



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

55 MAIN STREET – PO BOX 187  
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**PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
WEDNESDAY, JANUARY 28, 2026, 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: ACTING CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM HOGAN (VIA ZOOM), F. MICHAEL FRANCIS, MICHAEL SWANSON, JON MOSER, AND ALTERNATE JEREMIAH WILLIAMS**

**MEMBERS ABSENT: REGULAR MEMBER SUBHRA ROY AND ALTERNATE RYAN ORSZULAK**

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

**I. CALL TO ORDER:** Acting Chairman Kelly called the meeting to order at 7:01pm.

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

**III. PUBLIC HEARING(S):**

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.

**Time:** 7:02 pm

**Seated:** Kelly, Sandberg, Hogan, Francis, Swanson, Moser and Williams

Scott and Kim Wrona, 56 Kibbe Road, were present to represent the application.

Scott Wrona explained his need for the 60x60 detached garage is to store a 40-foot fifth wheel along with other personal vehicles, items and equipment. There will be electricity and no plumbing within the structure. The parcel is 1.48 acres in size and contains a home and multiple accessory structures.

Commissioner Hogan expressed concerns about the industrial style of the proposed garage and asked the applicant to consider more of a buffer between the garage and abutting neighbor. Scott Wrona stated the arborvitaes were planted roughly five years ago and are starting to fill in. Commissioner Hogan inquired about the other sheds/structures on the site; Scott noted all other detached structures are to be removed upon approval and construction of the 60 x 60 detached garage. Commissioner Hogan noted the proposed structure is going to be 23' tall, and would be visible for the neighbors, Scott noted the arborvitaes will be around 32' at maturity. Commissioner Hogan noted the impact the structure may have on the neighbors seeing the proposed commercial appearance of the garage and understands the end result of cleaning up the yard by eliminating the other structures.

Gina Rossi, 56 Kibbe Road, an immediate neighbor, stated she has no objections to the application and has confidence the Wrona family will clean up the area to make it nice and neat.

Commissioners requested modifications to the building's design to make it more residential in appearance, such as adding a cupola or vinyl siding to match the house, reduce the size and soften the building's appearance, particularly the front, suggesting the facade include barn wood design, dark-colored doors, design elements in the peak, and stone accents before considering approval. The commissioners expressed concerns about the proposed garage's size, which is 60 by 60 feet, noting it would be the largest approved garage in a residential zone and disproportionately large compared to ones approved in the past on larger lots. They requested the application be continued to allow the applicant to return with a more detailed plan addressing these concerns.

**MOVED (SWANSON) SECONDED (MOSER) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO MONDAY, FEBRUARY 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT 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 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.

**Time:** 7:27 pm

**Seated:** Kelly, Sandberg, Hogan, Francis, Swanson, Moser and Williams

Robert Urso, UW Realty VII, LLC, P.O. Box 504, Glastonbury, CT, Eric Peterson, Gardner & Peterson, 178 Hartford Turnpike, Tolland, CT, Rob and Rick Mannarino, Mannarino Builders, Inc., 60 Deming Street, South Windsor, CT and Leon J. Zanks, Jr., 50 Wapping Wood Road, were present to represent the application.

Eric Peterson explained 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. Eric noted the previous application was for an age-restricted community of 50 Units. The market for age restricted developments has changed significantly in the neighboring towns and around 400 units have been approved or are about to be approved, representing over a 10-year supply of age restricted units. The other projects are in communities in closer proximity to shopping, highway, and community amenities. He noted South Windsor recently approved a 200-unit age restricted development. Eric stated the applicants feel a similar development on this property cannot compete with surrounding towns. The applicants would now prefer to develop this parcel into single-family residential lots. This application proposes changing the zone of 53 Wapping Wood Road from the DMF zone to the Residential (R) zone.

Eric Peterson stated the properties to the west are RAR, which are undersized lots and Burke Farm; to the northwest the zone is RAR; northeast is split RAR & R; east is R with one parcel being split R/RAR, therefore, changing the zone for this parcel would not be spot zoning. The boundary between the R and RAR zones was originally laid out to follow the sewer service district. On July 16, 2025, the Ellington Water Pollution Control Authority unanimously approved a sanitary sewer district expansion to encompass 53 Wapping Wood Road along with two other parcels. This parcel was allotted 22,800 gallons per day of sewage for the 50-unit development; a single-family development will require less gallons per day. The

Connecticut Water Company has indicated that public water is available for a new development on this property.

Eric Peterson showed a conceptual subdivision plan which depicts the property boundary, inland wetlands, topography, the potential lots and open space. The density limitation formula described in Section 3.2 of the Ellington Zoning Regulations results in a lot yield of 15 building lots and approximately 9 acres of open space. He noted a single-family development is not inconsistent with the Ellington Plan of Conservation and Development.

Barbara McCarthy, 49 Wapping Wood Road, would prefer to see the land remain farmland. Carlo and Eileen DiFilippo, 51 Wapping Wood Road, raised concerns about water runoff from the proposed development and additional burden to Windermere School's high capacity of students.

Janet Young (via Zoom), 59 Wapping Wood Road, noted water issues within the area. Eric Peterson stated should the applicant move forward with the subdivision proposal, the drainage will be addressed. Eric said Wapping Wood Road is a state road and the drainage will need to be designed so there is no water runoff from the site, which will be part of the design phase of the project.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED (WILLIAMS – OPPOSED) TO APPROVE 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.  
**EFFECTIVE DATE: FEBRUARY 15, 2026**

#### **IV. NEW BUSINESS: (Items 2 thru 5 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.

Lisa Houlihan, Town Planner stated on November 25, 2024, the Planning & Zoning Commission recommended acceptance of Garnet Lane to the Board of Selectmen (BOS), once outstanding items were met. On January 12, 2025, the BOS accepted infrastructure and a maintenance bond of \$85,341.00 was established. On November 24, 2025, Harris Beach Murtha, Attorneys at Law, requested a release of the maintenance bond, and on January 6, 2026, the Town Engineer, and Department of Public Works Director conducted a site visit. A letter was presented from the Town Engineer noting the scaling of 129 feet of sidewalk due to defective materials. On January 28, 2026, the Department of Public Works provided a quote for the repair of the defective sidewalk in the amount of \$10,250.00.

**MOVED (SANDBERG) SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO AUTHORIZE THE RELEASE OF MAINTENANCE BOND, LESS \$10,250.00 TO REPAIR DEFECTIVE SIDEWALK NOTED IN THE TOWN ENGINEER'S LETTER DATED JANUARY 6, 2026, FOR S202004** - Ridge Crossing subdivision (Garnet Lane), pursuant to an email dated November 24, 2025.

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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 and associated detached sign at 8 Sadds Mill Road, APN 071-002-0000, in a Planned Commercial (PC) zone.
5. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR RE-APPROVAL OF S202502 TO PROVIDE ADDITIONAL TIME TO COMPLETE REVIEW AND FILING OF LEGAL DOCUMENTS FOR Philip Bahler**, owner/applicant, request to modify the 2007 resubdivision approval for re-subdivision to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

**V. OLD BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of December 23, 2025, Regular Meeting Minutes.

**MOVED (FRANCIS), SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO APPROVE DECEMBER 23, 2025, REGULAR MEETING MINUTES AS WRITTEN.**

2. Election of Officers

- a. Chairman Position

**MOVED (SANDBERG) TO NOMINATE COMMISSIONER (KELLY) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

**COMMISSIONER (KELLY) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (SANDBERG) SECONDED (MOSER) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (KELLY) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

- b. Vice-Chairman Position

**MOVED (SWANSON) TO NOMINATE COMMISSIONER (SANDBERG) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

**COMMISSIONER (SANDBERG) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (SANDBERG) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

c. Secretary Position

**MOVED (FRANCIS) TO NOMINATE COMMISSIONER (HOGAN) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

**COMMISSIONER (HOGAN) ACCEPTED THE NOMINATION.**

**MOVED (SANDBERG) TO NOMINATE COMMISSIONER (SWANSON) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

**COMMISSIONER (SWANSON) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (MOSER) SECONDED (SWANSON) TO ELECT COMMISSIONER (HOGAN) (YEAH - FRANCIS, MOSER, WILLIAMS AND HOGAN, NAY – SANDBERG, KELLY AND SWANSON) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2026.**

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 Bivona, Cypress Enterprises.

Lisa Houlihan, Town Planner, recently attended a seminar about the 2025 housing legislation and reviewed the potential text amendment provided by Joe Bivona, Cypress Enterprises. Lisa suggested a sub-committee be established to review the documentation. Commissioners Bill Hogan and Jon Moser volunteered to work with Lisa to review and report back to the commission over the next few months. Lisa coordinate meeting times.

- b. Request from the Capitol Region Council of Government seeking appointments to the Regional Planning Commission.

**BY CONSENSUS, THE COMMISSION APPOINTED SUBHRA ROY TO SERVE AS PRIMARY REPRESENTATIVE AND RYAN ORSZULAK AS ALTERNATE REPRESENTATIVE FOR THE ELLINGTON PLANNING AND ZONING COMMISSION ON THE CAPITOL REGION COUNCIL OF GOVERNMENTS REGIONAL PLANNING COMMISSION THROUGH DECEMBER 31, 2027.**

- 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).

Lisa Houilhan, Town Planner, briefly reviewed possible changes to the Ellington Zoning Regulations pertaining to the keeping of backyard poultry. Upon a roundtable discussion, the Commission authorized Lisa to proceed with a formal application.

- 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).

The Commission discussed draft regulations for accessory structures and agreed to review more data at following meetings before making any decisions.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (MOSER) AND PASSED UNANIMOUSLY TO ADJOURN  
THE PLANNING AND ZONING COMMISSION MEETING AT 8:30 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk