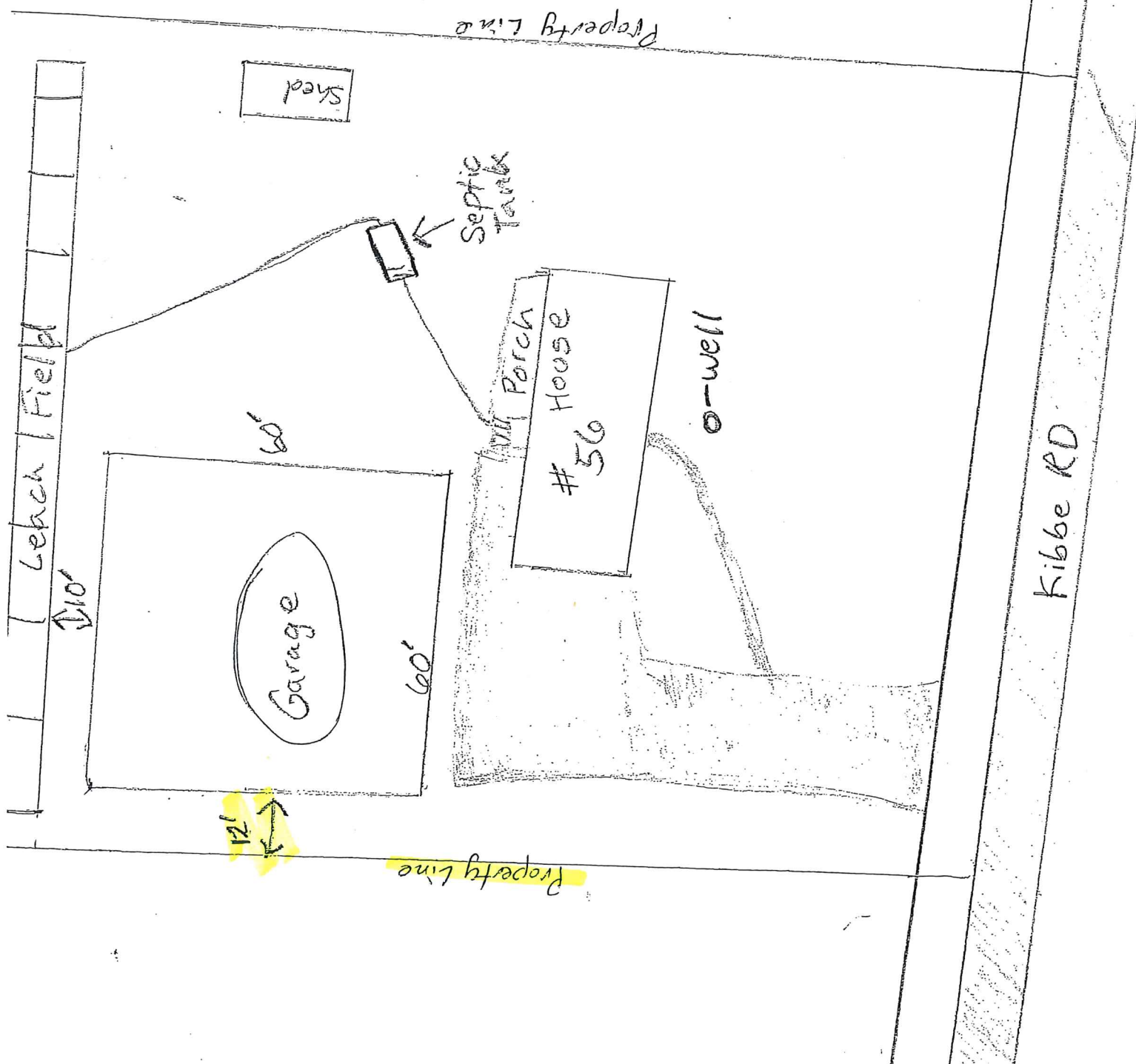
1-646-558-8656

Meeting ID: 833 8764 0033

Passcode: 618890



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TOWN OF ELLINGTON  
PLANNING DEPARTMENT



Property Line

Lebach Field

Garage

60'

60'

Septic Tank

Porch

#56 House

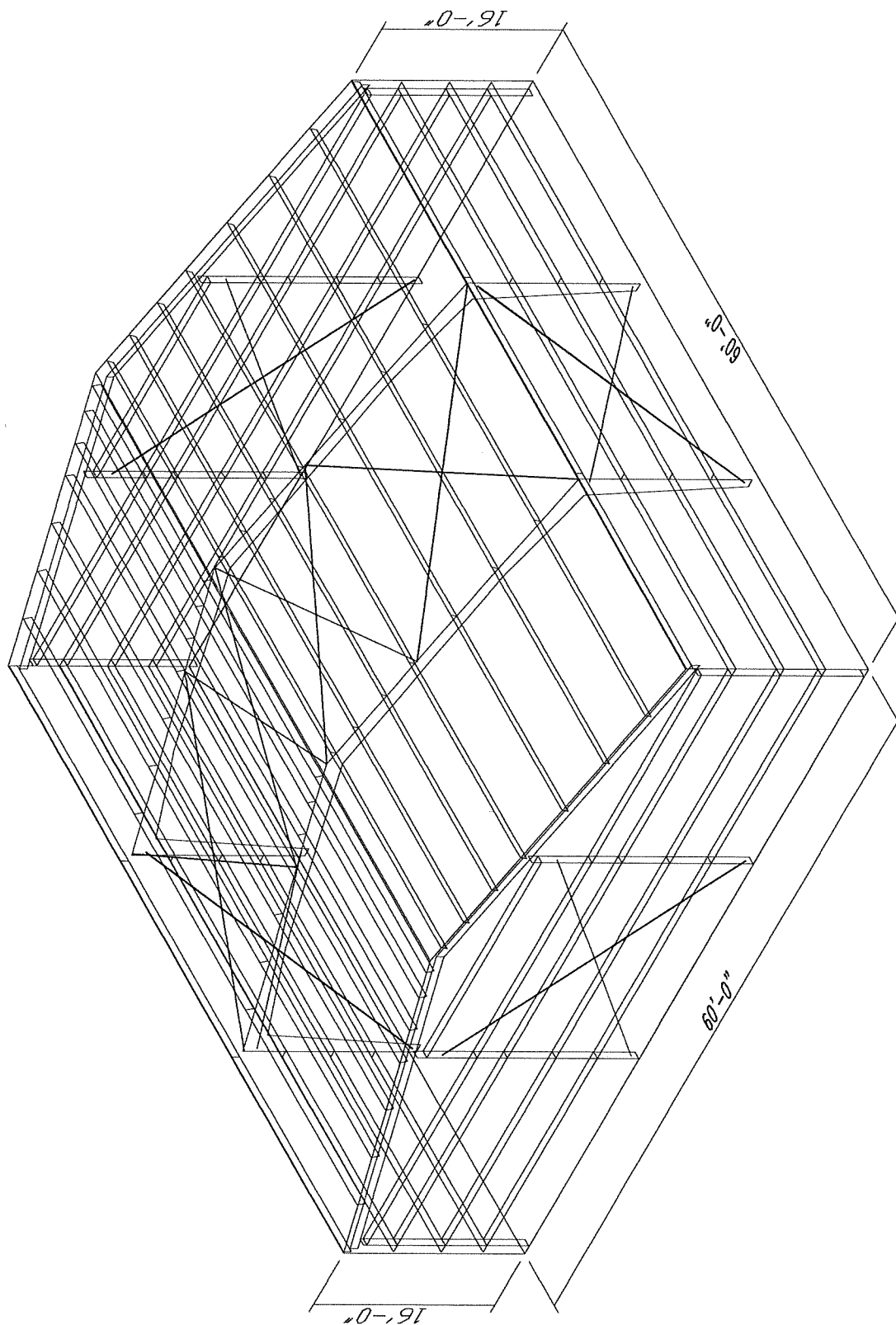
Well

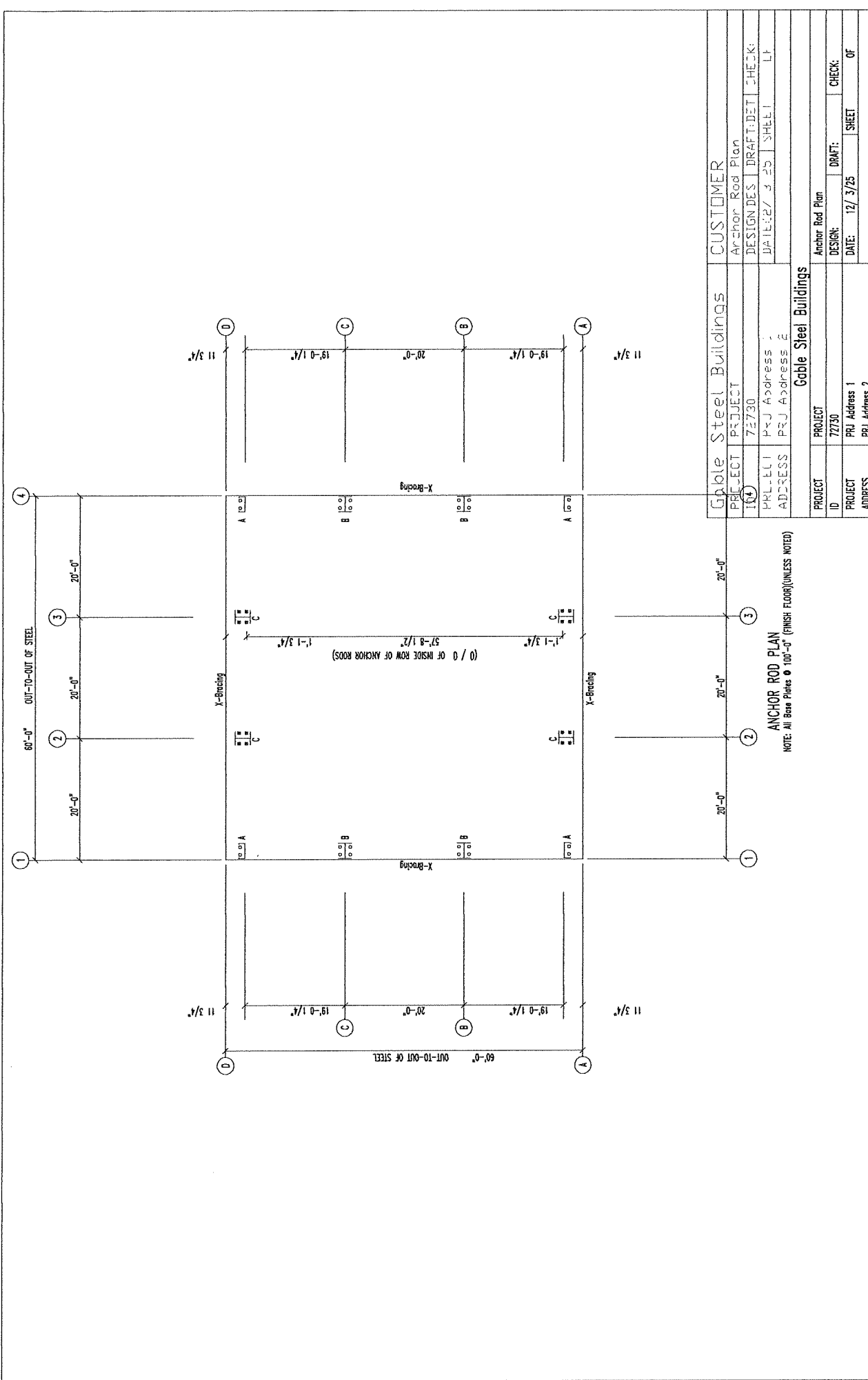
Shed

Kibbe RD

Property Line

12'





PROJECT		CUSTOMER	
PROJECT ID		Anchor Rod Plan	
PROJECT ADDRESS		DESIGN DES	
PROJECT ADDRESS 1		DRAFT:DET	
PROJECT ADDRESS 2		CHECK:	
		DATE: 3 25 SHEET	
		LF	
Anchor Rod Plan			
DESIGN:		DRAFT:	
DATE: 12/3/25		SHEET	
CHECK:		OF	

PROJECT		Anchor Rod Plan	
PROJECT ID		DESIGN:	
PROJECT ADDRESS		DRAFT:	
PROJECT ADDRESS 1		CHECK:	
PROJECT ADDRESS 2		DATE: 12/3/25	
		SHEET	
		OF	

TRIM TABLE  
FRAME LINE 1

C/D	QUAN	PART	LENGTH	DETAIL
1	2	FL-21	10'-0"	TOPS
2	1	FL-21L	11'-2"	TOPS
3	1	FL-23	11'-2"	TOPS
4	1	FL-21R	11'-2"	TOPS
5	1	FL-10	16'-0"	TOPS
6	3	FL-60	20'-2"	SD16
7	3	FL-60	20'-2"	SD14

BOLT TABLE  
FRAME LINE 1

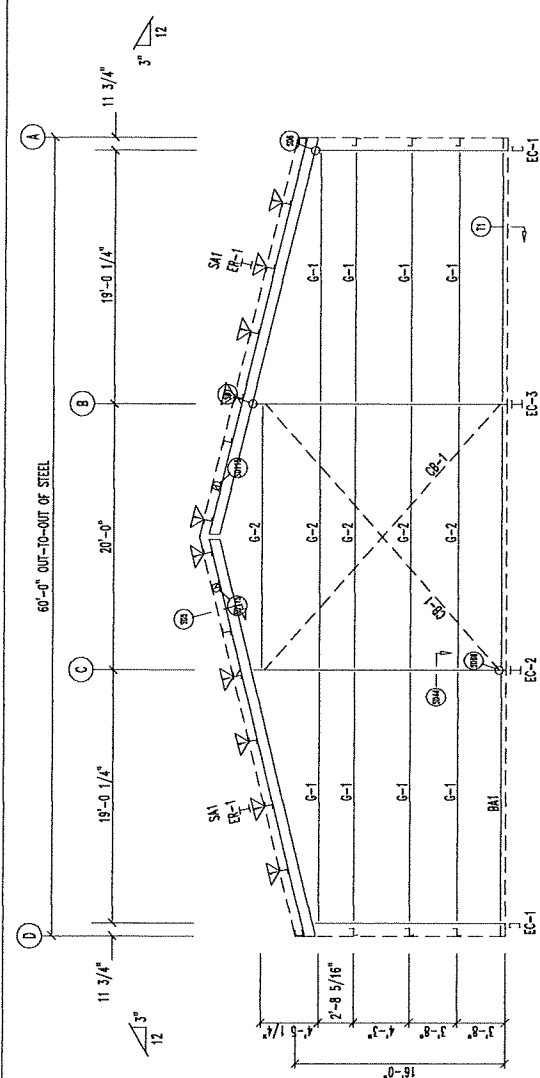
LOCATION	QUAN	TYPE	DIAM	LENGTH
EC-1/EC-2	6	A325	3/8"	1-3/4"
Columns/raft	2	A325	3/8"	1-1/4"

MEMBER TABLE  
FRAME LINE 1

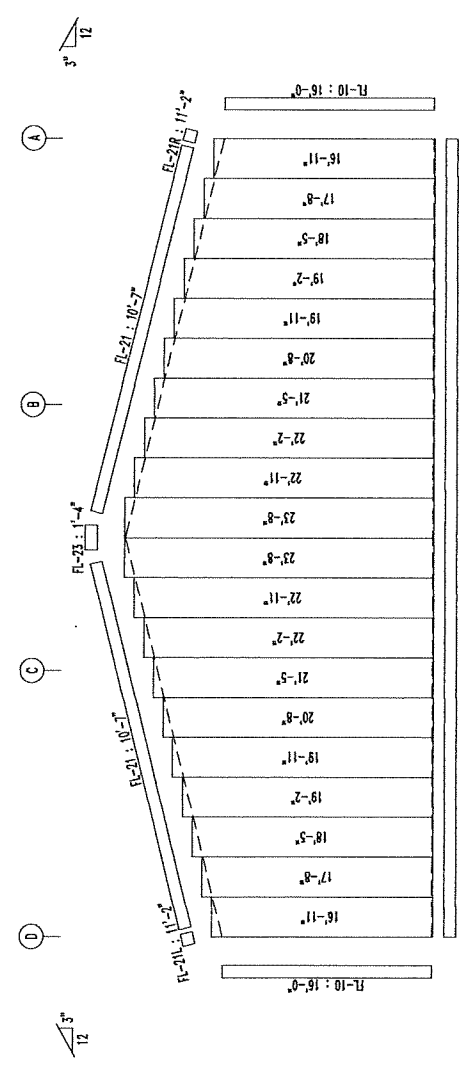
MARK	PART	LENGTH
EC-1		
EC-2		
EC-3		
EC-1		
G-1		
G-2		
GB-1		

FLANGE BRACE TABLE  
FRAME LINE 1

ID	MARK	LENGTH
1	FBA	2'-9 3/4"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 GA. PBR - Need Sht. Color

PROJECT		ENDWALL FRAMING	
PROJECT ID	72730	DESIGN:	
PROJECT ADDRESS	PRJ Address 1	DRAFT:	
PROJECT ADDRESS	PRJ Address 2	DATE:	12/3/25
		SHEET	OF

PROJECT		ENDWALL FRAMING	
PROJECT ID	72730	DESIGN:	
PROJECT ADDRESS	PRJ Address 1	DRAFT:	
PROJECT ADDRESS	PRJ Address 2	DATE:	12/3/25
		SHEET	OF

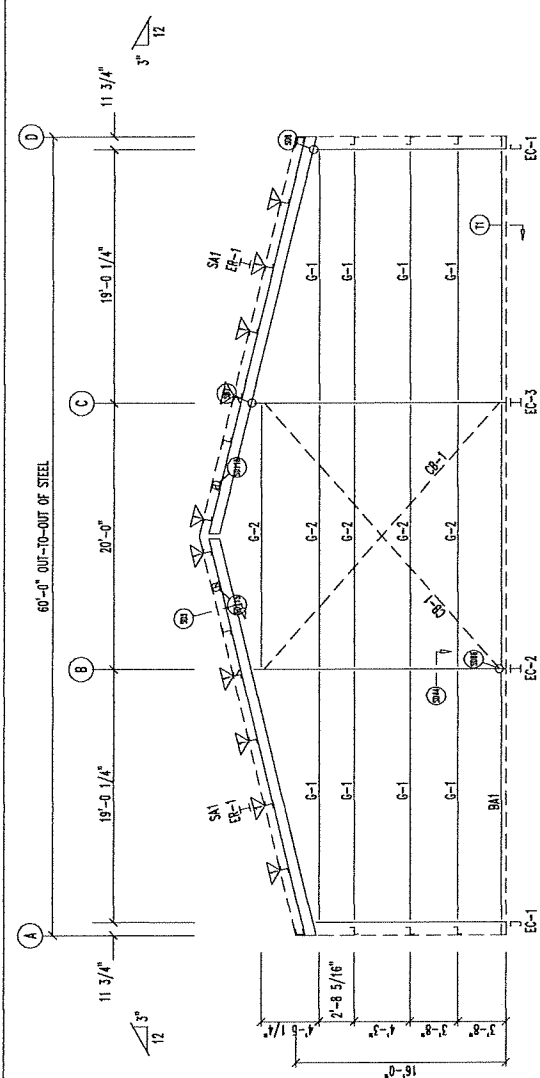
TRIM TABLE			
FRAME LINE 4			
Q/JD	QUAN	PART	LENGTH
	2	FL-21	10'-2"
	1	FL-21L	11'-2"
	1	FL-23	11'-2"
	1	FL-21R	11'-2"
	1	FL-10	16'-0"
	3	FL-60	20'-2"
	3	FL-60	20'-2"

DETAIL			
TOUS	TO13	TOB5	TO40

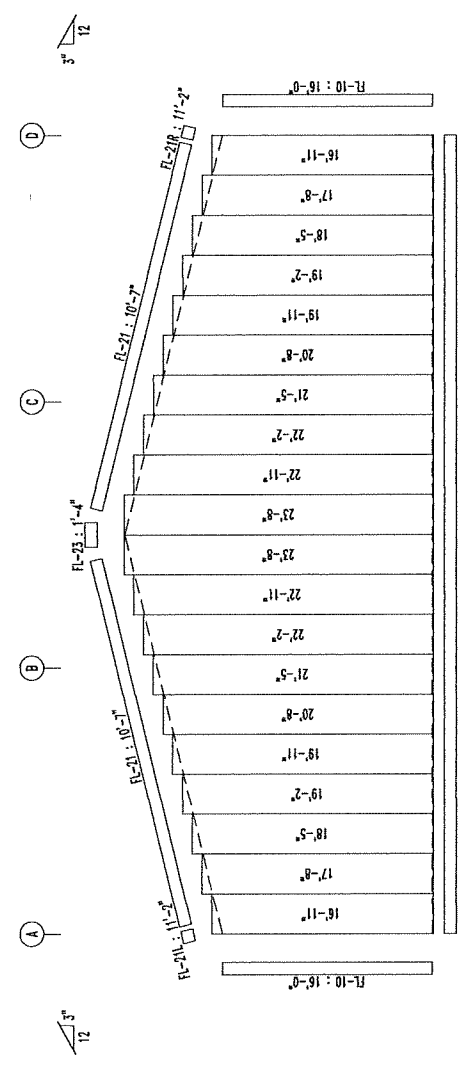
BOLT TABLE			
FRAME LINE 4			
LOCATION	QUAN	TYPE	DIA
EC-1/ER-1	8	A325	5/8"
Columns/Ref	2	A325	5/8"
			1 1/4"

MEMBER TABLE			
FRAME LINE 4			
MARK	PART	LENGTH	
EC-1			
EC-2			
EC-3			
EC-4			
G-1			
G-2			
OB-1			

FLANGE BRACE TABLE			
FRAME LINE 4			
V/D	MARK	LENGTH	
1	FB1A	7'-9 3/4"	



ENDWALL FRAMING: FRAME LINE 4



FL-60 : 20'-2"

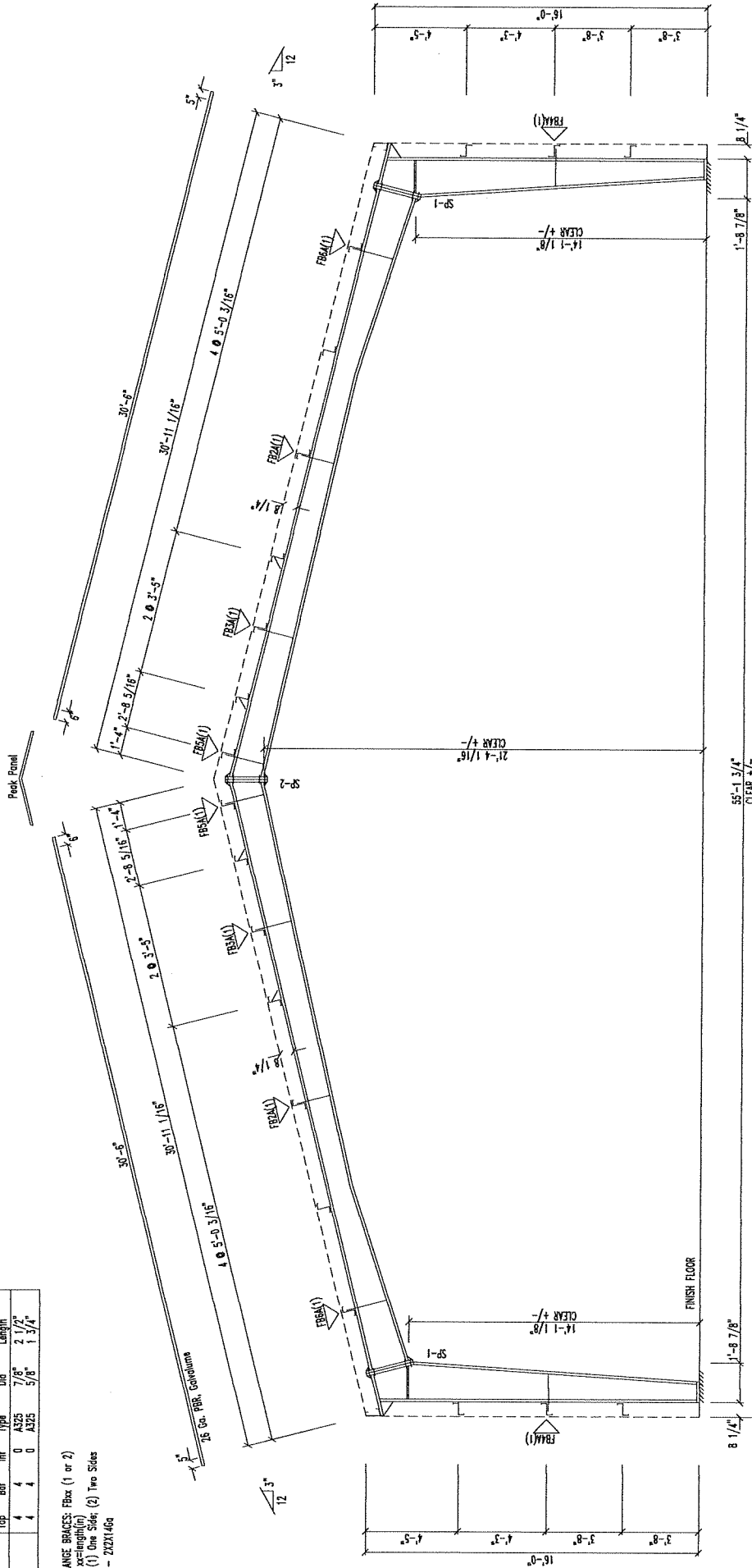
ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PBR - Need Std. Color

Gable Steel Buildings			
PROJECT	PROJECT	ENDWALL FRAMING	
ID: 72730	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	PRJ Address 1	DATE: 12/3/25	SHEET OF
PROJECT ADDRESS	PRJ Address 2		

SPICE BOLT TABLE							
Mark	Qty	Top	Bot	Int	Types	Dia	Length
SP-1	4	4	0	0	A325	7/8"	2 1/2"
SP-2	4	4	4	0	A325	5/8"	1 3/4"

FLANGE BRACES: FBbx (1 or 2)  
 x=angle(in)  
 (1) One Side; (2) Two Sides  
 A - 2X2X1/4



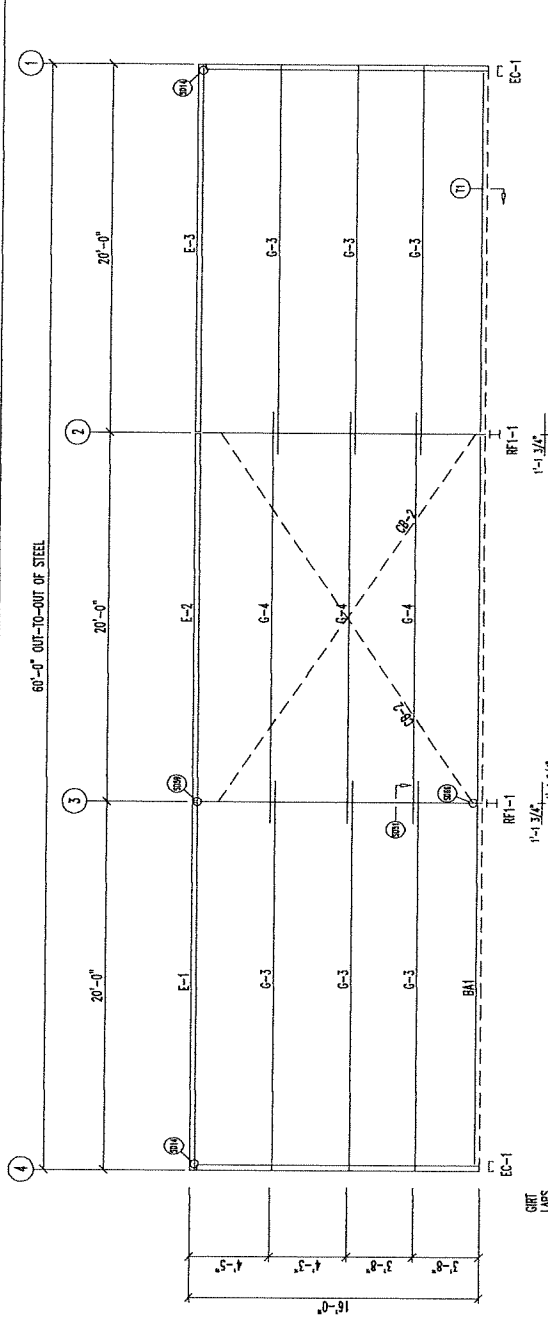
60'-0" OUT-TO-OUT OF STEEL

MAIN FRAME ELEVATION: FRAME LINE 2 3

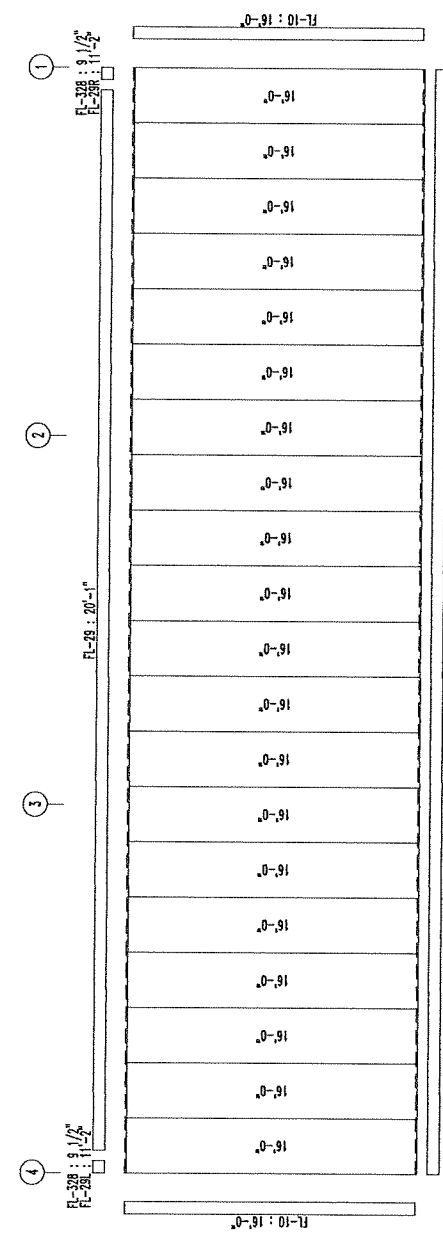
Gable Steel Buildings		CUSTOMER	
PROJECT	72730	CROSS SECTION	
ID	72730	DESIGN DES	DRAFT/DET
PRJ Address	PRJ Address	CHECK	LF
ADDRESS	PRJ Address	DATE	12/3/25
Gable Steel Buildings		ENGINEER	DRAWN BY:
PROJECT	72730	PRJ Address 1	CHECKER:
ID	72730	PRJ Address 2	SHEET
PRJ Address 1	PRJ Address 2	DATE	12/3/25
PRJ Address 2			OF

TRIM TABLE			
FRAME LINE D	PART	LENGTH	DETAIL
1	FL-29	20'-0"	TD16
1	FL-29BL	11'-2"	TDB5
1	FL-328L	9'-1/2"	TRIM_324
1	FL-29R	11'-2"	TRIM_322
1	FL-328R	9'-1/2"	
1	FL-D	16'-0"	TD40
1	FL-60	20'-2"	TD6
3	FL-60	20'-2"	SD74

MEMBER TABLE		
MARK	PART	LENGTH
E-1		"
E-2		"
E-3		"
G-3		"
G-4		"
CB-2		"



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Gs. PBR - Need Std. Color

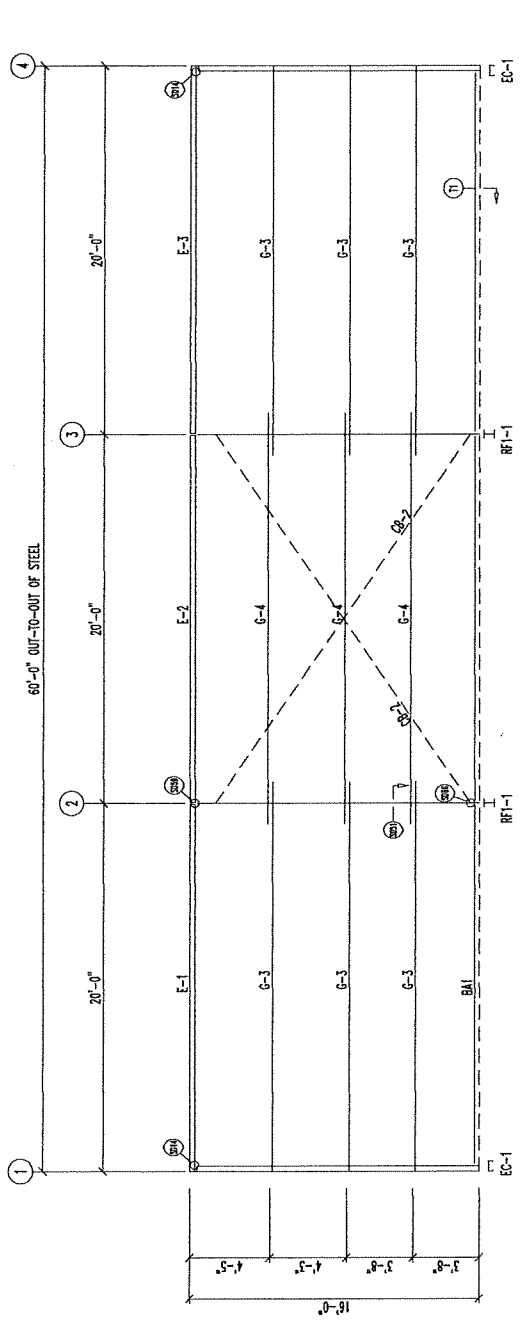
Gable Steel Buildings			
PROJECT	PROJECT ID	DESIGN	CHECK:
	72730		
PROJECT ADDRESS	PRJ Address 1	DATE:	DRAFT:
	PRJ Address 2	12/3/25	
			SHEET
			OF

TRIM TABLE  
FRAME LINE A

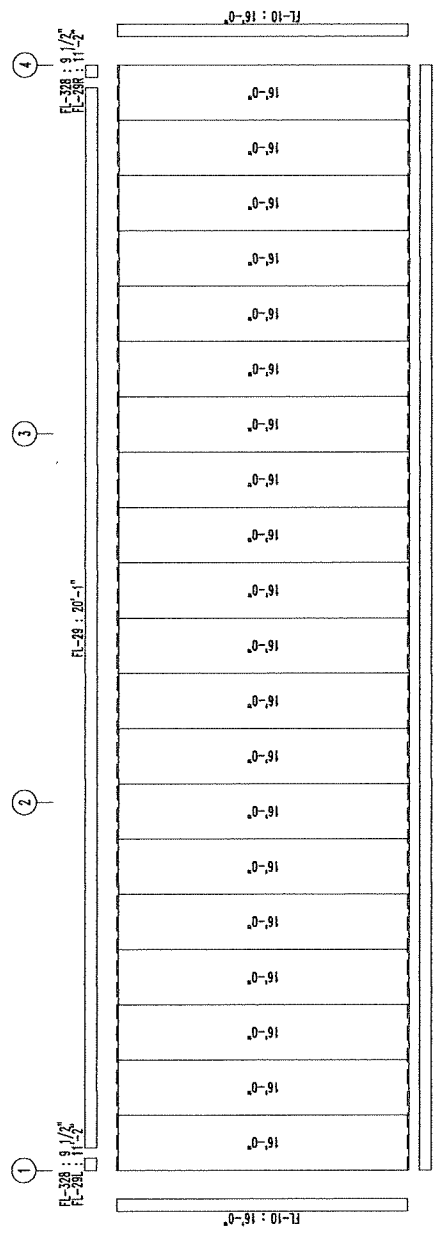
QTY	QUAN	PART	LENGTH	DETAIL
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1	11'-2"	FL-29L	11'-2"	TD16
1	9'-1/2"	FL-29R	9'-1/2"	TRIM_324
1	11'-2"	FL-29R	11'-2"	TRIM_322
1	16'-0"	FL-10	16'-0"	TD40
3	20'-2"	FL-60	20'-2"	TD76
3	20'-2"	FL-60	20'-2"	SD74

MEMBER TABLE  
FRAME LINE A

MARK	PART	LENGTH
E-1		
E-2		
E-3		
G-3		
G-4		
CB-2		



SIDEWALL FRAMING: FRAME LINE A



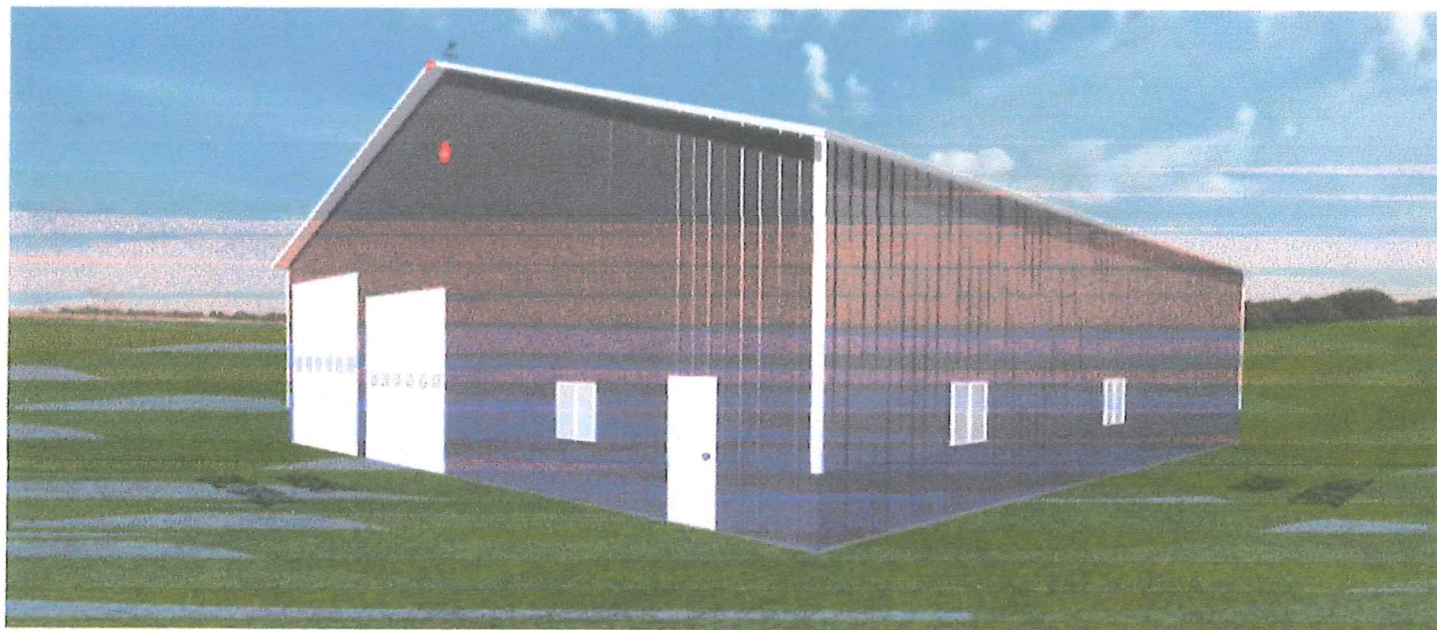
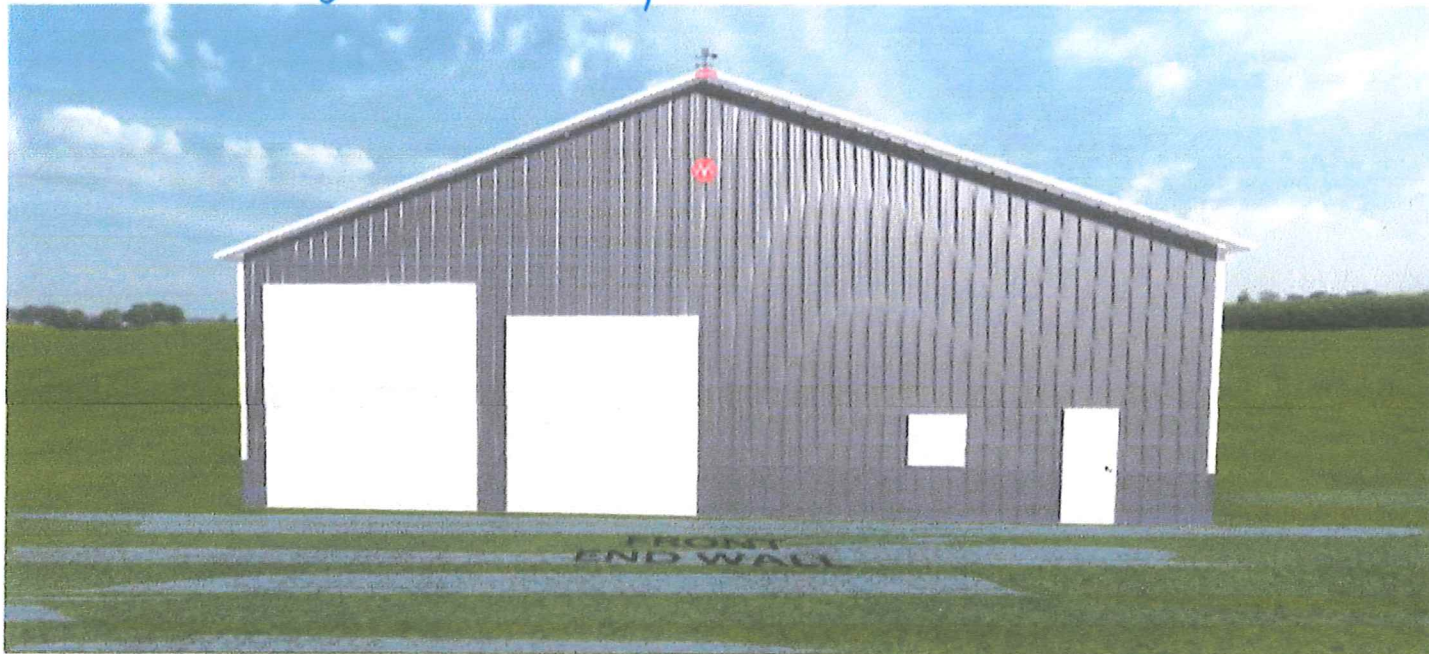
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR - Need Std. Color

Gable Steel Buildings

PROJECT	PROJECT	SIDEWALL FRAMING
ID: 72730	DESIGN:	DRAFT:
PROJECT ADDRESS	PRJ Address 1	DATE: 12/3/25
PROJECT ADDRESS	PRJ Address 2	SHEET
		CHECK: OF

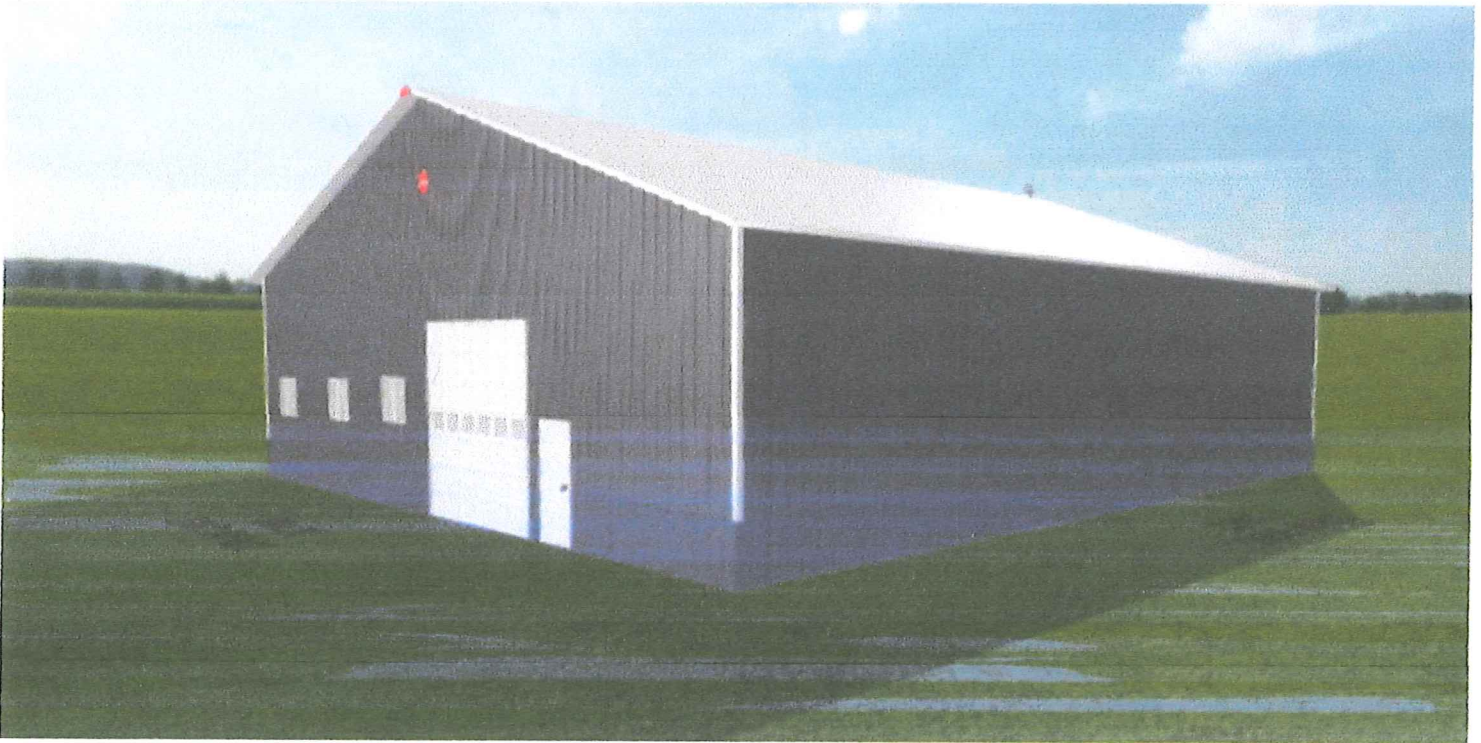
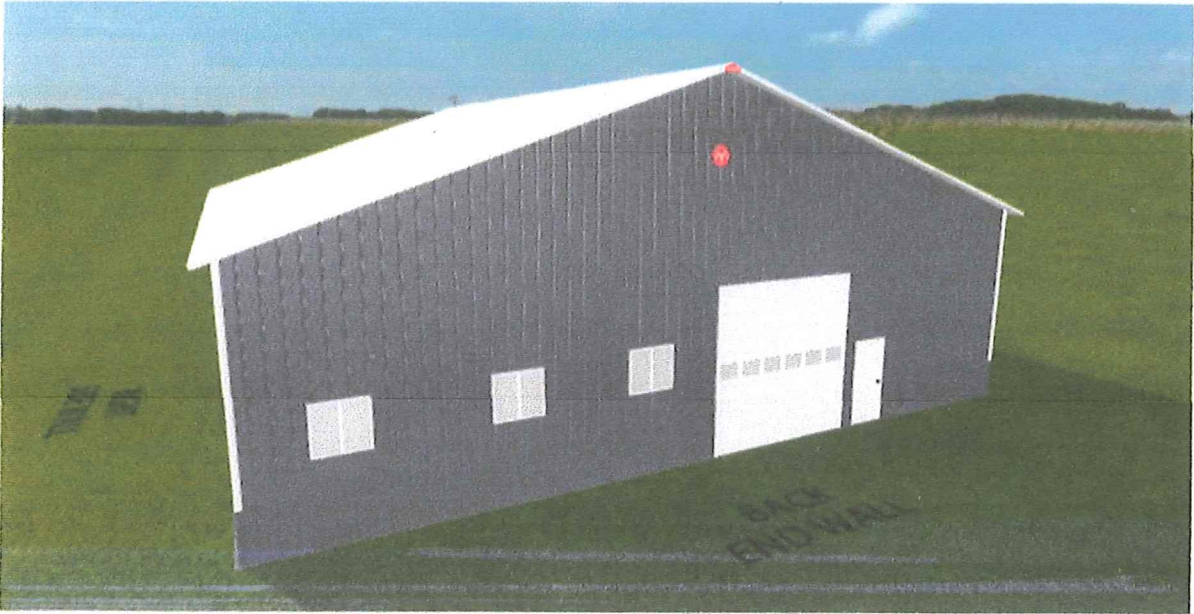
# Project Preliminary Proposal



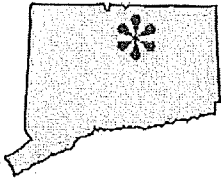
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PLANNING DEPARTMENT



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PLANNING DEPARTMENT



### 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

56	Kibbe Road	Ellington		
Street #	Street Name	Town		
Scott Wrona	56 Kibbe Road	Ellington	CT	
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 12/10/2025, to construct a 60'x60'x16' Garage as shown on plan received 12/10/2025.**

The proposed 60' x 60' detached garage with no footing drains will meet the applicable separation distances to the onsite septic system and private well, as stated on the plan. The garage shall be set no closer than 10' to any part of the septic system or well.

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

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.

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 12/10/2025  
 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

56 Kibbe Rd Ellington



NO. CENTRAL DISTRICT HEALTH DEPT.

APPROVED  NOT APPROVED

detached garage

12/10/25

DATE

HEALTH OFFICIAL

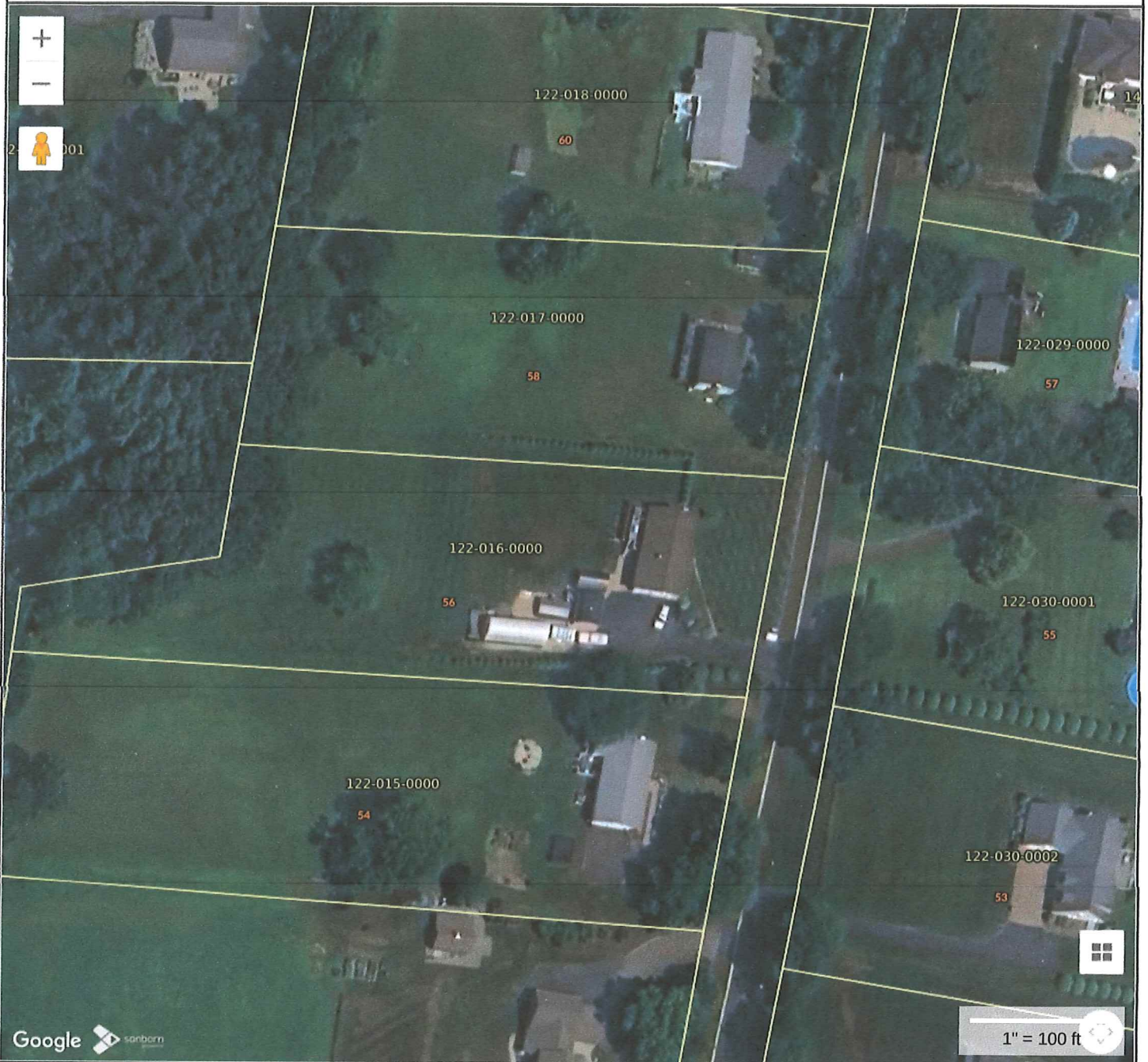
DECLINED

DEC 10 2025

District Department

Kibbe RD

# 56 Kibbe Road



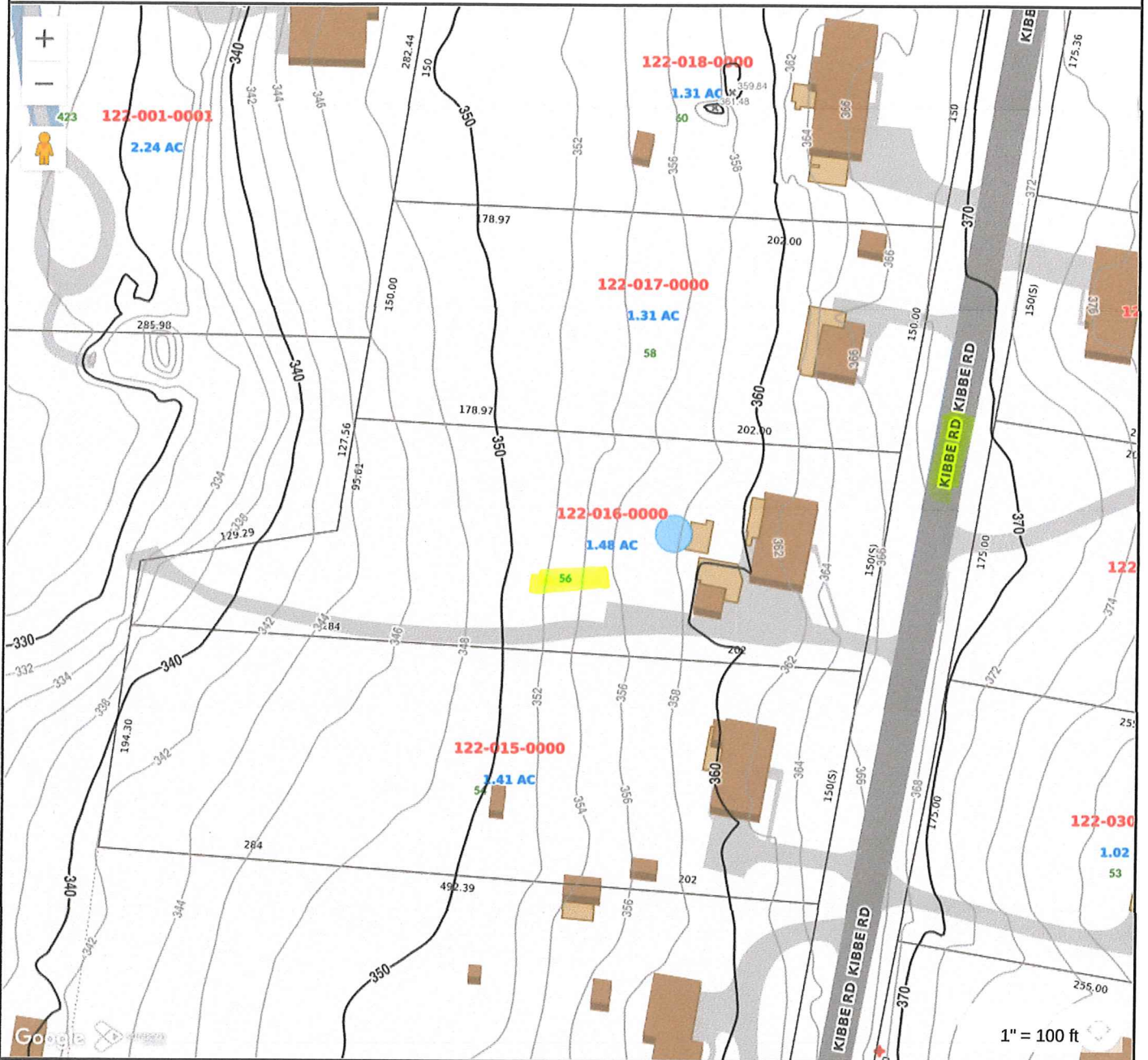
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 11/10/2025  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

### 56 Kibbe Road



**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 11/10/2025  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

DEC 15 2025

# 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 #  
7202524  
Date Received  
12/17/2025

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

### Owner's Information

Name: Leon J. Zanks Jr.  
Mailing Address: 50 Wapping Wood Road  
Ellington, CT 06029  
Email: n/a

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

Primary Contact Phone #: [REDACTED]

Secondary Contact Phone #: [REDACTED]

Signature: [REDACTED] Date: 12-8-25

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: UW Realty VII, LLC  
Mailing Address: P.O. Box 504  
South Glastonbury, CT 06073  
Email: [REDACTED]

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

Primary Contact Phone #: [REDACTED]

Secondary Contact Phone #: [REDACTED]

Signature: [REDACTED] Date: 12-8-25

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: 53 Wapping Wood Road

Assessor's Parcel Number (APN): 005 - 006 - 0000 Existing Zone: DMF Proposed Zone: R  
(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)

Zone Change from DMF zone to R zone

See attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
www.GardnerPeterson.com  
info@GardnerPeterson.com

December 17, 2025

Zone Change Application – 53 Wapping Wood Road  
DMF Zone to Residential (R) Zone

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DEC 17 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

## Application Narrative

On August 25, 2025 the Planning & Zoning Commission approved Application Z202515 to change the zone of 53 Wapping Wood Road from the Rural Agricultural Residential (RAR) zone to the Designed Multi-Family (DMF) zone for the development of an age-restricted community. Unfortunately, there has been an influx of approved, or in the process of being approved, projects for age-restricted housing in the surrounding Towns, and the applicant, UW Realty VII, LLC, would now prefer to develop this parcel into single-family residential lots.

This application proposes to change the zone of 53 Wapping Wood Road from the DMF zone to the Residential (R) zone. Historically the boundary between the RAR zone and the R zone has corresponded with the boundary of the sanitary sewer service district. On July 16, 2025 the Ellington WPCA unanimously approved a sanitary sewer district expansion to encompass 53 Wapping Wood Road along with two other parcels. Secondly, the Connecticut Water Company has indicated that public water is available for a new development on this property. Based on the availability of these public utilities, we feel that it is appropriate to change this parcel to the Residential (R) zone and keep the zone boundary consistent with the Sewer Service District.

This application is accompanied by a Subdivision Yield Plan which depicts the property boundary, inland wetlands, topography and the potential lot and open space yield. Based on the available information, the Density Limitation Formula described in section 3.2 of the Zoning Regulations results in a lot yield of 15 building lots and approximately 9 acres of Open Space to be dedicated to the Town. The location of the open space was chosen to protect the inland wetlands on the property and to be adjacent to the Burke Farm, as the development rights have been purchased from that property and is considered preserved land by the Plan of Conservation and Development.



## Water Pollution Control Authority

### REGULAR MEETING JULY 16, 2025 MINUTES

**Members Present:** Shawn Koehler, Paul Gilbert, Tom Walker

**Members Absent:** Dan Parisi (Chairman),

**Others Present:** Tom Modzelewski (WPCA Admin), Phil Kidney (WPCA Crew Chief), Marshall Gaston (Fuss & O'Neill), Kevin Flood (Fuss & O'Neill), Rob Grasis (Vernon WPCA), Bob Urso (UW Realty VII, LLC)

#### 1. Call to Order

Member, Shawn Koehler called the meeting to order at 6:33 pm

#### 2. Citizen's Forum (non-agenda items)

None

#### 3. Approval of June 18, 2025, Public Hearing & Regular Meeting Minutes

**MOVED (KOEHLER) SECONDED (GILBERT) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF JUNE 18, 2025, PUBLIC HEARING AND REGULAR MEETING.**

#### 4. Old Business

##### 1. Development of parcel 046-003-0002

No Update.

##### 2. 7 Hilltop Extension Easement

No Update.

##### 3. 79 Windermere Ave. & 14 Village St. Parcels

Final connection details with comments from F&O were presented. The motion to accept the connection pending F&O review and comment was made at the June meeting. This property is approved to connect.

##### 4. Proposed Changes to the Vernon/Ellington Municipal Agreement

Tom M. (WPCA Admin) provided an update that Ellington's proposed changes were submitted to Vernon. Rob Grasis (Vernon WPCA) informed the group that the Vernon Board was in agreement with the proposed changes and that the Vernon and Ellington Town Attorneys are working to finalize the amended agreement.

##### 5. 53 Wappingwood Rd. Sewer Expansion

A follow-up discussion from the June meeting was held regarding where to source the allocation request for this property. Paul (Member) asked if DEEP is no longer involved in the decision to expand the sanitary sewer district to which both Tom M. (WPCA Admin) and Marshall (F&O) confirmed that DEEP has placed that choice on the Town. Tom M. further mentioned that a letter of concurrence has already been received from Planning & Zoning.

Ellington Water Pollution Control Authority  
July 16, 2025  
Regular Meeting Minutes

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DEC 17 2025

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

MOVED (GILBERT) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO APPROVE THE SANITARY SEWER DISTRICT EXPANSION TO ENCOMPASS THE 29.20 ACRE PARCEL LOCATED AT 53 WAPPINGWOOD RD, APN: 005-006-0000 AS WELL AS APN:002-024-0000, PARCEL APN: 005-055-0000.

MOVED (KOEHLER) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO ALLOCATE 22,800 GPD FROM THE HOCKANUM RESERVES TO THE NEW DISTRICT EXPANSION WHICH ENCOMASSES 53 WAPPINGWOOD RD, APN: 005-006-0000, AS WELL AS APN:002-024-0000, AND 50 WAPPINGWOOD RD APN: 005-055-0000.

**5. New Business**

**1. 70 South Rd.**

The sewer connection detail for this property including review/comment from F&O was presented.

MOVED (KOEHLER) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO APPROVE THE SANITARY SEWER CONNECTION AS PRESENTED WITH F&O COMMENTS ON PLAN DATED JUNE 23, 2025.

**6. Administrative**

**1. Fuss & O'Neill project updates**

**i. Vernon Pump Station**

**a) Pay Requisition 20**

Kevin (F&O) reviewed the work that was completed. Paul (Member) inquired as to why no general conditions were billed. Kevin (F&O) stated it is a billing to release retainage on items that were 100% complete.

MOVED (KOEHLER) SECONDED (GILBERT) AND PASSED UNANIMOUSLY TO APPROVE THE PAYMENT FOR THE VERNON PUMP STATION UPGRADE TO THE ASSOCIATED CONSTRUCTION COMPANY FOR APPLICATION #20, INVOICE 23105-16 FOR WORK COMPLETED THROUGH MAY 31, 2025, IN THE AMOUNT OF \$103,474.38.

**b) Schedule**

Kevin (F&O) and Phil (WPCA Crew Chief) updated the Board that the project is almost complete. There is still some outside clean up and repairs to be completed, as well as the exhaust fan, electrical enclosure, and sump pit cover grate. Phil stated that there was some damage done to the Dog Pound, which is believed to have been done by the dumpster that was placed in that area, Phil stated he had spoken to Steve (The Associated construction Company) and was ensured that it will be repaired. Kevin is awaiting a response to the pipe bonding completion.

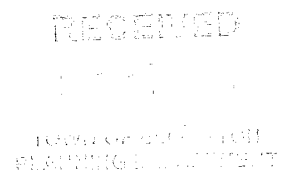
**c) Change Orders**

Change order #10 regarding the exhaust fan was reviewed.

MOVED (KOEHLER) SECONDED (GILBERT) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #10 FOR THE ELECTRICAL CHANGES IN THE EXHAUST FAN, IN THE AMOUNT \$5,341.60 PENDING FINAL APPROVAL BY THE ASSOCIATED CONSTRUCTION COMPANY, FUSS & O'NEILL, AND THE WPCA ADMINISTRATOR.

**ii. Task 4D I&I Phase 4**

No update.



## Barbra Galovich

---

**From:** Barbra Galovich  
**Sent:** Monday, January 12, 2026 4:58 PM  
**To:** bob.a.urso@gmail.com; Bradford Wainman  
**Subject:** FW: Staff Review - Z202524 - 53 Wapping Wood Road

Hi,  
Hope this email finds you well. Please see the below email received from our Traffic Authority.

Best regards,  
Barbra

Barbra Galovich, CZET  
Land Use Assistant, Planning Department  
57 Main Street, Ellington, CT 06029  
[Bgalovich@Ellington-ct.gov](mailto:Bgalovich@Ellington-ct.gov) (860)870-3120, Option 1  
Town Hall Hours: Mon 8-6:30, Tue-Thu 8-4:30, Friday Closed

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**From:** Matthew Reed <mreed@ellington-ct.gov>  
**Sent:** Monday, January 12, 2026 4:11 PM  
**To:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Subject:** RE: Staff Review - Z202524 - 53 Wapping Wood Road

I have reviewed the proposal for a zone change for this property. I will defer to the State of Connecticut with regard to any requirements or recommendations regarding the impact this development may have on Wapping Wood Road also known as Route 74.

Regards,

Matt Reed

**Matthew D. Reed | Town Administrator**  
**Local Traffic Authority (LTA)**  
Town of Ellington  
55 Main Street | Ellington, CT 06029  
[TownAdministrator@Ellington-ct.gov](mailto:TownAdministrator@Ellington-ct.gov) | Direct: (860) 375-5390  
Town Hall Hours: Mon 8-6:30, Tue-Thu 8-4:30, Friday Closed

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**From:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Sent:** Monday, January 12, 2026 2:59 PM  
**To:** James York <JYork@ELLINGTON-CT.GOV>; Matthew Reed <mreed@ellington-ct.gov>; Patrice Sulik <psulik@ncdhd.org>; Peter Hany Sr. <Peter.hany@ellingtonambulance.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Tom Modzelewski <thmodzelewski@ELLINGTON-CT.GOV>; Tyler Devine <tdevine@ellington-ct.gov>; Westford Lirot <wlirot@ncdhd.org>  
**Subject:** Staff Review - Z202524 - 53 Wapping Wood Road

**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

***PLANNING & ZONING COMMISSION***

**Z202524** – Leon J. Zanks, Jr., owner/ UW Realty VII, LLC, applicant, request for zone change for a 29.2 acre parcel, 53 Wapping Wood Road, APN 005-006-0000, from Designed Multi-Family (DMF) to Residential (R) zone.

**PUBLIC HEARING DATE:** January 26, 2026

**STAFF REVIEW RETURN DATE:** January 20, 2026

<b>DEPARTMENT</b>	<b>COMMENTS AND/OR REQUIREMENTS</b>
<b>Town Engineer</b>	
<b>Building Official</b>	
<b>North Central District Health Dept</b>	
<b>Fire Marshal</b>	
<b>Public Works Director/WPCA</b>	DPW- Plan review required for this development. WPCA- Plan review required for this development.
<b>Assessor</b>	
<b>Traffic Authority</b>	
<b>Ambulance</b>	

# Memorandum

To: Lisa Houlihan, Ellington Town Planner  
Ellington Planning & Zoning Commission  
From: Bradford Wainman & Robert Urso, UW Realty VII, LLC  
Date: November 19, 2025  
RE: 53 Wappingwood Road, Ellington, CT

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## History:

UW Realty VII, LLC had proposed a new development of a 50 residential Active Adult (over 55) Condominium Community to be located at 53 Wappingwood Road. The 29.20 acre vacant parcel of land is currently used for agricultural purposes. The applicant requested and received a zone change from Rural Agricultural Residential (RAR) to Designed Multi-Family (DMF) and inclusion in the sewer service district and a daily sewer allocation of 22,800 gallons.

## Current Market Conditions:

Since May 2025 when the applicant initially started discussion with the Town of Ellington, the market for age targeted condominiums has changed significantly. In the surrounding towns over 378 units have been approved or are in the approval process. Construction for projects totaling over 100 units has recently started in South Windsor and Enfield. Based upon historical absorption of new age targeted condominiums, the current development pipeline could represent a 10 + year supply. If the search for new age targeted developments is increased to 15 miles another 400 units are either under development or pending approval. Several factors have resulted in the recent surge in age targeted housing units, many towns are concerned with new housing and the impact on their school student population and therefore have readily approved new developments that generate additional tax revenue but have no impact on the student population. Many towns have not had any new age targeted development in well over 20 years and recognize the desire for many residents to remain in town. These residents would prefer new housing with modern unit design, modern features and maintenance free exteriors.

## Request:

Given the change in the age targeted housing market and significant increase in competitive projects, the applicant has reviewed alternative uses for the site. Based on current market conditions the most readily marketable residential use would be a single-family residential subdivision of 17 to 20 lots (depending on layout and engineering). The applicant is proposing a zone change from Design Multi-Family to Residential to allow the proposed project to proceed. The surrounding area to the north and east is zoned Residential (east on Wappingwood Road, Hillsdale Drive, Hayes Avenue, Gem Drive, Grant Road) and the area to the south and west is zoned Rural Agricultural Residential. The individual homes

would be 2,500 SF to 3,000 SF, four bedrooms with two or three car garages. The development would be serviced by town sewer, public water and natural gas.

**Project Overview:**

53 Wappingwood Road is a 29.20-acre parcel of land currently zoned Rural Agricultural Residential. The parcel has historically been used for agricultural purposes with the most recent crop being silage corn. The parcel has 337.7 linear feet of frontage along Wappingwood Road. The residential subdivision would be serviced by an 800 to 1,000 lineal foot public road. Nine test pits were completed on Tuesday, November 4. The soil test identified satisfactory soil conditions for the development as a residential subdivision.

The applicant had received approval from the Ellington WPCA to be included in the sewer service area and a daily allocation of 22,800 gallons per day of wastewater flow. The existing sewer line is located approximately 300 feet to the east of the property on the opposite side of Wappingwood Road. The sewer allocation of 22,800 gallons per day would be reduced to approximately 12,000 gallons per day (20 - four-bedroom homes at 150 per bedroom per day).

Public water will be provided by the Connecticut Water Company with an existing waterline located along the property frontage on the opposite side of Wappingwood Road. A "will serve" letter has been provided by the Connecticut Water Company indicating sufficient water capacity to service the proposed development. Natural gas will be provided by Eversource serviced by a 6-inch gas line at the road frontage of the property. Storm water detention will be facilitated by onsite design.

At the eastern property line there is sidewalk access. This sidewalk would be extended along the property frontage to the western property boundary along Wappingwood Road.

**Closing:**

The applicant believes that the plan is consistent with the surrounding area of residential development. The site is flat and at street grade with close proximity to municipal services. A new residential single family development would provide additional housing options for the town and its residence.

## VI. ADMINISTRATIVE BUSINESS:

1. Approval of October 27, 2025, Regular Meeting Minutes.  
**MOVED (KELLY), SECONDED (HOGAN) AND PASSED (FRANCIS – ABSTAINED) TO APPROVE OCTOBER 27, 2025, REGULAR MEETING MINUTES AS WRITTEN.**
2. Approval of the 2026 Planning & Zoning Commission meeting schedule.  
**MOVED (HOGAN), SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO APPROVE THE 2026 PLANNING & ZONING COMMISSION MEETING SCHEDULE AS PROPOSED.**
3. Appointment of PZC Representative to serve on the Permanent Building Committee.  
**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPOINT COMMISSIONER (SWANSON) TO SERVE AS PLANNING AND ZONING COMMISSION REPRESENTATIVE ON THE PERMANENT BUILDING COMMITTEE FOR THE NEXT TWO-YEAR TERM.**
4. Correspondence/Discussion:
  - a. Memo from Bradford Wainman & Robert Urso, UW Realty VII, LLC, dated November 19, 2025, in reference to 53 Wapping Wood Road, Ellington, CT

Brad Wainman and Bob Urso, UW Realty VII, LLC, P.O. Box 504, Glastonbury, CT, were present to discuss the memo submitted to the Planning & Zoning Commission. Brad explained that since initially starting research for the approved zone change from RAR (Rural Agricultural Residential) to Designed Multi-Family (DMF) for an age restricted community for 53 Wapping Wood Road, more than 378 age-restricted units have been approved or in approval stages in surrounding towns. He explained the surge in age-targeted housing meets the anticipated absorption rate for 10 years and therefore they propose rezoning the parcel back to single-family development.

The property has access to water, sewer and gas, and conceptual plans are being designed for a single-family development for 14-16 buildable lots if rezoned to R (Residential). Tests pits have been completed, and the soils look good to move forward with the project. The roadway will be around 800-1000 linear feet and shorter than the original multi-family concept. Chairman Hoffman inquired about the wetlands on site, Brad noted field testing reveals less wetland soils than what is shown on the town's GIS. The Commission agreed to review an application for rezoning from DMF to R with conceptual drawings for the proposed request.

Lisa Houlihan, Town Planner, acknowledged the arrival of family and friends to honor Arlo and his longstanding tenure on the PZC. Arlo thanked fellow commissioners for repeatedly asking him to chair the commission and for their confidence and support. He said the board's strength is its members, noting each member's unique experience and ability. He commended Commissioner Kelly for his extensive involvement with various Town boards and knowing the pulse of the Town. He thanked Commissioner Sandberg for his ability to think outside of the box and ask the difficult questions. He thanked Commissioner Hogan for his attention to details and invaluable professional regulatory experience. He described Commissioner Francis as his oldest friend and his ability to get to the crux of an issue when commenting. He noted Commissioner Moser's corporate world-wide experience and how his perspective has benefited the commission. He expressed having a soft spot for Alternates Williams and Orszulak noting he started on the Commission as an Alternate. He explained the varying businesses owned by Commissioner Swanson and the value it brings to the Commission. He thanked Barbra for bringing smiles to the board and for her complete enthusiasm. Arlo noted working with four Town Planners during his tenure and described Lisa as the best planner the Town has had. He acknowledged his daughters, son-in-laws, wife, and grandchildren in the audience.

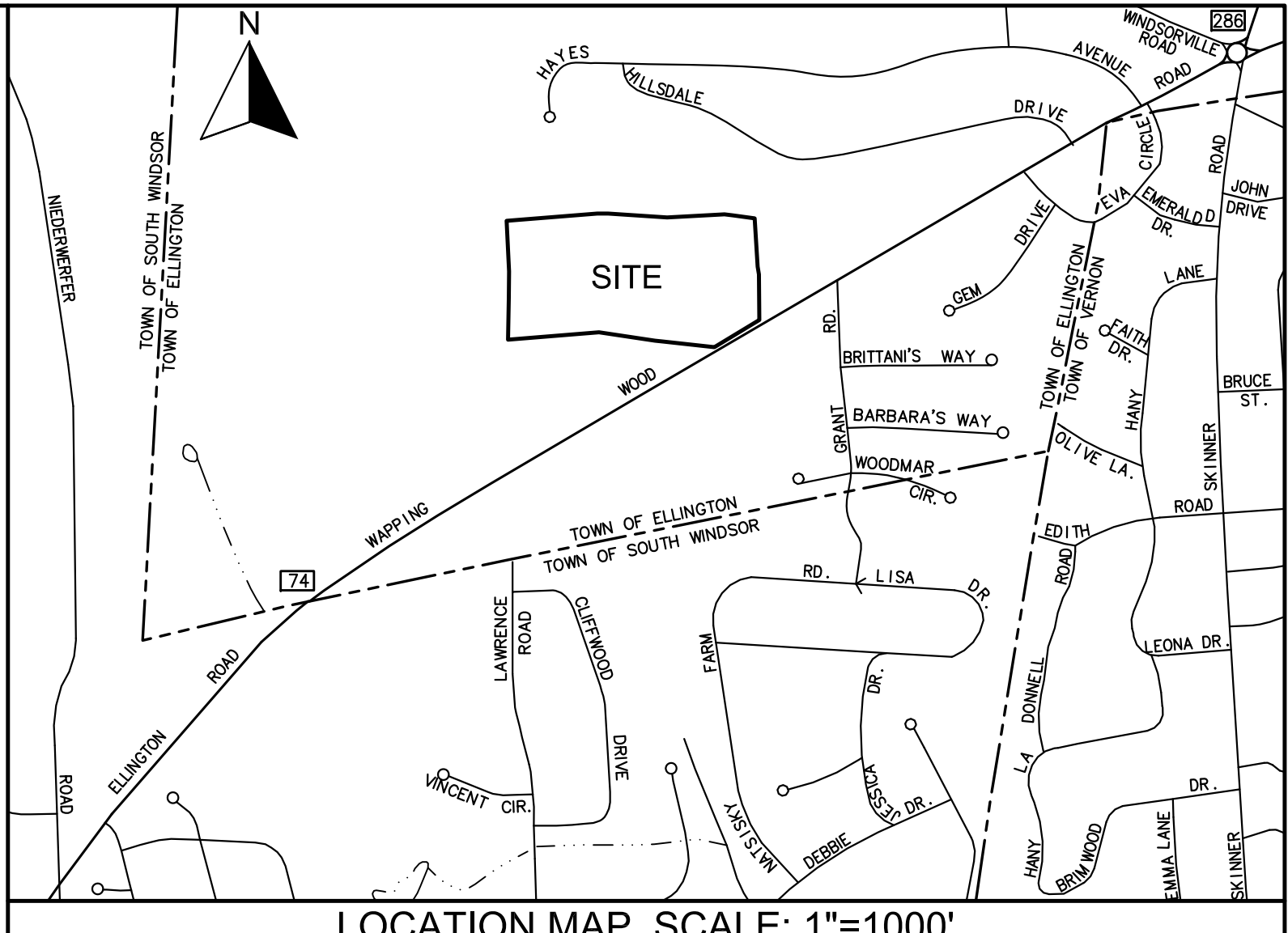
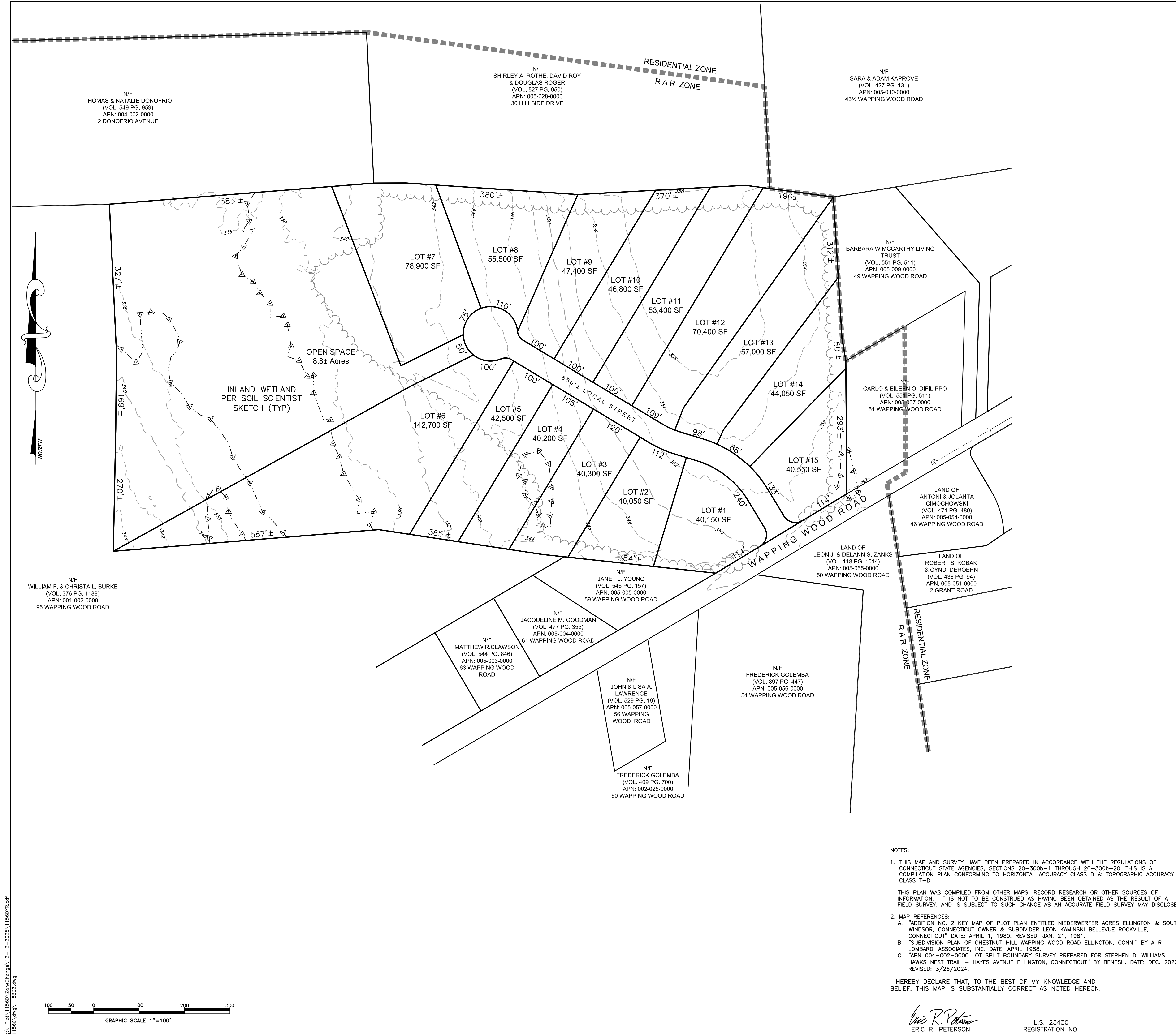
Lisa acknowledged her 20-year tenure and various roles in Ellington, and her experience in working for another community. She described Arlo as a class act, noting his fair approach for running meetings and providing leeway for those speaking to express themselves but knowing when to reel things in to maintain control. Lisa expressed her appreciation for Arlo's approach and leadership. Commissioner Sandberg stated that Arlo's respect for the commission set the respectful tone for how commissioners interact. He stated that under Arlo's leadership applicants get a fair shake. Commission Kelly noted Arlo's reasonable approach allows people the comfort to express themselves and be heard. Commissioner Hogan explained Arlo's approach is to get the best out of everyone and stated that his even-keel approach will be missed. Commissioner Francis noted his beginnings are like Arlo's and thanked him for his leadership. Commissioner Moser explained he appreciates the lack of politics, noting the group focuses on what's best for the Town and it's Arlo's leadership that framed the approach. Commissioner Williams thanked Arlo for making his first experience as a commissioner a meaningful one. Commissioner Orszulak thanked Arlo. Commissioner Swanson noted that Arlo makes the board a family, described his leadership as second-to-none, and provides a great example of how to lead a Town board.

**VII. ADJOURNMENT:  
MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE  
PLANNING AND ZONING COMMISSION MEETING AT 7:48 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk



**ZONING TABLE**

RAR ZONE	REQUIRED
MIN. LOT SIZE *	40,000 SQ.FT.
MIN. LOT WIDTH * **	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET-PRINCIPLE 10 FEET-ACCESSORY
MAX. LOT COVERAGE	25%

\*PER SECTION 3.2.2 (1) OF THE ZONING REGULATIONS: UNDER THE DENSITY LIMITATION FORMULA ONLY AND PROVIDED THAT SOIL SUITABILITY IS SUFFICIENT TO ALLOW A REDUCTION IN LOT SIZE FOR AN ONSITE SANITARY SYSTEM OR HAS ACCESS TO PUBLIC SEWERS, THE FOLLOWING SHALL APPLY:  
 a. LOT SIZE MAY BE REDUCED BUT NOT LESS THAN 32,000 SQUARE FEET.  
 b. LOT FRONTAGE MAY BE REDUCED BUT NOT LESS THAN 75 FEET MEASURED AT THE FRONT PROPERTY LINE.

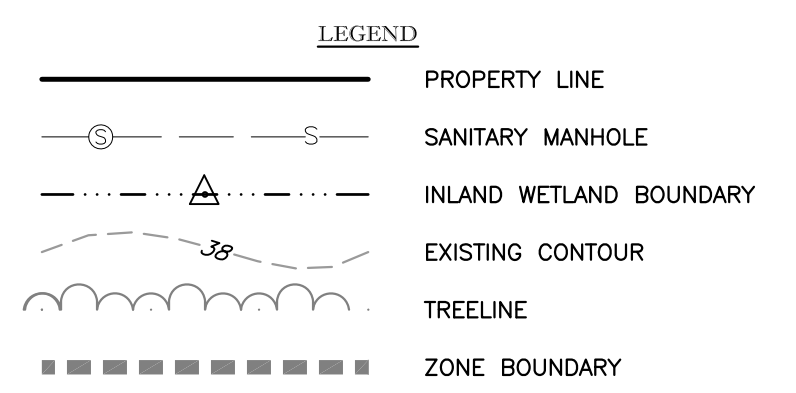
\*\*PER SECTION 2.1.9 (MEASUREMENT OF REQUIRED YARD ON IRREGULAR LOTS) OF THE ZONING REGULATIONS: WHERE THE FRONT LINE IS AN ARC AND THE SIDELINES CONVERGE TOWARD THE FRONT LOT LINE, TYPICALLY CONSIDERED A "THE LOT", THE REQUIRED FRONTAGE MAY BE MEASURED ALONG THE FRONT YARD SETBACK LINE FOR THAT PARTICULAR ZONE AND ANY INCREASED SETBACK REQUIREMENT IN ACCORDANCE WITH HIGHWAY CLEARANCE SETBACKS.

**DENSITY CALCULATION:**

AREA OF SUBDIVISION: 29.2 ACRES  
 SLOPES > 25%: 0.0 ACRES  
 WETLANDS AND 100-YR FLOODPLAIN: 5.0 ACRES

DEVELOPABLE LAND = 24.2 ACRES

LOT YIELD = 24.2 X 0.6(R) = 14.52 LOTS or 15 LOTS  
 THE SUBDIVISION PROPOSES 15 LOTS

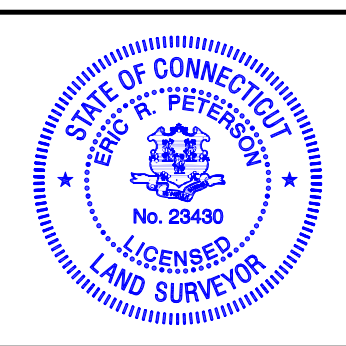


**NOTES:**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D & TOPOGRAPHIC ACCURACY CLASS T-D.
- THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. MAP REFERENCES:
  - "ADDITION NO. 2 KEY MAP OF PLOT PLAN ENTITLED NIEDERWERFER ACRES ELLINGTON & SOUTH WINDSOR, CONNECTICUT OWNER & SUBDIVIDER LEON KAMINSKI BELLEVUE ROCKVILLE, CONNECTICUT" DATE: APRIL 1, 1980. REVISED: JAN. 21, 1981.
  - "SUBDIVISION PLAN OF CHESTNUT HILL WAPPING WOOD ROAD ELLINGTON, CONN." BY A R LOMBARDI ASSOCIATES, INC. DATE: APRIL 1988.
  - "APN 004-002-0000 LOT SPLIT BOUNDARY SURVEY PREPARED FOR STEPHEN D. WILLIAMS HAWKS NEST TRAIL - HAYES AVENUE ELLINGTON, CONNECTICUT" BY BENESH. DATE: DEC. 2023. REVISED: 3/26/2024.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson  
 L.S. 23430  
 REGISTRATION NO.

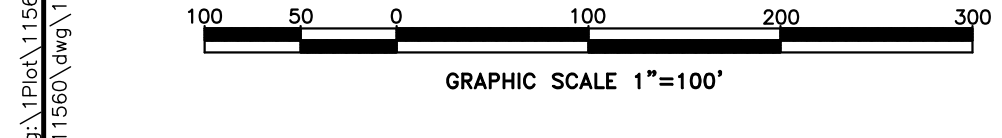


**SUBDIVISION YIELD PLAN  
 RESIDENTIAL ZONE  
 53 WAPPING WOOD ROAD  
 APN: 005-006-0000  
 ELLINGTON, CONNECTICUT**

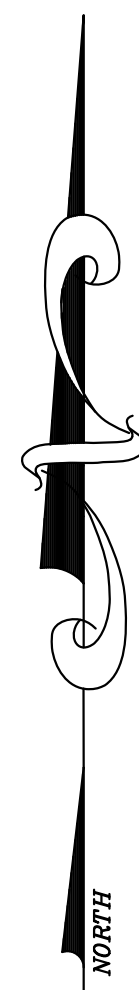
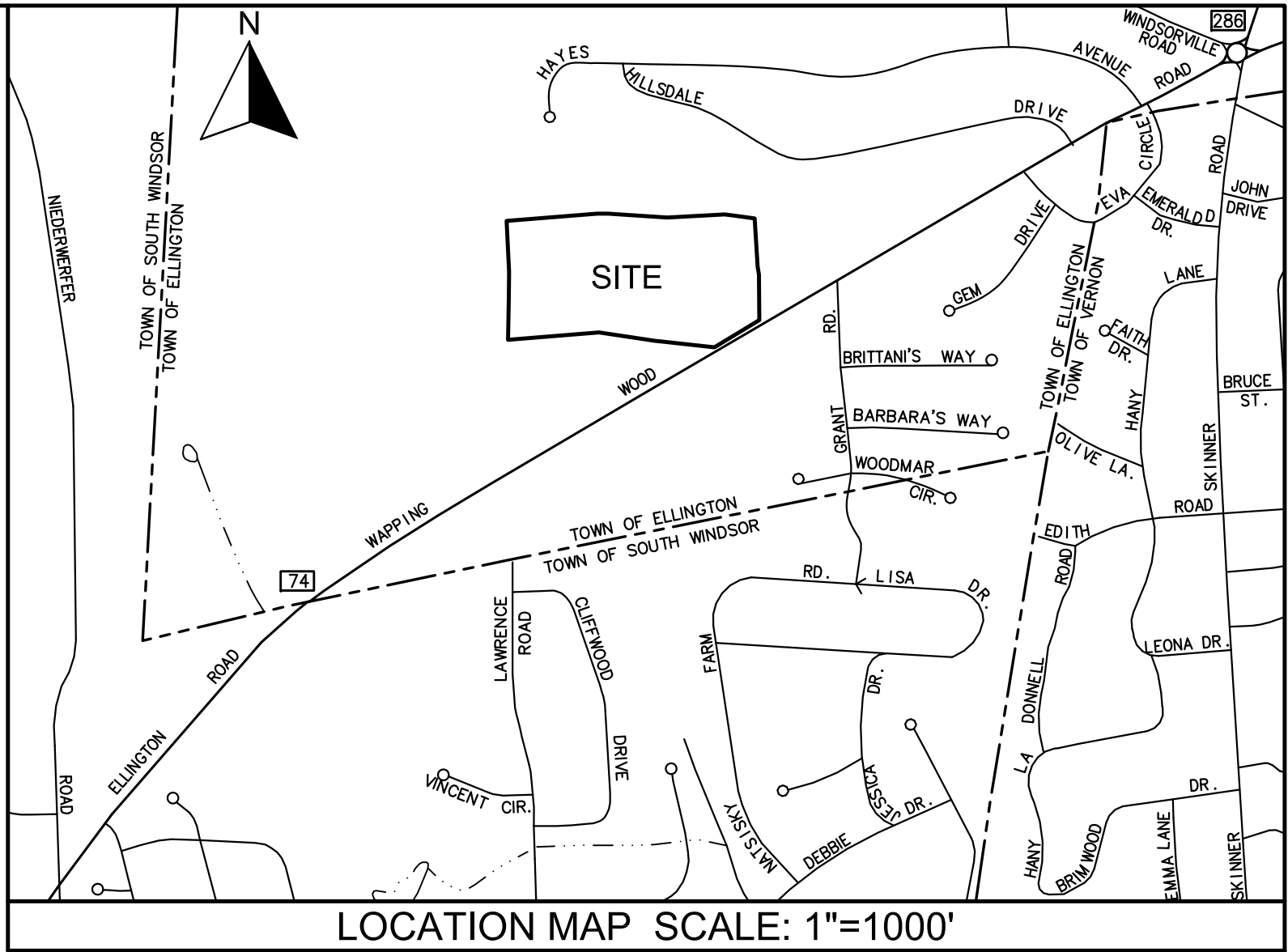
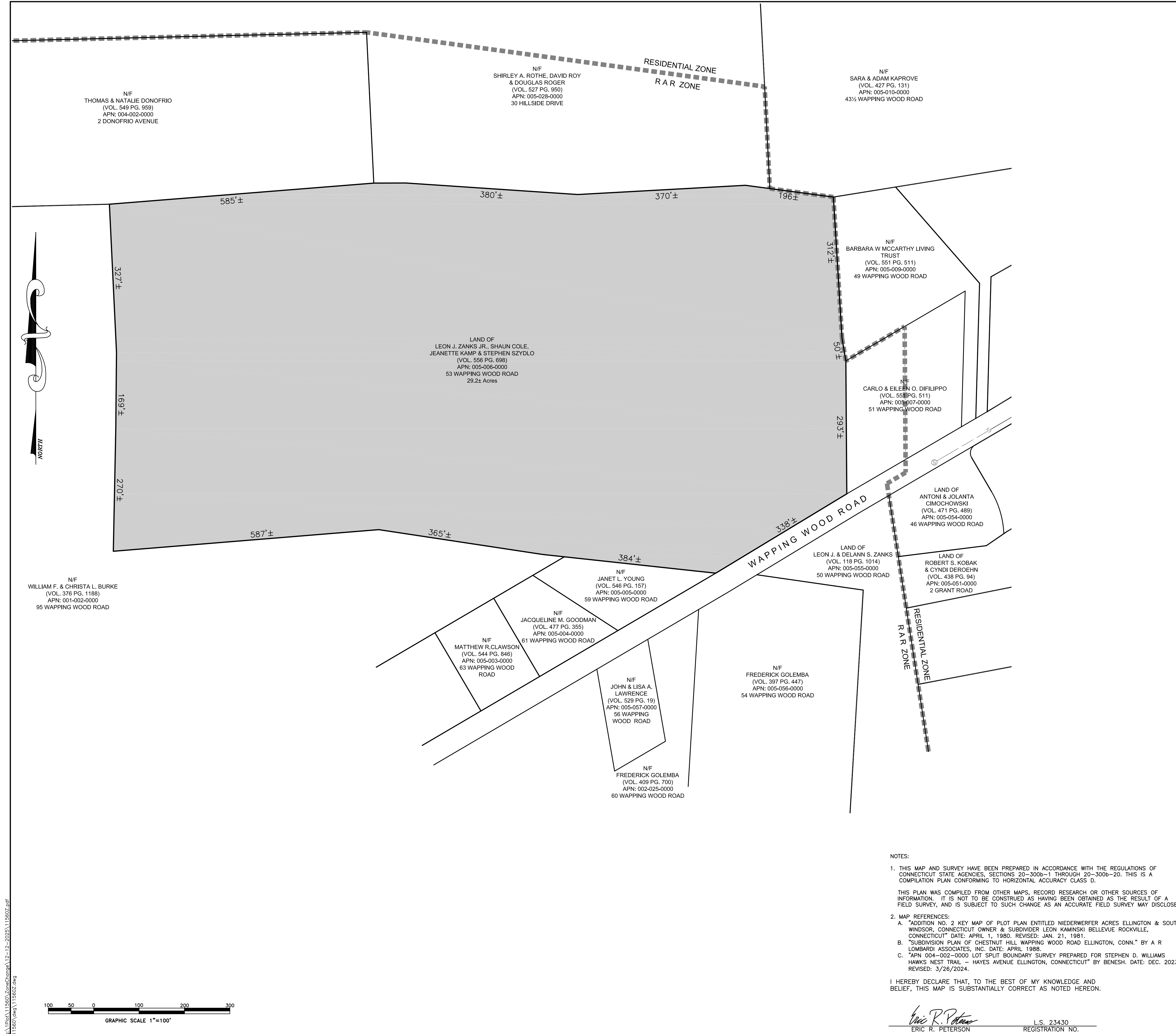
**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	12-12-2025	1 OF 1	11560YR



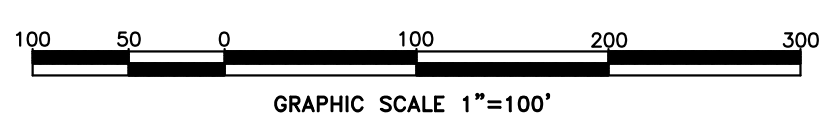
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 11560.dwg 115602.dwg



LEGEND  
 \_\_\_\_\_ PROPERTY LINE  
 - - - - - ZONE BOUNDARY

NOTES:  
 1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D.  
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 A. "ADDITION NO. 2 KEY MAP OF PLOT PLAN ENTITLED NIEDERWERFER ACRES ELLINGTON & SOUTH WINDSOR, CONNECTICUT OWNER & SUBDIVIDER LEON KAMINSKI BELLEVUE ROCKVILLE, CONNECTICUT" DATE: APRIL 1, 1980. REVISED: JAN. 21, 1981.  
 B. "SUBDIVISION PLAN OF CHESTNUT HILL WAPPING WOOD ROAD ELLINGTON, CONN." BY A R LOMBARDI ASSOCIATES, INC. DATE: APRIL 1988.  
 C. "APN 004-002-0000 LOT SPLIT BOUNDARY SURVEY PREPARED FOR STEPHEN D. WILLIAMS HAWKS NEST TRAIL - HAYES AVENUE ELLINGTON, CONNECTICUT" BY BENESH. DATE: DEC. 2023. REVISED: 3/26/2024.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Eric R. Peterson*  
 ERIC R. PETERSON L.S. 23430 REGISTRATION NO.



	<b>COMPILATION PLAN</b> <b>ZONE CHANGE FROM 'DMF' TO 'R' ZONE</b> <b>53 WAPPING WOOD ROAD</b> <b>APN: 005-006-0000</b> <b>ELLINGTON, CONNECTICUT</b> <b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS			
	REVISIONS	SCALE 1"=100'	DATE 12-12-2025	SHEET NO. 1 OF 1

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 11560.dwg 11560Z.dwg

**Barbra Galovich**

S202004

**Subject:** FW: Ridge Crossing Subdivision/Garnet Lane

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**From:** Meghan A. Hayden <MHayden@harrisbeachmurtha.com>

**Sent:** Monday, November 24, 2025 2:56 PM

**To:** John Colonese <jcolonese@ELLINGTON-CT.GOV>

**Cc:** Mark Smith <tymacms@gmail.com>; leaska@cox.net

**Subject:** FW: [EXTERNAL] FW: Ridge Crossing/Garnet Lane - PZC Recommendation to BOS for Acceptance

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.

Hi John,

On behalf of Tymac Holdings LLC, please consider this email the formal request of release of the maintenance bond in connection with the Ridge Crossing subdivision/Garnet Lane. Please let us know what else may be needed in connection with this request.

Best,  
Meghan

Meghan A. Hayden | Counsel

Direct: 203.772.7775 | Email: [mhayden@harrisbeachmurtha.com](mailto:mhayden@harrisbeachmurtha.com)

**HARRIS BEACH MURTHA**  
ATTORNEYS AT LAW

HARRISBEACHMURTHA.COM

New Haven Office | One Century Tower, 265 Church Street, New Haven, CT 06510

203.772.7700 | Fax: 203.772.7723





January 6, 2026

John Colonese, Assistant Planner  
Town of Ellington  
PO Box 187 / 55 Main Street  
Ellington, CT 06029

Re: Garnet Lane Road Maintenance Bond Release Request  
Ridge Crossing - 12 Lot Subdivision  
Tripp Road

Dear John:

In response to the Developer's request for release of the maintenance bond for Garnett Lane, we visited the site today to inspect the current condition of the roadway with the Public Works Director. We noted scaling of the concrete walk surface in one section of the roadway. The issue is limited to an approximate 129' section containing 25 panels, most of which show significant scaling of the concrete surface. This appears to be the result of a defect in materials or installation that was not evident until our most recent inspection.

The purpose of the maintenance bond is to protect the Town against additional maintenance expense due to defects such as this. The deterioration of the surface will require premature replacement of the sidewalk. Public Works will obtain a quote to replace these panels before determining the amount of maintenance bond which can be released.

I am emailing you this letter along with photos attached. If you have any questions, please contact my office at 860-623-0569 or [dsteale@jrrusso.com](mailto:dsteale@jrrusso.com).

Sincerely,

Ellington Town Engineer

Dana Steele, P.E.  
J.R. Russo & Associates, LLC









3. Z202410 – Ben Luginbuhl, owner/ applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 50'x30' detached accessory structure for more than three garages with a 14'x38' lean-to at 32 Ellsworth Lane, APN 118-004-0002, in a Rural Agricultural Residential (RAR) Zone.

**Time:** 7:13 pm

**Seated:** Hoffman, Kelly, Hogan, Francis, Dearborn, and Williams

Ben Luginbuhl, 32 Ellsworth Lane, was present (via zoom) to represent the application. Ben is requesting to have a 50x30 detached garage with a 14x38 lean-to on the west side of the garage. Ben noted the structure is for personal use to store a boat, bikes and an old truck with no accessory dwelling. Chairman Hoffman noted the receipt of approval from North Central District Health Department for the proposed dwelling. No one from the public spoke regarding the application.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202410** – Ben Luginbuhl, owner/ applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 50'x30' detached accessory structure for more than three garages with a 14'x38' lean-to at 32 Ellsworth Lane, APN 118-004-0002, in a Rural Agricultural Residential (RAR) Zone.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202410** – Ben Luginbuhl, owner/ applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 50'x30' detached accessory structure for more than three garages with a 14'x38' lean-to at 32 Ellsworth Lane, APN 118-004-0002, in a Rural Agricultural Residential (RAR) Zone.

**CONDITION(S):**

1. Structure shall not be used for commercial operations or as an independent dwelling unless otherwise permitted by regulation and all applicable approvals have been obtained.

**IV. NEW BUSINESS:**

1. Request to accept public improvements (Garnet Lane), release of performance bond, and establishment of a maintenance bond for S202004 Ridge Crossing Subdivision, pursuant to a letter from Tymac Holding, LLC, dated November 4, 2024.

Barbra Galovich noted John Colonese spoke with Mike Leaska, Developer of the subdivision, and Mr. Leaska will be able to complete the outstanding requirements as noted in Dana Steele's letter dated November 25, 2024. Lisa Houlihan, Town Planner, explained upon completion of the outstanding items, the performance bond would be transferred over to a maintenance bond to cover for the next year. Lisa explained the required items from the Town Engineer are minor in nature and the last three lots should be bonded before referral to the Board of Selectmen to accept the road. The commission briefly discussed the postal service lack of delivery to the subdivision.

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO RECOMMEND TO THE BOARD OF SELECTMEN ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR S202004 RIDGE CROSSING SUBDIVISION (GARNET LANE) WITH CONDITIONS AND RELEASE OF PERFORMANCE BOND AND ESTABLISHMENT OF A MAINTENANCE BOND, PURSUANT TO A REQUEST FROM TYMAC HOLDING, LLC, DATED NOVEMBER 4, 2024.**

**CONDITION(S):**

**RECOMMENDATION SHALL NOT BE REFERRED TO THE BOARD OF SELECTMEN UNTIL ITEMS LISTED IN THE TOWN ENGINEER'S LETTER DATED NOVEMBER 25, 2024, HAVE BEEN SATISFIED.**

**DISCUSSION:**

**HOMEOWNERS HAVE THE RIGHT TO INSTALL INDIVIDUAL MAILBOXES WITHIN THE TOWN'S RIGHT-OF-WAY FOR TRADITIONAL CURBSIDE MAIL DELIVERY WITHOUT MODIFICATION OF THE COMMISSION'S RECOMMENDATION FOR ACCEPTANCE TO THE BOARD OF SELECTMEN. MOREOVER, THE HOMEOWNERS MAY ESTABLISH A HOMEOWNER'S ASSOCIATION AND SERVE AS PROPERTY AGENT, AS REFERENCED IN THE UNITED STATES MODE OF DELIVERY AGREEMENT FORM USPS-MOD-2020, FOR A CLUSTER BOX UNIT WITHIN THE TOWN'S RIGHT-OF-WAY. THE LOCATION OF THE CLUSTER BOX UNIT IS SUBJECT TO APPROVAL BY THE TOWN. THE TOWN SHALL NOT SERVE AS PROPERTY AGENT.**

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR DECEMBER 23, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202405 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for a 3-lot subdivision on the 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.**
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR DECEMBER 23, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202411 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for Special Permit for a retail business and Site Plan Approval to construct an approximate 10,640 square foot building, parking, stormwater management system and other associated site improvements for property on the 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.**
4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR DECEMBER 23, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202412 – Skip's Waste Water Services, owner/ applicant, request for Site Plan Modifications to construct a 42'x56' building addition, relocate parking, construct a 100'x80' new building for truck storage and site improvements at 21 Courtney Drive, APN 018-015-0002 and 41 Courtney Drive, APN 018-015-0004, in an Industrial (I) zone.**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of October 28, 2024, Regular Meeting Minutes.

**MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE OCTOBER 28, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:
  - a. Pursuant to Connecticut General Statute Section 8-30j, review and amend Chapter 5 Housing and Residential Development and the Housing Needs Assessment from the 2019 Plan of Conservation and Development.

**BY CONSENSUS, TABLED DISCUSSION TO THE NEXT PLANNING AND ZONING COMMISSION MEETING ON MONDAY, DECEMBER 23, 2024.**



November 25, 2024

Ellington Planning & Zoning Commission  
PO Box 187 / 55 Main Street  
Ellington, CT 06029

Re: Garnet Lane Road Acceptance Request  
Ridge Crossing – 12 Lot Subdivision  
Tripp Road

Dear Commissioners:

I have reviewed the as-built survey for Garnet Lane and have visited the site with the Public Works Director, Thomas Modzelewski and note the following items of concern:

1. A sidewalk joint is not flush creating a trip hazard in one location approximately 40 feet west of the driveway for Lot #1. The panel shall be replaced, or the Developer may be able to grind the walk to eliminate the trip hazard without replacing the walk, provided the final condition is structurally and aesthetically acceptable.
2. Driveway apron for Lot 1 is not installed. A temporary gravel apron is installed to provide a level surface along the pedestrian walkway. However, the gravel surface is still substandard for pedestrian use. It is recognized that this is a temporary construction issue caused by the development of Lot 1. If Developer elects not to pave the apron at this time, the Developer shall sign a hold harmless agreement to protect the Town from liability until the paved apron can be installed.
3. Soil is not backfilled along the outside edge of the sidewalk along Lot 1, creating a potential for pedestrian injury. It is recognized that this is a temporary construction issue caused by the development of Lot 1. Developer shall backfill against the walk or sign a hold harmless agreement to protect the Town from liability until the walk edge can be backfilled.
4. Driveway construction is ongoing for 4 remaining lots (Lot 1, 8 & 11). Separate ROW permits from DPW will be required for these lots to allow for completion of the driveways after road acceptance.
5. The site is adequately stabilized. Therefore, the E&S bond can be released provided separate E&S bonds are posted for the remaining lots under construction. The remaining performance bond amount of \$85,341 shall remain in place as a maintenance bond until 1 year after date of road acceptance by the Town.

Re: Garnet Lane Road Acceptance Request  
Ridge Crossing - 12 Lot Subdivision  
Tripp Road

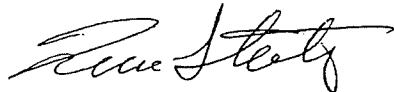
6. The post office has not agreed to provide delivery to individual mailboxes for this development. The Town acknowledges that property owners have the right to create an association to install and maintain a centralized mailbox unit within the Town right-of-way, subject to Town approval, if they so choose.

I recommend acceptance of the roadway and public improvements subject to satisfactory completion of items 1-5 above.

If you have any questions, please contact my office at 860-623-0569 or [dsteele@jrusso.com](mailto:dsteele@jrusso.com).

Sincerely,

Ellington Town Engineer

A handwritten signature in cursive script, appearing to read "Dana Steele".

Dana Steele, P.E.  
J.R. Russo & Associates, LLC

# Town of Ellington Planning Department

55 Main St., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Fax: 860-870-3122



## MEMO

**DATE:** January 8, 2025  
**TO:** Board of Selectmen  
cc: Thomas Modzelewski, Director of Public Works/WPCA Administrator  
**FROM:** Lisa M. Houlihan, Town Planner  
**SUBJECT:** Acceptance of Ridge Crossing Subdivision (Garnet Lane)

On November 25, 2024, the Planning and Zoning Commission (PZC) passed the following motion:

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO RECOMMEND TO THE BOARD OF SELECTMEN ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR S202004 RIDGE CROSSING SUBDIVISION (GARNET LANE) WITH CONDITIONS AND RELEASE OF PERFORMANCE BOND AND ESTABLISHMENT OF A MAINTENANCE BOND, PURSUANT TO A REQUEST FROM TYMAC HOLDINGS, LLC, DATED NOVEMBER 4, 2024.**

**CONDITION: RECOMMENDATION SHALL NOT BE REFERRED TO THE BOARD OF SELECTMEN UNTIL ITEMS LISTED IN THE TOWN ENGINEER'S LETTER DATED NOVEMBER 25, 2024, HAVE BEEN SATISFIED.**

**DISCUSSION: HOMEOWNERS HAVE THE RIGHT TO INSTALL INDIVIDUAL MAILBOXES WITHIN THE TOWN'S RIGHT-OF-WAY FOR TRADITIONAL CURBSIDE MAIL DELIVERY WITHOUT MODIFICATION OF THE COMMISSION'S RECOMMENDATION FOR ACCEPTANCE TO THE BOARD OF SELECTMEN. MOREOVER, THE HOMEOWNERS MAY ESTABLISH A HOMEOWNER'S ASSOCIATION AND SERVE AS PROPERTY AGENT, AS REFERENCED IN THE MODE OF DELIVERY AGREEMENT FORM USPS-MOD-2020, FOR A CLUSTER BOX UNIT WITHIN THE TOWN'S RIGHT-OF-WAY. THE LOCATION OF THE CLUSTER BOX UNIT IS SUBJECT TO APPROVAL BY THE TOWN. THE TOWN SHALL NOT SERVE AS PROPERTY AGENT.**

The referenced conditions have been met and bonding established. Enclosed for your reference is a copy of the following:

- Town Engineer Comments Dated November 25, 2024
- PZC Minutes from November 25, 2024
- Warranty Deed and Road As-Built Plans

The road deed has been reviewed and approved by Attorney Famiglietti. At your next meeting, please formally accept the roadway and public infrastructure for Ridge Crossing Subdivision and authorize the filing of the Warranty Deed for Garnet Lane. Following the filing of the road deed, Tymac Holdings, LLC, shall provide a Final Certificate of Title.

**From:** [Julia Connor](#)  
**To:** [Lisa Houlihan](#); [Donna G. Hosey](#); [Carolina Feliz](#)  
**Cc:** [Tom Modzelewski](#); [Dana Steeele](#)  
**Subject:** Acceptance of Ridge Crossing Subdivision (Garnet Lane)  
**Date:** Tuesday, January 14, 2025 12:25:57 PM  
**Attachments:** [20250114122410426.pdf](#)

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Good afternoon,

Confirming the following BOS action at last night's meeting:

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ACCEPT GARNET LANE AND OTHER PUBLIC INFRASTRUCTURE FOR RIDGE CROSSING AS DEFINED ON THE COPY OF THE EXECUTED DEED [ATTACHED] AND AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. FURTHER RESOLVED, TO AUTHORIZE THE TOWN PLANNER TO RECORD THE TENDERED DEED IN ACCORDANCE WITH THIS AUTHORIZATION AND THE SUBDIVISION REGULATIONS PROVIDED ALL TAXES DUE AND DEVELOPMENT FEES TO THE DATE OF RECORDING ARE PAID AND THE APPROPRIATE MAINTENANCE BOND AGREEMENT AND FINANCIAL INSTRUMENT ARE IN PLACE. FURTHER RESOLVED, TO AUTHORIZE THE TAX COLLECTOR TO ABATE THE TAXES ON SAID PARCELS ONCE THE TOWN ASSUMES OWNERSHIP.

Best,

*Julia Connor*

Executive Assistant,  
First Selectman's Office &  
Communications Coordinator  
Town of Ellington  
860-870-3100



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029

[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, DECEMBER 22, 2025, 7:00 PM

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

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES WERE IN PERSON UNLESS OTHERWISE NOTED)

**MEMBERS PRESENT:** ACTING CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, MICHAEL SWANSON, SUBHRA ROY, ALTERNATES JEREMIAH WILLIAMS AND RYAN ORSZULAK

**MEMBERS ABSENT:** REGULAR MEMBER JON MOSER

**STAFF PRESENT:** LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK (VIA ZOOM)

- I. **CALL TO ORDER:** Acting Chairman Kelly called the meeting to order at 7:28 PM; the opening of the meeting was delayed due to technical issues.
- II. **PUBLIC COMMENTS** (On non-agenda items): **None**
- III. **PUBLIC HEARING(S):**

The commission heard applications S202504 and Z202521 together.

1. S202504 - Brian and Terry Mohr, owner/applicant, request for a one lot subdivision at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**TIME:** 7:27 pm

**SEATED:** Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Williams

Brian Mohr, 820 Reservoir Road, Lunenburg, MA., was present to represent the application.

Secretary Sandberg asked why the one-lot subdivision request was required. Lisa Houlihan, Town Planner, explained the lot was created without proper approval. Lisa noted that one of the maps shows the overall property, and the other map shows the proposed house, driveway, and grading. Lisa explained there were a few lots that were cut for estate purposes years ago that were not formally approved. The map references are documented on the first page of the plan set, noting 2022, 2023 and 2025 plans.

Acting Chairman Kelly noted the applications are to review the subdivision and proposed oversize attached garage, noting the dwelling will have 1,220 square feet of living space and the remaining square footage will be the attached garage for storage of personal items.

Brian Mohr noted he would like to store his motor home inside the garage seeing how expensive they are. Acting Chairman Kelly confirmed the house and attached garage are new construction. Commissioner Swanson verified the garage will be used only for storage with electricity, no plumbing. Brian Mohr showed the Commission his plan for two driveways, which he will work with the Department of Public Works to seek approval. Lisa Houlihan stated staff is ok with the Town Engineer's comments, dated December 16, 2025, being addressed as conditions of approval. There were no public comments regarding the applications.

**MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202504** – Brian and Terry Mohr, owner/applicant, request for a one lot subdivision at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS S202504** – Brian and Terry Mohr, owner/applicant, request for a one lot subdivision at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**CONDITIONS:**

1. Need to obtain a right-of-way permit from the Department of Public Works for the creation or alteration of a driveway.
2. Approval is subject to meeting comments from the Ellington Town Engineer dated December 16, 2025.
3. Z202521 - Brian and Terry Mohr, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 36'x55' attached garage for more than three cars at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**TIME:** 7:27 pm

**SEATED:** Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Williams

**MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202521** – Brian and Terry Mohr, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 36'x55' attached garage for more than three cars at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION Z202521** – Brian and Terry Mohr, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit to construct a 36'x55' attached garage for more than three cars at 11 Newell Hill Road, APN 127-020-0000, in a Rural Agricultural Residential (RAR) Zone.

**CONDITION:**

1. Structure shall not be used for commercial activities or as an independent dwelling without first obtaining proper approval.

#### IV. NEW BUSINESS:

1. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JANUARY 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202523** – Scott Wrona, owner/applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations request for Special Permit for a 60'x60' detached garage for more than 3 cars at 56 Kibbe Rd, APN 122-016-0000, in a Rural Agricultural Residential (RAR) Zone.
2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JANUARY 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202524** – Leon J. Zanks, Jr., owner/ UW Realty VII, LLC, applicant, request for zone change for a 29.2 acre parcel, 53 Wapping Wood Road, APN 005-006-0000, from Designed Multi-Family to Residential (R) zone.

#### V. OLD BUSINESS: None

#### VI. ADMINISTRATIVE BUSINESS:

1. Approval of November 24, 2025, Regular Meeting Minutes.

**MOVED (FRANCIS), SECONDED (HOGAN) AND PASSED (ROY - ABSTAINED) TO APPROVE THE NOVEMBER 24, 2025, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Request to authorize draft regulation amendments to Section 7.14.2.E Keeping of Backyard Poultry to reduce minimum lot size (7.14.2.E.b) and setbacks (7.14.2.E.f).

Lisa Houlihan, Town Planner, explained the request to consider revising the regulations started as a notice of violation for the keeping of turkeys on a small residential lot. The Animal Control Department contacted the Planning Department to share an incident reported by a postal worker. Lisa explained the history of zoning regulations for the keeping of chickens, noting prior to the latest version of the regulations a minimum of three acres was required. The regulations currently allow chickens on parcels that are 20,000 square feet or larger. Commissioner Sandberg asked if roosters were allowed on smaller lots, and Lisa confirmed they were not allowed.

Andrew Bifolck, 5 High Ridge Road, was present to review the memo he provided the commission, the research he conducted about other area town regulations for the keeping of backyard chickens, and his request to consider revising the regulations. Discussion ensued, and the commission agreed to review a potential text amendment. Lisa will compile a proposal for the commission to review at next month's meeting.

**BY CONSENSUS, THE COMMISSION AUTHORIZED STAFF TO WRITE A DRAFT REGULATION AMENDMENT. A FORMAL TEXT AMENDMENT APPLICATION WILL BE PROCESSED ONCE DRAFT LANGUAGE HAS BEEN AGREED TO BY THE COMMISSION.**

- b. Letter from Ellington resident, dated Thursday, December 11, 2025, titled "Stop West Road, APN 046-003-0002".

**NO MOTIONS OR DECISIONS.**

- c. Discuss potential text amendment to Ellington Zoning Regulation Section 3.1.3 Accessory Uses/Structures in residential zones to eliminate/modify the Special Permit requirement for garages for more than 3 cars per family unit (attached and detached).

The commission reviewed the memo from Lisa Houlihan, Town Planner, dated December 18, 2025, and the attached material. Some commissioners support regulations that allow large accessory structures without commission approvals on three acres or more parcels if greater setbacks and screening is provided and if those parameters are not present then commission approval is needed. Alternate Orszulak suggested the commission consider regulations that allow large accessory structures by right on parcels one and a half acres versus a three-acre minimum.

**BY CONSENSUS, THE COMMISSION AUTHORIZED STAFF TO WRITE A DRAFT REGULATION AMENDMENT. A FORMAL TEXT AMENDMENT APPLICATION WILL BE PROCESSED ONCE DRAFT LANGUAGE HAS BEEN AGREED TO BY THE COMMISSION.**

**VII. ADJOURNMENT:**

**MOVED (FRANCIS), SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:08 PM.**

Respectfully submitted,

---

Lisa Houlihan, Acting Recording Clerk

# Proposed Zoning Text Amendment

## Transit-Served Large-Lot Affordable Residential Overlay (TS-LAR)

### Purpose and Legislative Intent

This amendment is adopted pursuant to Connecticut General Statutes §§ 8-2 and 8-2r, as amended by Public Act 25-1 (Housing Growth), to promote housing choice, affordability, and orderly growth while respecting Ellington's semi-rural character.

The intent of this overlay is to:

1. Facilitate the creation of deed-restricted affordable housing in locations with existing or planned infrastructure;
2. Direct higher-density residential development to limited, appropriate areas served by public utilities and transit;
3. Encourage environmental remediation and infrastructure investment by private developers;
4. Avoid piecemeal rezonings by establishing clear, objective standards applicable town-wide where conditions are met; and
5. Ensure compatibility with surrounding land uses through dimensional controls, buffering, and design standards.

This overlay is optional and non-mandatory, applies only where specific eligibility criteria are satisfied, and does not alter underlying zoning unless a property owner elects to utilize it.

---

### §1. Establishment of Overlay District

The Transit-Served Large-Lot Affordable Residential Overlay (TS-LAR) is hereby established as an overlay zoning district. The TS-LAR Overlay may be applied to any qualifying parcel regardless of underlying zoning classification, subject to the standards herein.

---

## **§2. Eligibility Criteria**

A parcel shall be eligible for development under the TS-LAR Overlay only if all of the following criteria are met:

1. **Minimum Lot Size:** The parcel shall contain not less than five (5) contiguous acres under common ownership.
2. **Transit Proximity:** The parcel shall be located within one-half (0.5) mile walking distance, measured along existing or proposed pedestrian routes, of:
  - a public bus stop with regularly scheduled service, or
  - another form of fixed or scheduled public transit as designated by the Town.
3. **Public Utilities:**
  - The parcel shall be served by public water at the street frontage or through an extension approved by the Water Pollution Control Authority; and
  - The parcel shall be served by public sanitary sewer, or the developer shall extend sewer infrastructure through the parcel at the developer's sole cost, including installation of laterals to serve individual buildings or lots.
4. **Environmental Constraints:**
  - No more than twenty percent (20%) of the parcel shall consist of wetlands or watercourses.
  - Wetlands shall be avoided to the maximum extent practicable and buffered in accordance with Inland Wetlands regulations.
5. **Roadway Access:** The parcel shall have frontage on, or legal access to, a public roadway suitable for residential traffic as determined by the Town Engineer.

---

## **§3. Permitted Uses**

Within the TS-LAR Overlay, the following uses shall be permitted by summary review pursuant to CGS § 8-2r, provided all standards are met:

- Multifamily residential buildings;
- Townhouses;
- Cottage-style or clustered residential development;
- Associated community buildings, management offices, and passive recreational amenities.

Commercial uses are not permitted except for leasing or management functions accessory to the residential use.

---

#### **§4. Density and Dimensional Standards**

1. Maximum Density: Up to twenty (20) dwelling units per acre.
2. Building Height:
  - Maximum height: three (3) stories or forty (40) feet, whichever is less.
3. Minimum Setbacks:
  - Front Yard: 50 feet
  - Side Yard: 40 feet
  - Rear Yard: 50 feet
4. Open Space:
  - A minimum of thirty percent (30%) of the parcel shall be preserved as open space, which may include wetlands buffers, landscaped areas, or passive recreation areas.
5. Parking:

- Maximum parking ratios may be reduced by the Planning Commission to reflect proximity to transit.
- 

## **§5. Affordability Requirements**

### 1. Mandatory Affordability Set-Aside:

- Not less than twenty-five percent (25%) of all dwelling units shall be deed-restricted affordable.

### 2. Affordability Level:

- Affordable units shall be restricted to households earning sixty percent (60%) of Area Median Income (AMI) or less.

### 3. Duration:

- All affordability restrictions shall be recorded on the land records and remain in effect for a minimum of forty (40) years.

### 4. Unit Distribution:

- Affordable units shall be reasonably dispersed throughout the development and comparable in exterior appearance to market-rate units.
- 

## **§6. Infrastructure and Public Improvements**

As a condition of approval, the applicant shall:

1. Extend public sewer infrastructure through the property, where required, and provide laterals for future connections;

2. Install a minimum five-foot-wide sidewalk along the parcel frontage where feasible, including connections toward adjacent municipalities or commercial areas;
  3. Provide internal pedestrian connections linking buildings, transit stops, and public amenities;
  4. Coordinate with the Town on utility upgrades necessary to serve the development.
- 

## **§7. Site Remediation and Environmental Stewardship**

Where a site contains known contamination or prior dumping activity, the applicant shall:

1. Submit a remediation plan prepared by a licensed environmental professional;
  2. Remediate the site to residential standards prior to issuance of certificates of occupancy;
  3. Restore disturbed areas with native landscaping and appropriate screening.
- 

## **§8. Design Standards**

1. Developments shall employ architectural variation, building articulation, and landscaping to reduce perceived mass.
  2. Building placement shall prioritize internal orientation and buffering from adjacent lower-density uses.
  3. Large uninterrupted building facades exceeding 150 feet shall be prohibited.
- 

## **§9. Design Review Safe Harbor**

1. Administrative Design Review: Developments utilizing the TS-LAR Overlay shall be subject to administrative design review by Planning staff or a designated design advisory committee.
2. Scope of Review: Such review shall be limited strictly to:
  - Building massing, articulation, and façade modulation;
  - Rooflines, exterior materials, and architectural consistency;
  - Landscaping, screening, and buffering;
  - Pedestrian circulation and streetscape design.
3. Non-Discretionary Standard: Design review shall not be used to:
  - Reduce permitted density;
  - Alter affordability requirements;
  - Impose additional conditions beyond those expressly stated in this section; or
  - Delay approval beyond statutory summary review timeframes.
4. Safe Harbor Determination: A development that complies with the dimensional, affordability, and design standards set forth herein shall be deemed compliant and shall not be subject to discretionary denial.

---

## **§10. Route 83 / Vernon Corridor Planning Context**

The Town finds that areas proximate to the Route 83 corridor and the Vernon town line possess unique characteristics that make them particularly suitable for carefully managed housing growth, including:

1. Access to existing and planned commercial services, grocery, medical, and daily-needs retail;
2. Existing public transportation service along Route 83;

3. Opportunities for inter-municipal pedestrian connectivity;
4. The presence of large-lot parcels capable of accommodating infrastructure-supported development while maintaining buffers from surrounding neighborhoods.

Nothing in this section shall be construed to designate or rezone any specific parcel. Rather, this section establishes a planning rationale applicable wherever similar conditions exist within the Town.

---

### **§11. Applicability and Non-Spot Zoning Statement**

This overlay is:

- Town-wide in applicability;
- Based on objective criteria related to infrastructure, transit access, and environmental suitability; and
- Available to any parcel meeting the eligibility standards.

Accordingly, this amendment does not constitute spot zoning but represents a comprehensive, policy-driven implementation of the Town's housing and infrastructure goals consistent with state law.

---

### **§10. Severability**

If any provision of this amendment is held invalid, such invalidity shall not affect the remaining provisions.

---

### **§12. Corridor-Based Location Applicability (Generalized)**

To ensure flexibility while avoiding parcel-specific zoning, the TS-LAR Overlay shall be applicable to parcels located on, or within close proximity to, established transportation corridors that function as arterial or collector roadways and exhibit one or more of the following characteristics:

1. Access to public transportation, including fixed-route bus service, within a reasonable walking distance;
2. Proximity to commercial services, employment centers, grocery, medical, or daily-needs retail, whether located within Ellington or an adjacent municipality;
3. Availability of public sewer and water infrastructure, either existing or feasibly extendable;
4. Parcel configurations and roadway characteristics capable of accommodating higher-intensity residential use without reliance on neighborhood streets;
5. Opportunities for pedestrian connectivity, including existing or planned sidewalks or multi-municipal walking routes.

This section is intended to recognize that multiple corridors within Town may share similar functional characteristics. Applicability shall be determined solely by compliance with the objective criteria of this overlay and shall not be construed to designate, favor, or exclude any specific roadway or parcel.

---

### **§13. Enhanced Transition Standards Adjacent to Single-Family Residential Uses**

To ensure compatibility with existing single-family residential neighborhoods, the following enhanced transition standards shall apply where a TS-LAR development abuts or is directly across a property line from a parcel improved with a single-family dwelling:

1. Increased Setbacks:
  - A minimum side or rear setback of seventy-five (75) feet shall be provided where abutting a single-family residential parcel.
  - Such setback area shall be in addition to any required landscaped buffer.
2. Building Height Transitions:
  - Within the first fifty (50) feet of any lot line abutting a single-family residential parcel, building height shall not exceed two (2) stories or thirty (30) feet,

whichever is less.

- Maximum permitted height may be utilized beyond this transition zone.

3. Landscape Buffering:

- A continuous landscaped buffer of not less than thirty (30) feet shall be provided, consisting of a combination of existing vegetation, supplemental evergreen plantings, fencing, or earthen berms.

4. Lighting and Noise Controls:

- Exterior lighting shall be downward-directed and shielded to prevent spillover onto adjacent residential parcels.
- Mechanical equipment, loading areas, and refuse collection shall be located away from single-family residential boundaries where practicable.

5. Orientation:

- Buildings shall be oriented internally to the site to the maximum extent practicable, with primary entrances, parking, and common areas facing inward rather than toward adjacent single-family residences.

These standards are intended to provide a clear, objective transition between higher-density development and existing residential neighborhoods while allowing the underlying density objectives of this overlay to be achieved.

# Regional Planning Commission Appointments and 2026 First Meeting

---



It's that time again to appoint commissioners of your municipal planning and zoning commissions to the Regional Planning Commission. **One representative and one alternate need to be appointed by the first meeting held on the first Thursday of March 2026 (03-05-26).**

In addition to the contact information of the RPC representative, please also share the emails of all your planning and zoning commissioners. This will allow CRCOG staff to directly share commissioner training information with every commissioner. Please have your Town Planner email Jacob Knowlton a full list of P&Z commissioners and their emails with the RPC representatives highlighted or indicated in some way. You can reach Jacob at [jknowlton@crcogct.gov](mailto:jknowlton@crcogct.gov).

### Official RPC Business

More Info

Email Jacob with any questions at [jknowlton@crcogct.gov](mailto:jknowlton@crcogct.gov)

