



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, MARCH 23, 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/continue)

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. (Hearing continued from 3/2/2026.)
2. Z202601 - Derek Reutter, owner/ applicant, request for a 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. (Opening of hearing tabled from 3/2/2026)
3. Z202602 – Oakridge Dairy, LLC, owner/applicant, request for a Special Permit for a 20x30 farm store at 80 Meadow Brook Road, APN 090-017-0000, in a Rural Agricultural Residential (RAR) Zone.
4. 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.
5. 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.
6. Z202603 – Planning & Zoning Commission, applicant, request for amendment to Zoning Regulation 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).

IV. NEW BUSINESS:

1. Pursuant to correspondence from Gardner & Peterson Associates, LLC, dated March 2, 2026, discuss potential extension of public road to create a private road and three-lot subdivision for 15 Teaberry Lane and APN 126-001-0001, in the Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 2, 2026, Special Meeting Minutes.
2. Report from the PZC Representative/Alternate regarding the Capitol Region Council of Governments Regional Planning Commission meeting on March 5, 2026 (Next Meeting: June 4, 2026)

3. Correspondence/Discussion:

- a. Discuss potential text amendment/strategies to address HB 8002-An Act Concerning Housing Growth and proposal for a Transit-served Large Lot Affordable Residential Overlay from Joe Bovona, Cypress Enterprises.
- b. 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 April 27, 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/87142856262>
Meeting ID: 871 4285 6262
Passcode: 513286

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 871 4285 6262
Passcode: 513286