



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

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

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

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA
MONDAY, MARCH 2, 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. (Public Hearing continued from 1/28/2026.)
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, and associated detached sign at 8 Sadds Mill Road, APN 071-002-0000, in a Planned Commercial (PC) Zone.
5. S202502 – Request for re-approval to provide additional time to complete review and filing of legal documents for Philip Bahler, owner/applicant, request to modify the 2007 re-subdivision approval for re-subdivision to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

IV. NEW BUSINESS: (All items to be received and scheduled for hearings for 3/23/2026)

1. Z202602 – Oakridge Dairy, LLC, owner/applicant, request for Special Permit for a 20x30 farm store at 80 Meadow Brook Road, APN 090-017-0000, in a Rural Agricultural Residential (RAR) Zone.
2. Z202603 – Planning & Zoning Commission, applicant, request for proposed Zoning 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).
3. S202602 – Steven Barton, owner/ Marc Barton, applicant, request for a two lot re-subdivision (1 existing) at 122 Burbank Road, APN 167-008-0000, in a Rural Agricultural Residential (RAR) Zone.
4. Z202604 – Steven Barton, owner/ Marc Barton, applicant, request for a Special permit for a rear lot in association with a two lot re-subdivision at 122 Burbank Road, APN 167-008-0000, in a Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of January 28, 2026, Special Meeting Minutes.
2. Correspondence/Discussion:
 - a. Approval of revised list of Appraisers.
 - b. Discuss potential text amendment pursuant to HB 8002-An Act Concerning Housing Growth and Transit-served Large Lot Affordable Residential Overlay proposal from Joe Bovona, Cypress Enterprises.
 - c. 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 March 23, 2026.

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

Join Zoom Meeting via link:
<https://us06web.zoom.us/j/83939476673>
Meeting ID: 839 3947 6673
Passcode: 594095

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 839 3947 6673
Passcode: 594095

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>2202523</u> <hr/> Date Received <u>12/10/2025</u>
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Scott Wrona

Mailing Address: 56 Kibbe Rd
Ellington CT 06029

Email: [REDACTED]

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

Primary Contact Phone #: 860-[REDACTED]

Secondary Contact Phone #: [REDACTED]

Signature: [REDACTED] Date: 12/9/2025

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name: _____

Mailing Address: Same as owner

Email: _____

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

Primary Contact Phone #: DEC 10 2025

Secondary Contact Phone #: TOWN OF ELLINGTON PLANNING DEPARTMENT

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 56 Kibbe Rd Ellington CT 06029

Assessor's Parcel Number (APN): 122 - 016 - 0000 Existing Zone: RAR Proposed Zone: N/A
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

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

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

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

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

Request for a permit to construct a garage 60'x60'x16ft at the bottom of driveway behind the house.

2202523

RECEIVED

FEB 21 2026

TOWN OF ELLINGTON
PLANNING DEPARTMENT





RECEIVED

FEB 12 2026

**TOWN OF ELLINGTON
PLANNING DEPARTMENT**



RECEIVED

FEB 17 2026

**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

2-202523

**Town of Ellington
Planning & Zoning Commission
Subdivision Application**

SUBDIVISION NAME: <u>Schneider Farms</u> PROPOSED STREET NAME(S): <u>NA</u> (If new, subject to Town approval) LOCATION: <u>470-472 Rear Somers Rd</u> ASSESSOR PARCEL NUMBER (APN): <u>182-001002</u> (If unaware of APN, ask staff for assistance)	Application # <u>S202601</u> Date Received <u>1/8/2026</u>
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Application: Subdivision Re-subdivision Modification Approval Requested: Final Conditional

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

Owner's Information

Name: Timothy Schneider
 Mailing Address: 15 Blueberry Circle
Ellington CT 06029
 Email: _____

MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? Yes No

Primary Contact Phone #: 860- [REDACTED]

Secondary Contact Phone #: _____

Signature: [REDACTED] Date: 1-8-26

By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials. I expressly provide consent to the filing of the application and access to the site by the commission and its staff.

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

Applicant's Information (if different than owner)

Name: _____
 Mailing Address: SAME
RECEIVED
JAN - 8 2026
 Email: _____

MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? Yes No

Primary Contact Phone #: 860- [REDACTED]

Secondary Contact Phone #: _____

Signature: [REDACTED] Date: 1-8-26

By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials.

Total Acreage of Property: 22.18 Zone of Property: RAR Required Density Factor (R/LR = 0.6, RAR = 0.5): .5
 Area to be subdivided: 22.18 State "N/A" if modification, a re-subdivision not subject to Section 3.2, or developable land yields 4 or less lots.

Open Space Proposal (check one): 10% Land Set-Aside Fee in Lieu of Land Combination N/A
 If N/A, please explain: Exempt from open space in accordance w/ Sub. Reg 4.18.7

Amount (acres): Slopes >25%: 0 Wetlands & Watercourses: 11 acres 100-Year Floodplain: 1.9 acres

Developable Land: 9.28 acres Lot Yield: [REDACTED] Remaining Land: 12.90 acres

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall obtain conceptual approval from North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority. These approvals are required prior to commission decision.*

Is parcel located 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.*

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? Yes No *If yes, state law requires notice 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 w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

DENSITY LIMITATION CALCULATION:

TOTAL AREA OF SUBDIVISION: 22.18 ACRES

AREA OF WETLANDS PER GIS DATA: 11 ACRES

AREA OF GREATER THAN 25% SLOPES PER GIS DATA: 0 ACRES

AREA OF 100 YEAR FLOOD PLAIN PER GIS DATA: 1.9 ACRES

AREA OF DEVELOPABLE LAND: 9.28 ACRES

DENSITY FACTOR 0.5 LOTS PER ACRE OF DEVELOPABLE LAND:

MAXIMUM NUMBER OF LOTS PERMITTED = 9.28 ACRES X 0.5 LOTS PER ACRE = 4.64 LOTS

REMAINING LAND: 12.90 ACRES

4.64 = 5 lots

(3.2.1.B - Ell. Zoning Reg.)

Provided by
Andrew Bushnell
11/16/2026



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September 22, 2025

Certified Mail: 9589 0710 5270 0085 1004 01

Timothy Schneider
15 Blueberry Circle
Ellington, CT 06029

Re: IW202509 – Timothy Schneider, owner/applicant, request for a permit to conduct regulated activity to construct a new gravel driveway for a future home, replace culverts under existing driveway over Abbey Brook and associated improvements at Somers Road, APN 182-001-0002, to the rear of 470 Somers Road.

Dear Tim:

The Ellington Inland Wetlands Agency, at their meeting on Monday, September 15, 2025, approved your application by passing the following motion:

MOVED (BARLOW) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202509 – Timothy Schneider, owner/applicant, request for a permit to conduct regulated activity to construct a new gravel driveway for a future home, replace culverts under existing driveway over Abbey Brook and associated improvements at Somers Road, APN 182-001-0002, to the rear of 470 Somers Road.

Conditions:

1. Plans shall specify the required excavation volume for compensatory flood storage.
2. Rip-rap in the channel bottom and on side slopes shall not be filled with concrete.
3. Notify the Army Corps of Engineers prior to construction.
4. Erosion control measures shall be installed then inspected by the wetland agent prior to construction and remain operational until the site is stabilized.
5. Periodic cleaning of culverts required to remove sediment and restore hydraulic capacity.

This decision shall not preclude the applicant from obtaining any other permits or licenses required by law or regulation by the Town of Ellington, State of Connecticut and the Government of the United States including any approval required by the Connecticut Department of Energy and Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such permits or licenses is the sole responsibility of the applicant.

Please note there is a 15-day appeal period for any decision rendered by the Inland Wetlands Agency. The appeal period begins on the date of publication of the enclosed Legal Notice (Wednesday, September 17, 2025). If you have any questions, please contact the Ellington Planning Department at 860-870-3120.

Sincerely,

Jean Burns, B
Jean Burns, Chairman
Ellington Inland Wetlands Agency

cc: Bushnell Associates, LLC

From: [Skolnick Charlotte B CIV USARMY CENAE \(USA\)](#)
To: _____
Cc: _____
Subject: RE: USACE file number NAE-2025-02338 -- 41.942522, -72.452386 -- Self Verification Notification Forms 470 Somers Rd Ellington CT 06029
Date: Wednesday, November 12, 2025 9:45:16 AM
Attachments: [image002.png](#)
[image001.png](#)

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 Tim,

Thank you for your coordination.

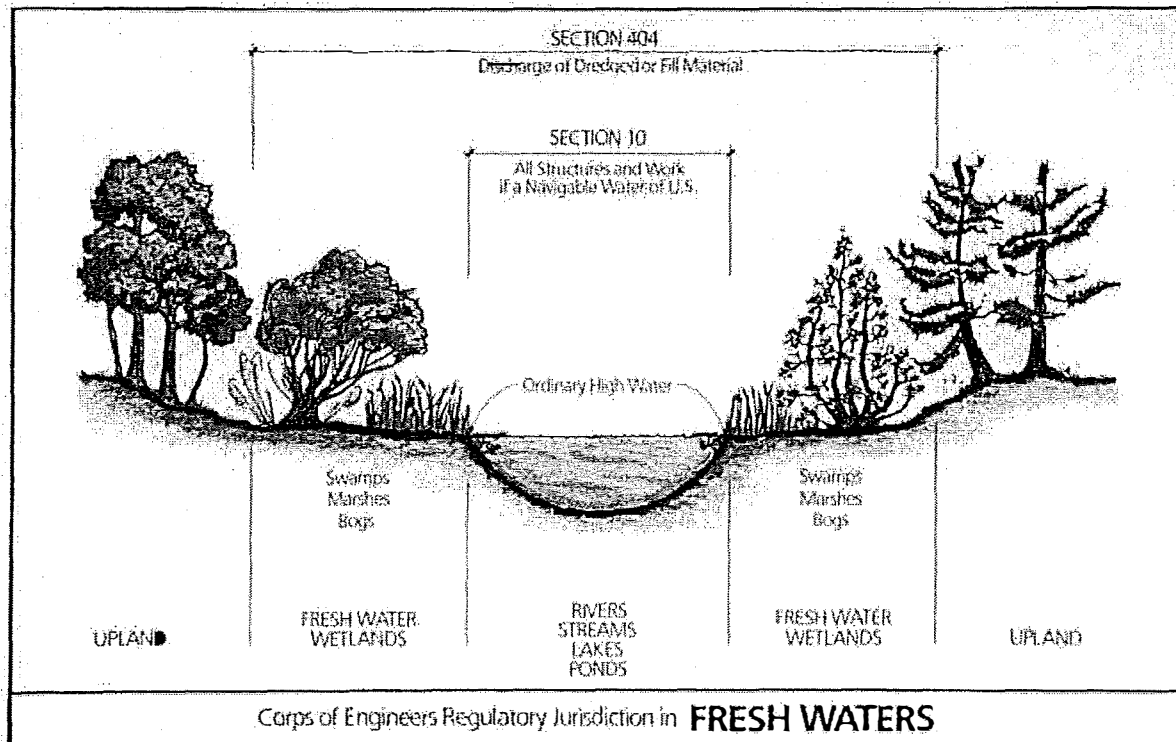
This project has been assigned USACE file number NAE-2025-02338. Please include this USACE number in your state application materials as well as when submitting the full application to USACE via the USACE Regulatory Request System (RRS) (<https://rrs.usace.army.mil/rrs>).

Due to resource present at the proposed project location, it appears that this project may be evaluated by USACE as a pre-construction notification.

Please ensure your plans include the ordinary high water mark (OHWM) and wetland areas clearly delineated. The term "ordinary high water mark" means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Please include USACE wetland delineation data sheets (see General Condition 2 of the USACE CT General Permit, <https://www.nae.usace.army.mil/Portals/74/docs/regulatory/StateGeneralPermits/CT/Connecticut-General-Permit-2021.pdf>) for all wetlands

For reference, the graphic below from https://www.nae.usace.army.mil/portals/74/docs/regulatory/jurisdictionlimits/jurisdictional_limits_brochure.pdf depicts USACE jurisdiction in fresh waters.



Please ensure the project complies with the USACE Stream Crossing Best Management Practices (BMPs). In the application materials please include how the BMPs are met or provide an explanation as to why a BMP is not practicable, if applicable. <https://www.nae.usace.army.mil/Portals/74/docs/regulatory/StateGeneralPermits/NEGP/BMPStreamCrossings21Jan2015.pdf>

Please ensure project notification is sent to the CT State Historic Preservation Office (SHPO) and Tribal Historic Preservation Offices

(THPO). In the application materials, please include a copy of the CT State Historic Preservation Office coordination and coordination with CT Tribal Historic preservation Offices and any responses received.

1. CT SHPO - https://portal.ct.gov/decd/content/historic-preservation/01_programs_services/environmental-review/environmental-review-procedures
2. CT THPOs
 - a. Wampanoag Tribe of Gay Head (Aquinnah) – Ms. Bettina Washington (thpo@wampanoagtribe-nsn.gov)
 - b. Narragansett Indian Tribe – Mr. John Brown (tashtesook@aol.com)
 - c. Mashantucket Pequot Tribal Nation – Mr. Michael Johnson (mjohnson@mpltl-nsn.gov)
 - d. Mohegan Tribe – Mr. James Gessner Quinn (jquinn@moheganmail.com)

Please make sure to review Section 3 of the USACE CT General Permit (<https://www.nae.usace.army.mil/Portals/74/docs/regulatory/StateGeneralPermits/CT/Connecticut-General-Permit-2021.pdf>), which outlines the required information for a pre-construction notification.

Please contact me if you have any questions.

Thank you,

Charlotte Skolnick
Senior Project Manager, Regulatory Division
New England District
U.S. Army Corps of Engineers
Cell: (978) 578-7501
Phone: (978) 318-8145

USACE is now accepting pre-construction notifications and applications through the Regulatory Request System (RRS)! In order to better serve you and the Nation, USACE has fully transitioned to the RRS. To help ensure timely receipt and processing, please submit your pre-construction notifications and permit applications via the clickable RRS link below.



Streamline the permitting process with the Regulatory Request System (RRS) — your new online platform for permit applications.

rrs.usace.army.mil

[USACE RRS Promo 90-sec \(youtube.com\)](#)

From: Tim Schneider
Sent: Monday, October 27, 2025 3:21 PM
To: CENAE-R, NAE
Cc: Andrew Bushnell ; John Colonese

Subject: [Non-DoD Source] Self Verification Notification Forms 470 Somers Rd Ellington CT 06029

Permits and Enforcement Branch B ,

Please except this email with attachments for the Self Verification project we plan to do in the future.

Please let me know if anything else is needed. We will be mailing a hard copy to CT DEEP also as requested on form.

Tim Schneider

Executive Advisor/Policy

Earthlight Technologies, LLC

128 West Road

Ellington, CT

06029

Direct: 860.550.5337

Office: 860.871.9700 x113



**US Army Corps
of Engineers**
New England District

Appendix E: Self-Verification Notification Form

This form is required for all **non-tidal projects in Connecticut**, but **not** required if work is done within boundaries of Mashantucket Pequot or Mohegan Tribal Lands. **Before** work commences, complete **all** fields (write "none" if applicable); attach project plans (not required for projects involving the installation of construction mats only); and any state or local approval(s); and send to:

Permits & Enforcement Branch B
U.S. Army Corps of Engineers
696 Virginia Road
Concord, MA 01742-2751
or cenae-r@usace.army.mil

and

CT DEEP
Inland Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

State or local Permit Number: LW 202509
Date of State or local Permit: September 15, 2025
State/local Project Manager: NONE

Permittee: Timothy J. Schneider
Address, City, State & Zip: 15 Blueberry Circle,
Phone(s) and Email: 860-550-5337

Contractor: Nutmeg Construction
Benjamin
Address, City, State & Zip: 825 W. State Ellington CT 06029
Phone(s) and Email: us. at :lou

Consultant/Engineer/Designer: Bushnell Associates LLC
Address, City, State & Zip: 563 Woodbridge
Phone(s) and Email: 860-643-7888

es) and Email: 860-429-918

Project Location (provide detailed description & locus map): 470 Somers Rd.
Ellington CT (see locus map attached)
Address, City, State & Zip:

Latitude/Longitude Coordinates: 41.942522 / -72.452386
Waterway Name: Abbey Brook

Project Purpose (include all aspects of the project including those not within Corps jurisdiction):
Construction of new portion of access driveway, upgrade of portion of existing driveway, and replacement of existing Abbey Brook culvert crossing
Work Description: Removal of existing 30" CMP culvert and replace with 2-36" HDPE culverts. Regrade of existing driveway side slopes in culvert area and construction of Rip-Rap inlet + outlet protection culvert

Work will be done under the following GP(s) (check all that have associated impacts):

 GP. 2 - Repair or maintenance of authorized or grandfathered structures/fills

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 5 - Boat ramps/marine railways

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 **GP. 6 - Utility line activities (include calculations for each single & complete crossing
- attach additional sheet if necessary)**

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 9 - Shoreline and bank stabilization projects

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 10 - Aquatic habitat restoration, establishment and enhancement activities

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 11 - Fish & wildlife harvesting, enhancement and attraction devices and activities

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 12 - Oil Spill and Hazardous material cleanup

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 13 - Cleanup of hazardous and toxic waste

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 14 - Scientific measurements devices

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 15 - Survey activities

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 GP. 17 - New/expanded developments & recreational facilities

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

GP. 18 - Linear transportation projects- wetland crossings only (include calculations for each single & complete crossing - attach additional sheet if necessary)

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

 ✓ GP. 19 - Stream, river & brook crossings – not including wetland crossings (include calculations for each single & complete crossing – attach additional sheet if necessary)

Area of total wetland impacts: temporary None SF permanent 1350 SF
Area of total waterway impacts: temporary None SF permanent 600 SF

 GP. 21 - Temporary fill not associated with any other GP activities

Area of total wetland impacts: temporary None SF permanent None SF
Area of total waterway impacts: temporary None SF permanent None SF

Does your project include any secondary effects? Yes _____ No ✓

(Secondary effects include, but are not limited to non-tidal waters or wetlands drained, flooded, fragmented, or mechanically cleared resulting from a single and complete project. See Appendix F - Definitions.) If YES, describe here: _____

Proposed Work Dates: Start: April 2026 Finish: July 2026

Your name/signature below, as permittee, confirms that your project meets the self-verification criteria and that you accept and agree to comply with the applicable terms and conditions in the Connecticut General Permits.

[Handwritten Signature]
Signature of Permittee

October 27, 2025
Date

From: Dana Steele
To: Barbra Galovich; James York; Matthew Reed; Patrice Sulik; Peter Hany Sr.; Raymond Martin; Sydney Kern; Tom Modzelewski; Tyler Devine; Westford Lirot
Subject: RE: Ellington Staff Review - S202601 470-472 Somers Road
Date: Tuesday, February 17, 2026 2:02:27 PM
Attachments: image001.png

EXTERNAL EMAIL: This message originated from outside the organization. Use caution with links and attachments.

Lisa

I reviewed the plans by Bushnell Associates, LLC including 4 sheets revised 12/10/25. These plans are consistent with the plans and calculations I previously reviewed for Inland Wetlands. My previous comments have been addressed and I have no further comments. Let me know if you have any questions.

Dana P. Steele, P.E.
Ellington Town Engineer



J.R. RUSSO & ASSOCIATES, LLC
P.O. Box 938, 1 Shoham Road
East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158 |

From: Barbra Galovich >
Sent: Tuesday, February 3, 2026 10:57 AM
To: Dana Steele ; James York ; Matthew Reed ; Patrice Sulik ; Peter Hany Sr. >; Raymond Martin ; Sydney Kern ; Tom Modzelewski ; Tyler Devine >; Westford Lirot
Subject: Ellington Staff Review - S202601 470-472 Somers Road

Hi,

Please see the attached documentation and Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, February 23, 2026.
Please provide comments on or before Monday, February 17, 2026, if possible.

Feel free to reach out with any questions. Thank you in advance for your review.

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; padding: 2px;">7212525</div> Date Received 12/31/2025
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

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

Owner's Information

Name: Jacob Sarstrom
 Mailing Address: 96 Pinnacle Rd
Ellington CT
 Email: jsarstrom@comcast.net

Applicant's Information (if different than owner)

Name: _____
 Mailing Address: Same as owner
 Email: _____

Secondary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: [Signature] Date: Dec 7, 2025

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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: 96 Pinnacle Rd Ellington CT 06021

Assessor's Parcel Number (APN): 075 - 017 - 0000 Existing Zone: R Proposed Zone: N/A
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

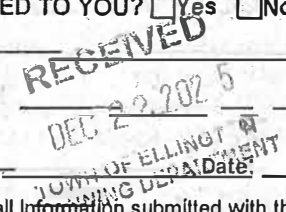
Is parcel within 500' to any municipal boundary? Yes No

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

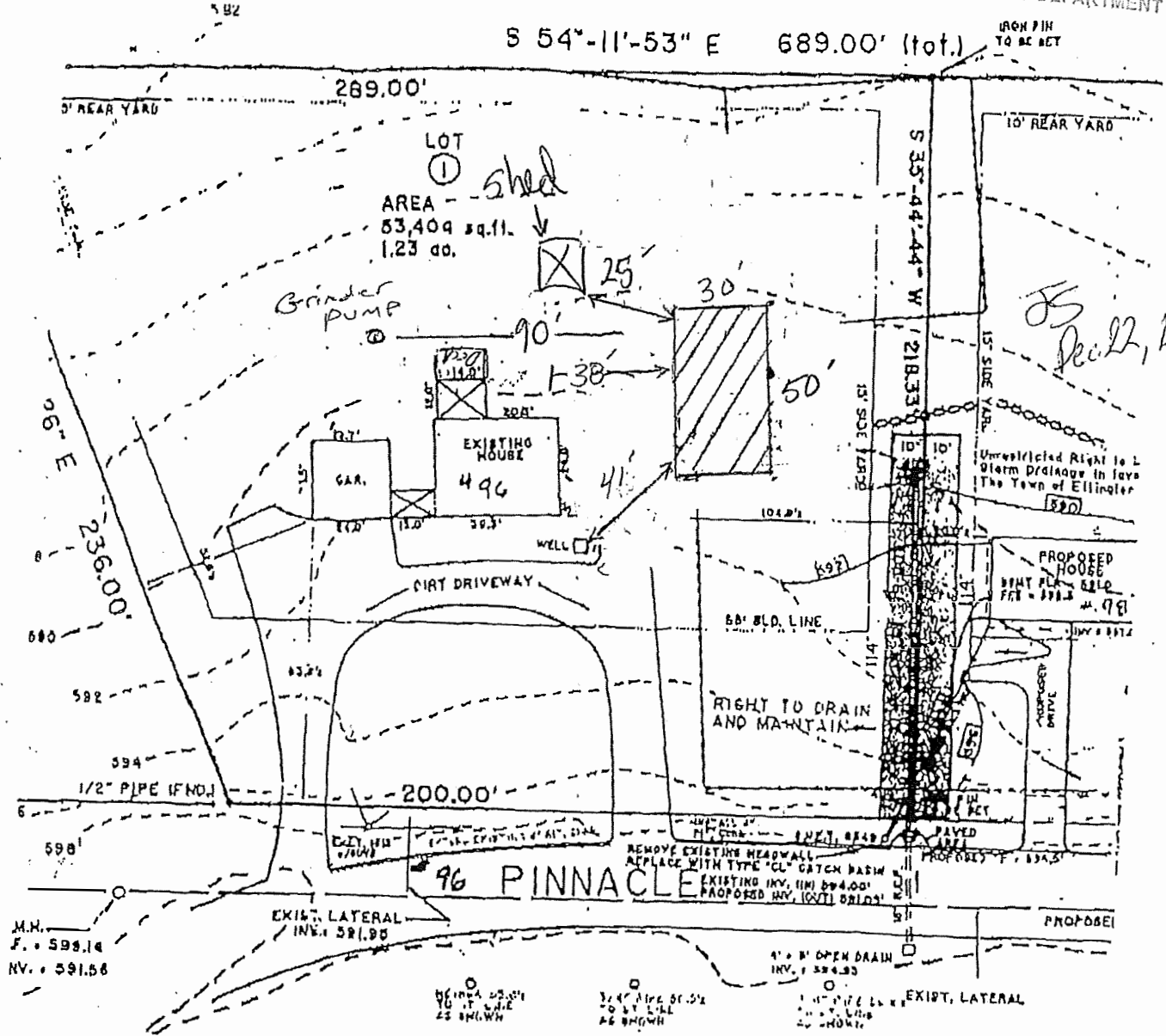
Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3(b)). Copy of application, plans, and supporting documents 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)

Shop/garage to be constructed for personal use (30' x 50')



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 DEC 22 2025
 TOWN OF ELLINGTON
 PLANNING DEPARTMENT



JS
 Dec 22, 2025

NOTES:
 1. Total area of land of Thomas A. & Christina G. Addington = 3.22 ac.
 2. Property Zoned "A"
 3. Applicants Thomas G. & Christina G. Addington
 26 Pinnacle Road
 Ellington, CT, 06029
 4. Elevations based on U.S.C.G.S. datum as per town sewer map
 5. Information shows a third delineated by John S. Land, Soil Scientist.
 6. Intentional fixtures such as fences, lot lines and walls shall be shown on the plan with their proper location and width of space.

NOTE: The
 should

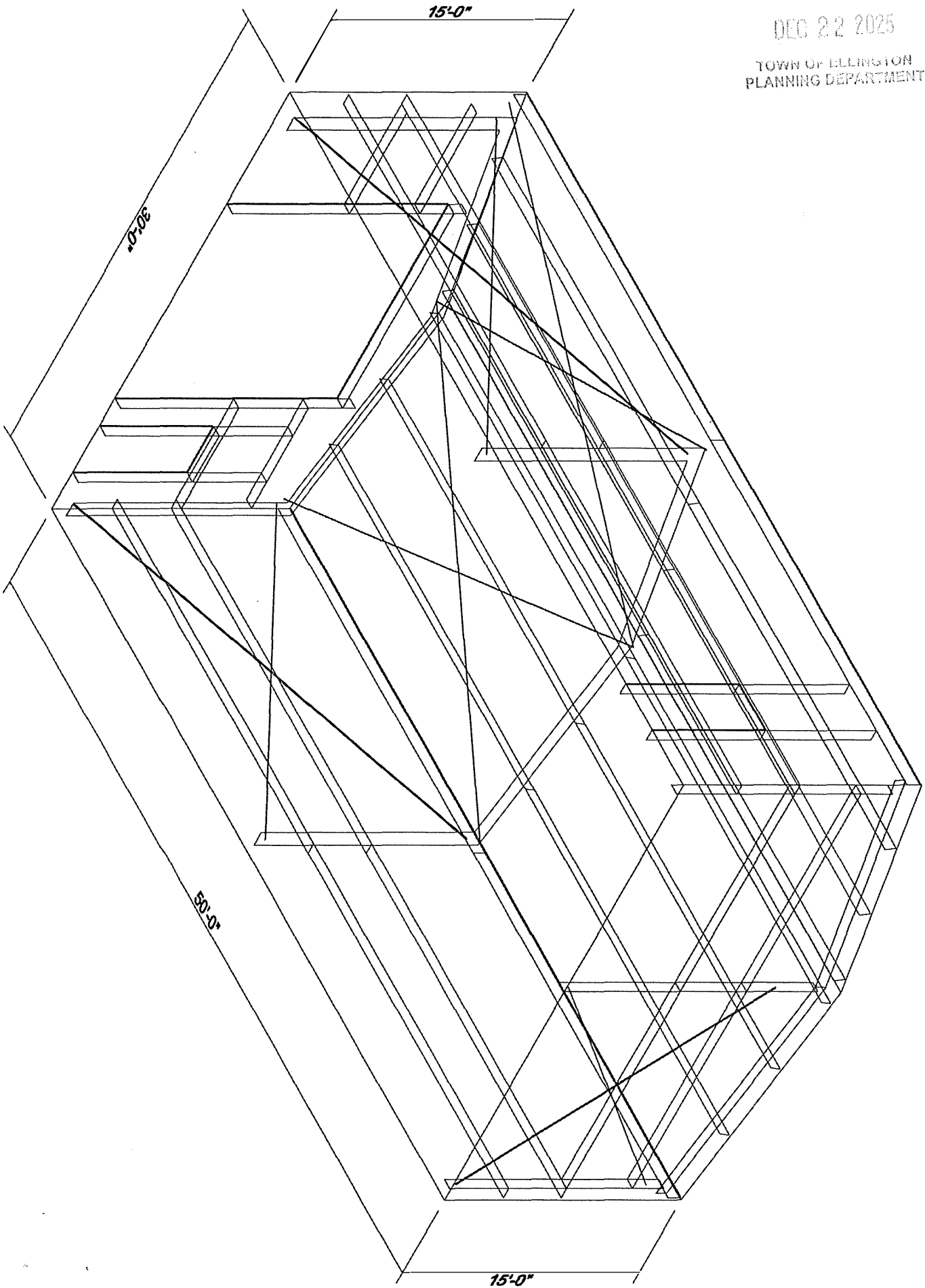
Building to well 41 ft
 Building to house 38 ft
 Building to road 113 ft
 Building to shed 25 ft
 Building to right property line 38 ft
 Building to back line 64 ft
 Building to sewer tank 90 ft
 Building to rear 2.5 ft

change in elevation from front of building to rear 2.5 ft

RECEIVED

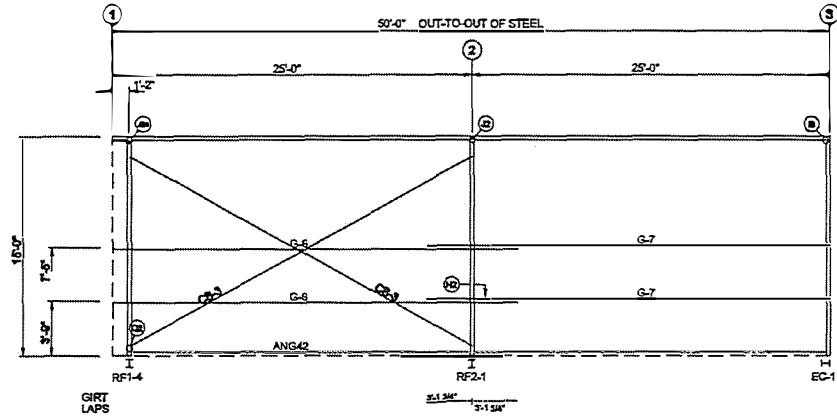
DEC 22 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

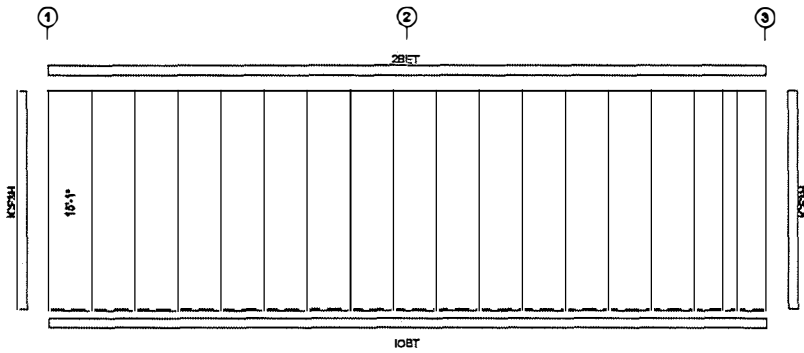


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PLANNING DEPARTMENT



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 28 GA. R - TBD

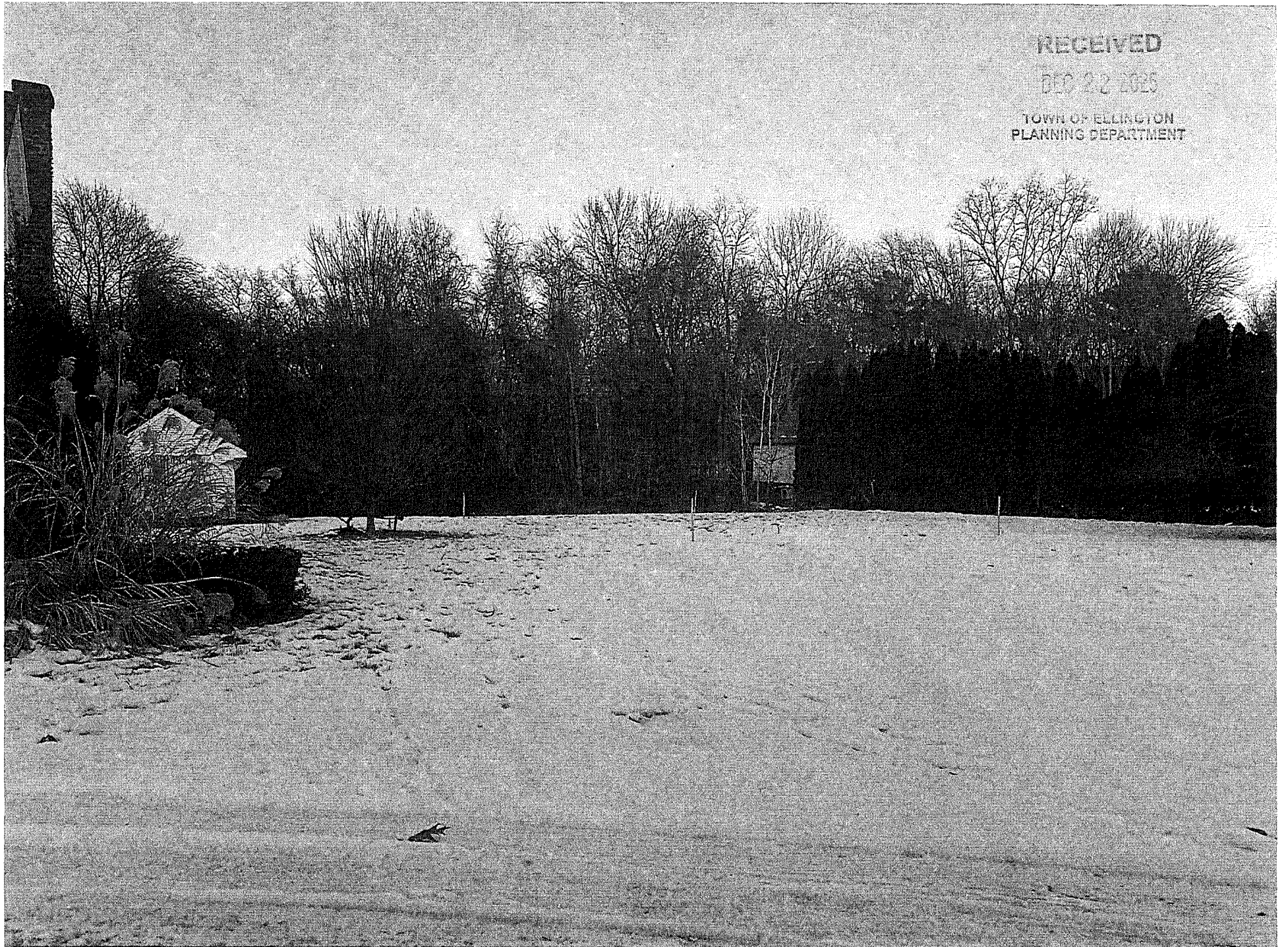
GENERAL NOTES:

1. Use TEKSWW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

DRAWING IS NOT TO SCALE

TRIM COLORS	
EAVE TRIM = TBD	CORNIBR TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

JACOB SANSTROM		CITY: ELLINGTON	BT/PA CT
DRAWING STATUS		REVISION HISTORY	
<input type="checkbox"/> FOR APPROVAL: MESSAGE FOR APPROVAL ARE BY DEFINITION THESE DOCUMENTS ARE NOT FOR CONSTRUCTION. THESE DRAWINGS ARE TO LOCATE FROM THE PROJECT DOCUMENTS. ONLY DRAWINGS BILLED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.		REV	DATE
<input type="checkbox"/> FOR PERMIT: THESE DRAWINGS ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS BILLED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.			
<input type="checkbox"/> FOR CONSTRUCTION: THESE DRAWINGS CAN BE CONSIDERED AS COMPLETE.			
JACOB SANSTROM 30'-0" x 60'-0" x 15'-0"		ENG:	DWN:
F.O. SANSTROM/JACOB		REVISION: 0	APPD:
DATE: 12/18/25			





RECEIVED

DEC 22 2025

TOWN OF BELLINGTON
PLANNING DEPARTMENT

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

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.

PUBLIC HEARING DATE: February 23, 2026

STAFF REVIEW RETURN DATE: February 13, 2026

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	DPW- No comment. WPCA- If there is to be plumbing in this building, WPCA approval is required and there may be additional assessments imposed.
Assessor	
Traffic Authority	
Ambulance	

Barbra Galovich

From: Barbra Galovich
Sent: Wednesday, February 11, 2026 4:17 PM
To: Jacob Sanstrom
Subject: FW: Ellington Staff Review Z202525 - 96 Pinnacle Road

Jacob,

Hope this email finds you well. Please see the below comments from the Building Official.

Thank you in advance,
Barbra

Barbra Galovich, CZET
Land Use Assistant, Planning Department
57 Main Street, Ellington, CT 06029

Town Hall Hours: Mon 8-6:30, Tue-Thu 8-4:30, Friday Closed

From: Raymond Martin <>
Sent: Tuesday, February 3, 2026 3:05 PM
To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: RE: Ellington Staff Review Z202525 - 96 Pinnacle Road

Will need stamped building plans and a foundation plan when ready to apply for a building permit.

Ray Martin | Building Official
Building Department, Town of Ellington
57 Main Street | Ellington, CT 06029
| Direct: (860) 870-3124
Town Hall Hours: Mon 8-6:30, Tue-Thu 8-4:30, Friday Closed

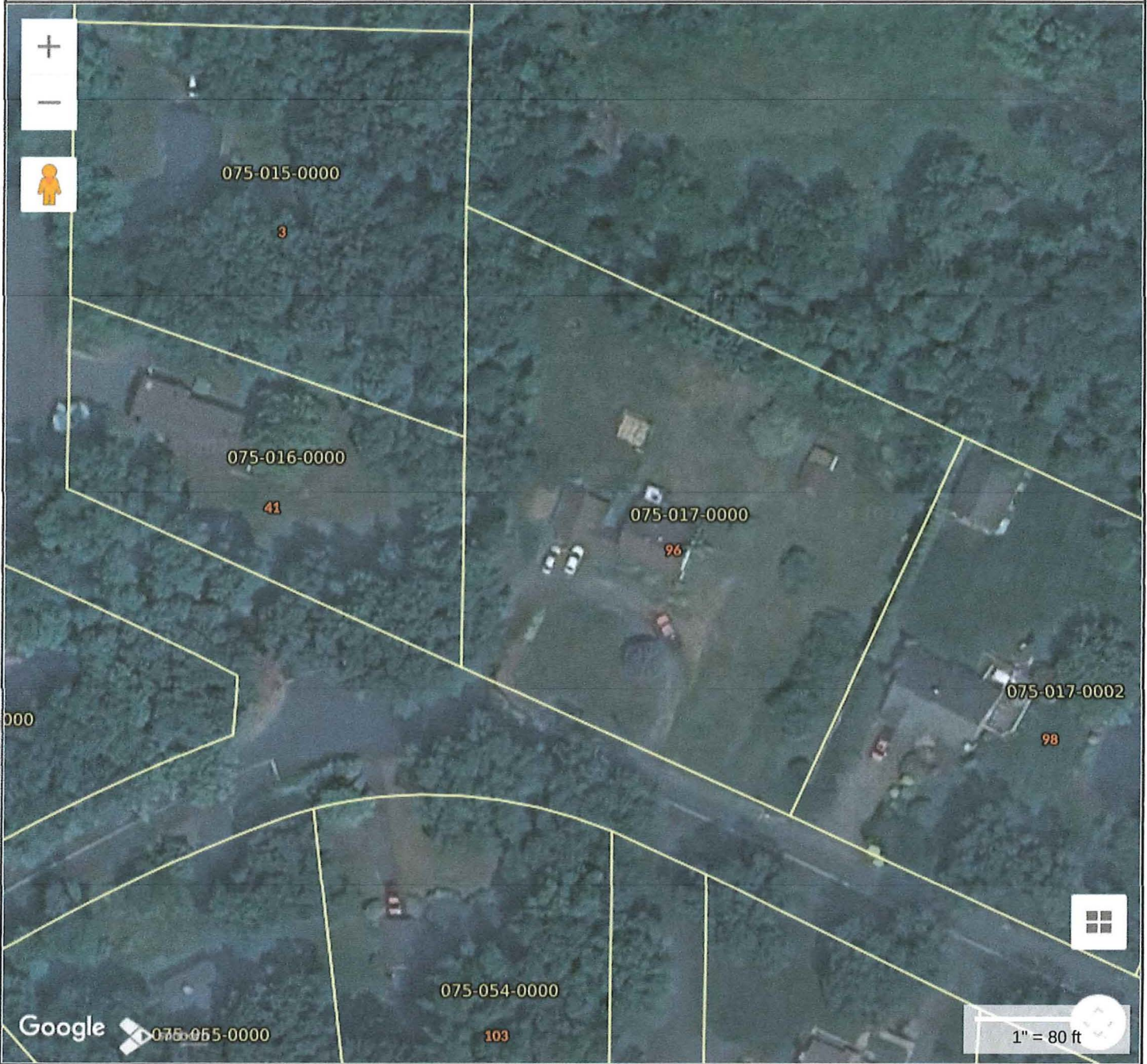
From: Barbra Galovich <>
Sent: Tuesday, February 3, 2026 11:00 AM
To: James York ; Matthew Reed ; Patrice Sulik
; Peter Hany Sr. ; Raymond Martin ; Sydney Kern ; Tom Modzelewski ; Tyler Devine ; Westford Lirot
Subject: Ellington Staff Review Z202525 -96 Pinnacle Road

Hi,

Please see the attached documentation and Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, February 23, 2026.

Please provide comments on or before Monday, February 17, 2026, if possible.

96 Pinnacle 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.

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 #
Z202601
Date Received
11 2026

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

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

Owner's Information

Name: Derek Penhater
Mailing Address: 297 Jobs Hill Rd.

Email: _____
WHEN MAY NOTICES BE EMAILED TO YOU? Yes No
NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: Derek Penhater Date: 1/12/26

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.

Applicant's Information (if different than owner)

Name: _____
Mailing Address: Same as owner
Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No
Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 8 Sadds Mill Rd

Assessor's Parcel Number (APN): 071 - 002 - 0000 Existing Zone: PC Proposed Zone: N/A
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

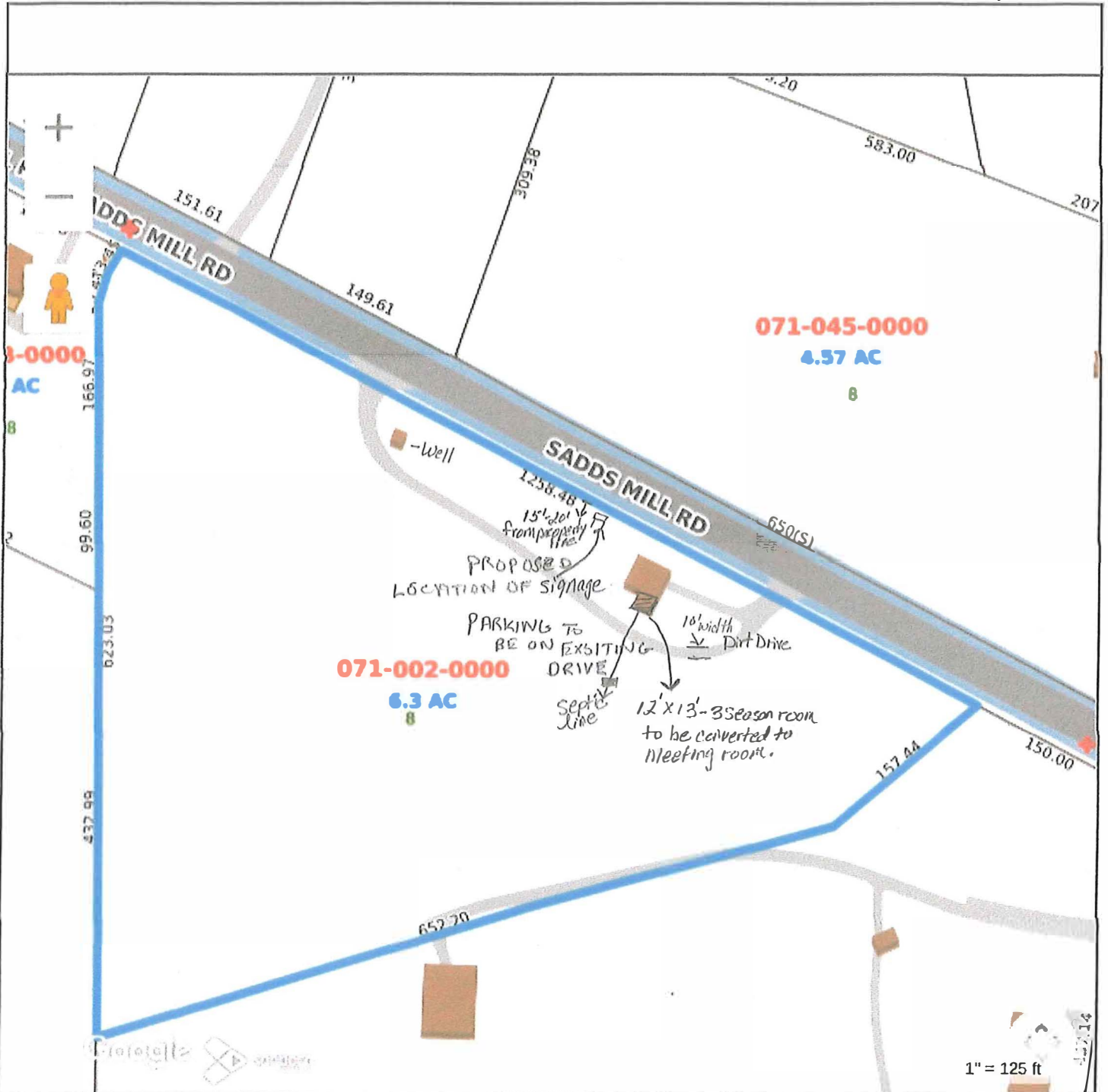
Is parcel within 500' to any municipal boundary? Yes No

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

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

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

Requesting permission to park 4-5 vehicles to meet in the am for coffee
in existing three seasons room. See attached map.
Hope to meet in existing seasons room.
Also requesting to install signage in front of home.



Property Information

Property ID 071.002.0000
 Location 8 SADS MILL RD
 Owner STONOSIS JANICE L



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

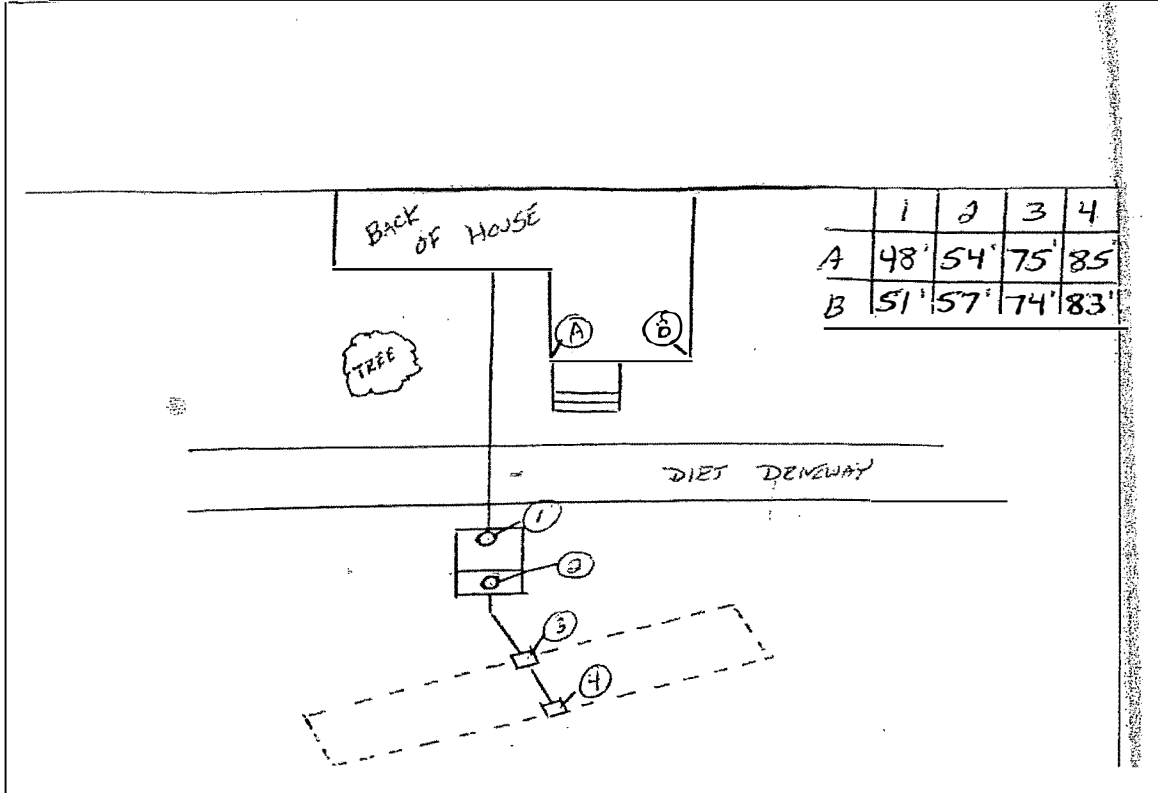
Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

Submitted by: *[Signature]*
 Date: 1/12/2026

(10) **DIAGRAM OF S.TANK AND LEACHING SYSTEM LOCATION (ties from permanent structures):**



Jason Avery

Name (printed or typed)

Jason Avery
Inspector's Signature

Profession: Installer Lic. No. 005989 Date: August 20, 2025

This form has been developed by the Connecticut Environmental Health Association with assistance from the State Department of Public Health, Local Sanitarians, Trusted Installers, CT Sewage Disposal Association, CT Association of Realtors and the Home Inspection Industry.

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JAN 14 2026
TOWN OF ELLINGTON
PLANNING DEPARTMENT

(1) 36" x 48" Hanging Sign

Option B



Option D



101 West Street
Vernon, Ct. 06066
Office: 860-870-8855
Cell: 860-214-7209
info@TheSignConnectionCT.com
GregSigns@gmail.com

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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

COPY

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

October 6, 2025

Certified Mail# 9589 0710 5270 0085 1004 25

DDR Enterprises LLC
Derek Reutter
297 Jobs Hill Road
Ellington, CT 06029

RE: Z202518 – Janice Stonosis, owner/ DDR Enterprises, LLC, applicant, request for zone change for a 6.3 acre parcel, 8 Sadds Mill Road, APN 071-002-0000, from Planned Commercial and Rural Agricultural Residential (PC & RAR) to all Planned Commercial (PC) for a HVAC shop.

Dear Derek:

At their regular meeting on September 29, 2025, the Ellington Planning and Zoning Commission approved your application with the following motion:

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE Z202518 – Janice Stonosis, owner/ DDR Enterprises, LLC, applicant, request for zone change for a 6.3 acre parcel, 8 Sadds Mill Road, APN 071-002-0000, from Planned Commercial and Rural Agricultural Residential (PC & RAR) to all Planned Commercial (PC) for a HVAC shop.
EFFECTIVE DATE: OCTOBER 15, 2025**

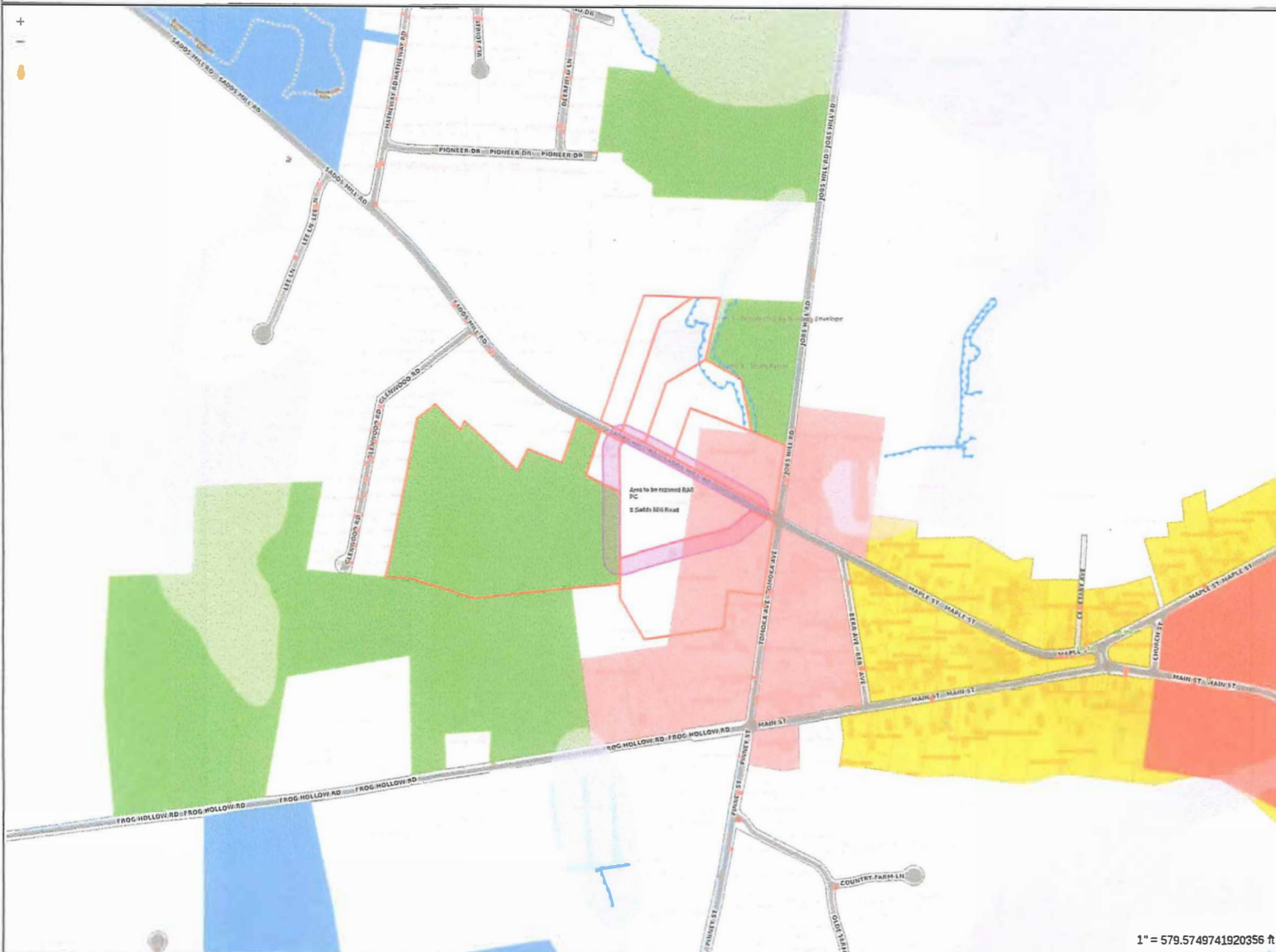
The appeal period begins on the date of the enclosed Legal Notice. The Legal Notice was posted with the Town Clerk on October 1, 2025.

If you have any questions, please contact the Planning Department at 860-870-3120.

Sincerely,

Sean Kelly, Vice - Chairman
Planning and Zoning Commission

8 Sadds Mill Road - Rezone from RAR to PC



Map Theme Legends

Zoning

- COMMERCIAL
- PLANNED COMMERCIAL
- INDUSTRIAL
- INDUSTRIAL PARK
- LAKE RESIDENTIAL
- MULTI FAMILY
- DESIGNED MULTI FAMILY
- RESIDENTIAL
- RURAL AGRICULTURAL RESIDENTIAL



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

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021
Data updated daily

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

1" = 579.5749741920356 ft

**Town of Ellington
Planning & Zoning Commission
Subdivision Application**

SUBDIVISION NAME: _____	Application # <u>26-502</u>
PROPOSED STREET NAME(S): _____ (If new, subject to Town approval)	Date Received <u>1/27/2026</u>
LOCATION: <u>20 Punkin Dr</u>	
ASSESSOR PARCEL NUMBER (APN): <u>120 - 026 - 0004</u> (If unaware of APN, ask staff for assistance)	

Application: Subdivision Re-Subdivision Modification **Approval Requested:** Final Conditional

<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Phil Bahler</u></p> <p>Mailing Address: <u>20 Punkin Drive</u> <u>Ellington CT 06029</u></p> <p>Email: <u>P</u></p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-250-3043</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>Phil Bahler</u> Date: <u>1/27/2026</u></p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials. I expressly provide consent to the filing of the application and access to the site by the commission and its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: <u>Same</u></p> <p>Mailing Address: <u>other emails to include</u></p> <p>Email: _____</p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: _____ Date: _____</p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials.</small></p>
---	--

Total Acreage of Property: 11.98 **Zone of Property:** RAR **Required Density Factor (R/LR = 0.6, RAR = 0.5):** _____

Area to be subdivided: 2.37 new lot 0.15 road exten State "N/A" if modification, a re-subdivision not subject to Section 3.2, or developable land yields 4 or less lots.

Open Space Proposal (check one): 10% Land Set-Aside Fee in Lieu of Land Combination N/A
If N/A, please explain: provided for with subdivision

Amount (acres): Slopes ≥25%: 0 **Wetlands & Watercourses:** 0.6 Ac **100-Year Floodplain:** 0

Developable Land: 10.5± **Lot Yield:** 5.25± **Remaining Land:** _____ conservation easement area = 0.91 ac

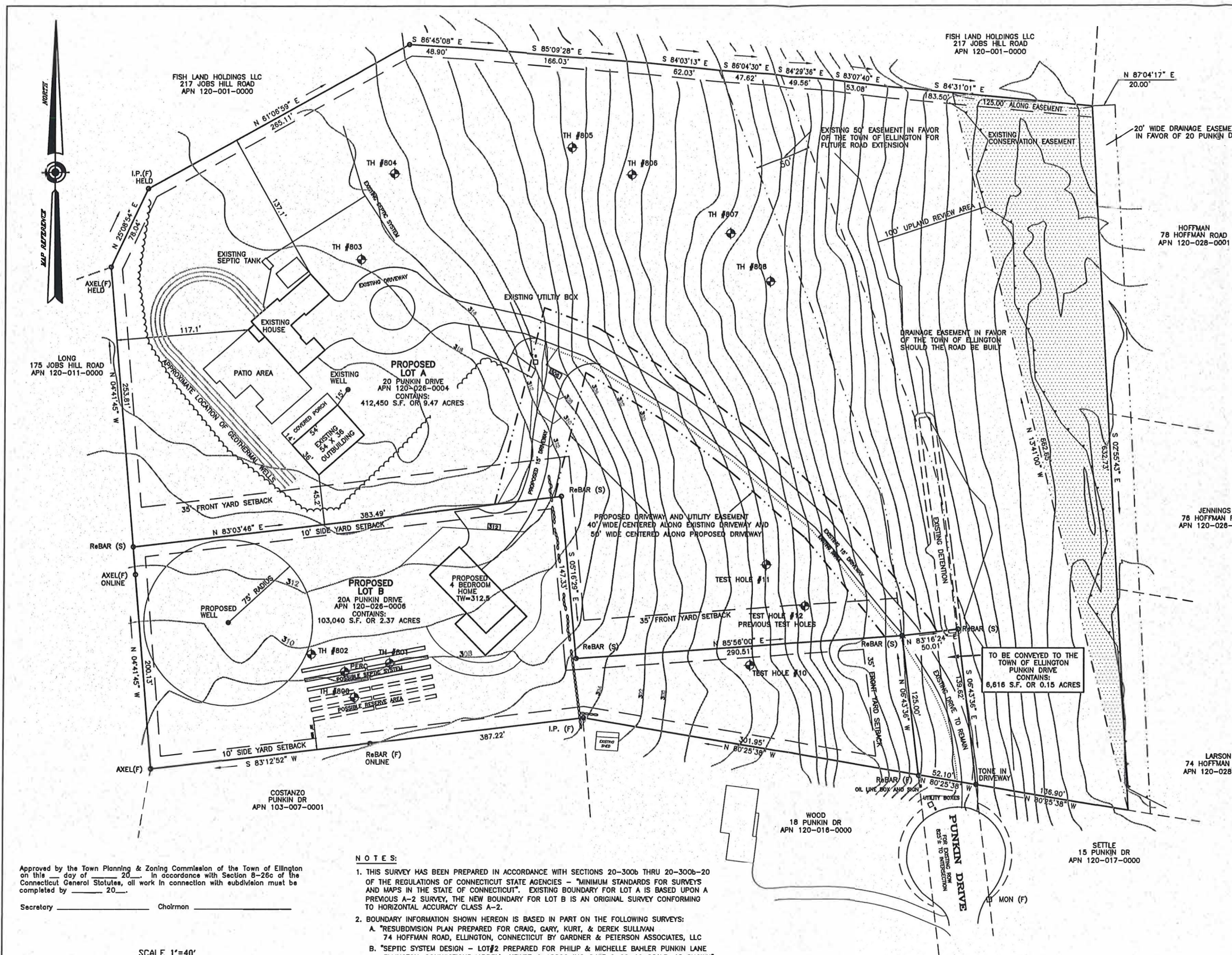
Public Water: Yes No **Public Sewer:** Yes No If not served by public water and sewer, applicant/owner shall obtain conceptual approval from North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority. These approvals are required prior to commission decision.

Is parcel located 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.

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin?
 Yes No If yes, state law requires notice 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 w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.



PHIL BAHLER
PUNKIN DR
ELLINGTON, CT

Soils test witnessed by: Westford Liot, R.S., NCDHD
8/29/2012 SUNNY 75°

SOIL TEST DATA

TEST PIT # 800
0" - 6" TS/LL
6" - 27" Brown VFSL-SILTY
27" - 85" Red Brown SL - somewhat compact
Roots @ 22"
Seepage NONE
Mottles @ 22"
Ledge NONE

TEST PIT # 801
0" - 6" TS/LL
6" - 29" Very FSL-SILTY Red Brown RL
29" - 82" Red Brown FSL - somewhat compact
Roots @ 29"
Seepage NONE
Mottles @ 28" Folkt
Ledge NONE

TEST PIT # 802
0" - 7" TS/LL
7" - 29" VFSL-SILTY Brown
29" - 77" Red Brown SL - somewhat compact
Roots @ 24"
Seepage NONE
Mottles @ 24"
Ledge NONE

TEST PIT # 803
0" - 6" TS/LL
6" - 25" Red Brown VFSL-SILTY
25" - 78" Red Brown FSL - compact
Roots @ 20"
Seepage NONE
Mottles @ 20"
Ledge NONE

TEST PIT # 804
0" - 6" TS/LL
6" - 24" Red Brown VFSL-SILTY
24" - 78" Red Brown FSL - compact
Roots @ 21"
Seepage NONE
Mottles @ 21"
Ledge NONE

TEST PIT # 805
0" - 6" TS/LL
6" - 26" Brown FSL
26" - 80" Brown FSL - somewhat compact
Roots @ 24"
Seepage NONE
Mottles @ 25"
Ledge NONE

TEST PIT # 806
0" - 5" TS/LL
5" - 22" R.Brown FSL-SILTY
22" - 80" Brown SL-compact
Roots @ 22"
Seepage NONE
Mottles @ 20"
Ledge NONE

TEST PIT # 807
0" - 7" TS/LL
7" - 21" R.Brown FSL - sma|| cobbles
21" - 80" Brown FSL - compact
Roots @ 18"
Seepage NONE
Mottles NONE
Ledge NONE

TEST PIT # 808
0" - 6" TS/LL
6" - 24" Brown VFSL
24" - 29" R.Brown VFS Fribble
29" - 62" R.Brown FSL - compact
Roots @ 24"
Seepage NONE
Mottles NONE
Ledge NONE

PERC TWT PERFORMED 10/24/2025 = 10 MIN/INCH

SEE LETTER DATED 10/24/2025 AND NOTES ON FILE WITH NCDHD

PROPOSED FOUR BEDROOM HOME
MLSS CALCULATIONS: HF X FF X PF = 48 X 1.75 X 1.0 = 84'
LEACHNG AREA REQUIRED 787.5 S.F.

PROVIDE 990 S.F. OF LEACHING AREA
3 ~ 110' STONE LEACHING TRENCHES

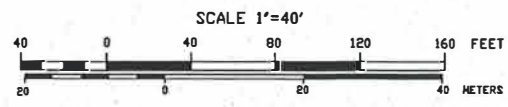
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JAN 27 2026
TOWN OF ELLINGTON
PLANNING DEPARTMENT

S202502

Approved by the Town Planning & Zoning Commission of the Town of Ellington on this ___ day of ___ 20___. In accordance with Section 8-26g of the Connecticut General Statutes, all work in connection with subdivision must be completed by ___ 20__.

Secretary _____ Chairman _____

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". EXISTING BOUNDARY FOR LOT A IS BASED UPON A PREVIOUS A-2 SURVEY, THE NEW BOUNDARY FOR LOT B IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
A. "RESUBDIVISION PLAN PREPARED FOR CRAIG, GARY, KURT, & DEREK SULLIVAN 74 HOFFMAN ROAD, ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC
B. "SEPTIC SYSTEM DESIGN - LOT#2 PREPARED FOR PHILIP & MICHELLE BAHLER PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 9-28-12 SCALE: AS SHOWN"
C. "RECORD DRAWING - LOT#2 PREPARED FOR PHILIP & MICHELLE BAHLER ST.#20 PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 7-18-14 SCALE: AS SHOWN"
 - PARCEL IS IN ZONE RAR.
 - TOPOGRAPHY SHOWN IS DIGITIZED FROM TOWN TOPO.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE _____ L.S. 70285
LICENSE NO. _____

REVISIONS 1/25/25 TEST PIT DATA 10/21/25 PER TOWN COMMENTS 12/9/25 PER FIELD DATA			
RESUBDIVISION PLAN PREPARED FOR PHILIP BAHLER 20 PUNKIN DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT			
DRAWN BY	SCALE	DATE	JOB NO.
R.L.D.	1"=40'	3/25/2025	202503-1



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

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029
www.ellington-ct.gov

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

**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,

Barbra Galovich, Recording Clerk

ELLINGTON PLANNING & ZONING COMMISSION
LIST OF APPRAISERS (REVISED FEBRUARY 2026)

<p>Farm Credit East 240 South Road Enfield, CT 06082 (860)741-4380 (Phone) (860)741-4389 (Fax) Nick.celentano@farmcrediteast.com Nick Celentano</p>	<p>R.P. McDermott Associates, Inc. 11 Mountain Avenue Suite 302 Bloomfield, CT 06002 (860)242-2700 (Phone) (860)242-1530 (Fax) rpmai@snet.net Richard McDermott</p>
<p>Hunter Associates, LLC 772 Farmington Avenue Farmington, CT 06032 (860)677-9646 (Phone) (860)676-9459 (Fax) bruceh@hunterllc.com R. Bruce Hunter</p>	<p>R.F. Hagearty & Associates PO Box 280125 E. Hartford, CT 06128 (860) 432-4457 (Phone) (860) 306-3107 (Cell) Shagearty@hagearty.com</p>
<p>Lily's LLC 1427 Enfield Street Enfield, CT 06082 (860)745-4547 (Phone) (860)253-0223 (Fax) (860)463-9997 dllonghi@aol.com Lori S. Longhi</p>	<p>Joe Hickey 161 Daniel Peck Road East Haddam, CT 06423 (860)271-6505(Phone) jhickey1965@yahoo.com Joe Hickey</p>
<p>Peter Mayock 34 Brookside Drive Wilbraham, MA 01095 (413)567-3580 (Phone) ppmcjm@aol.com Peter Mayock</p>	<p>Elm Realty Advisors, LLC 2264 Silas Deane Highway Rocky Hill, CT 06067 (860)969-4300(Phone) Rquaresima@elmrealtyadvisors.com Rocco Quaresima</p>

FEE-IN-LIEU-OF OPEN SPACE (Excerpt Ellington Subdivision Regulations)

1. In lieu of providing all or part of the open space land, an applicant may, with the Commission's approval, pay a fee. This fee shall not exceed 10% of the fair market value of the land to be subdivided prior to the approval of the subdivision.
2. The fair market value shall be determined by an appraiser jointly selected by the Commission and the applicant, with the cost to be borne by the applicant. The Planning Department maintains a Commission-approved list of appraisers.
3. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved parcels in the subdivision shall be made at the time of sale of each approved parcel of land in the subdivision and placed in a fund which shall be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
4. The Commission encourages the applicant to consider paying the entire fee prior to the filing of the subdivision map on the land records.