



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, MARCH 23, 2026, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

MEMBERS PRESENT: CHAIRMAN SEAN KELLY, VICE CHAIRMAN ROBERT SANDBERG, JR., SECRETARY WILLIAM HOGAN (ZOOM), REGULAR MEMBERS F. MICHAEL FRANCIS, MICHAEL SWANSON, SUBHRA ROY, ALTERNATES JEREMIAH WILLIAMS (ZOOM – ARRIVED 7:26 PM) AND RYAN ORSZULAK

MEMBERS ABSENT: REGULAR MEMBER JON MOSER

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

I. CALL TO ORDER: Chairman Kelly called the meeting to order at 7:00 PM.

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: 7:01 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Orszulak

Scott and Kim Wrona, 56 Kibbe Road, were present to represent the application. Scott stated that since the last meeting, a detailed sketch of the property was provided showing a scaled view of the house and proposed garage from the street. Scott reduced the size of the detached garage from 60'x60' to 50'x60' and repositioned it further from the side yard placing more of the accessory building behind the house. The structure will be located 20' from the side property line. The commission appreciated the revisions made by the applicant.

Gina Rossi, 54 Kibbe Road, stated that the proposed garage fits within the neighborhood and is in favor of the application.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS 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.

CONDITIONS:

1. **THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED AS AN INDEPENDENT DWELLING OR TO OPERATE A BUSINESS, WITHOUT FIRST OBTAINING ALL NECESSARY APPROVALS.**
 2. **THE SIZE OF THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE LARGER THAN 50'X60'.**
 3. **THE LOCATION OF THE ACCESSORY STRUCTURE SHALL BE NO CLOSER THAN 20' TO THE SIDE YARD.**
 4. **THE DESIGN OF THE ACCESSORY STRUCTURE SHALL BE CONSISTENT WITH THE BUILDING PHOTOS SUBMITTED BY THE APPLICANT ON FEBRUARY 12, 2026, AND MARCH 16, 2026, AND INCLUDE A STONE BASE CONSISTENT WITH THE PHOTO SUBMITTED ON FEBRUARY 17, 2026.**
2. 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.

Time:7:08 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Orszulak

Derek Reutter, 297 Jobs Hill Road, was present to represent the application. Derek is looking to use the three-season room in the existing house as a meeting room for his mechanical company. Derek is also requesting to erect a detached sign for the business. He stated there will be no outside storage, but he would like to park up to six (6) vehicles within the existing dirt driveway mostly in the area behind the house.

Lisa Houlihan, Town Planner, noted on September 29, 2025, the Commission approved a zone change for the property from Planned Commercial and Rural Agricultural Residential to all Planned Commercial for a future HVAC shop. The zone change was effective October 15, 2025. The conversion from residential to office requires Special Permit approval. The driveway can accommodate parking associated with the proposed office space. Lisa confirmed the detached sign meets size, height, and location requirements, with only landscaping requirements for the sign base remaining to be addressed at the zoning permit stage.

Vice Chairman Sandberg thanked the applicant for keeping his mechanical business in town and complimented him on the site cleanup so far. Derek Ruetter stated he owns two service trucks and would like to have a desk in the three-season room for completing paperwork at some point. There were no public comments regarding the application.

MOVED (SANDBERG), SECONDED (ROY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202601 - Derek Reutter, owner/ applicant, request for Special Permit to use an 12x13 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.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION 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.

CONDITION: DETACHED SIGN IS SUBJECT TO ISSUANCE OF A ZONING PERMIT AND COMPLIANCE WITH SECTION 6.3.7 DETACHED SIGNS OF THE ELLINGTON ZONING REGULATIONS.

3. 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.

Time: 7:16 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Orszulak

Seth Bahler, 17 Birch View Drive, was present to represent the application. Seth explained currently the farm stand is a 12'x20' shed on site and is looking to replace with a larger 20'x30' shed. The new structure will have the same appearance and self-serve format. Seth noted that under the farm stand regulations products can only be sold for six months of the year. He is requesting a special permit to convert to a farm store, which allows year-round sales. Seth stated the existing structures to the side and rear of the existing farm stand will be demolished and the parking area will be cleaned up.

Commissioner Francis inquired about permitting through North Central District Health Department. Seth Bahler noted the project was approved through the Department of Agriculture and the permit will suffice as the facility will be under 600 square feet. Seth will reach out to North Central District Health Department for any other permitting requirements. There were no public comments regarding the application.

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

MOVED (SANDBERG), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION FOR 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.

CONDITION: SHALL MEET ALL APPLICABLE HEALTH CODES.

The commission heard applications S202602 and Z202604 together.

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.

Time: 7:23 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Orszulak

Mark Peterson, Gardner & Peterson, 178 Hartford Turnpike, Tolland, CT, and Marc Barton, 119 East Main Street, Vernon, CT, were present to represent the application.

Mark Peterson explained the parcel is currently 6.06 acres and the owner would like to subdivide into two separate lots consisting of 3.03 acres each. The owner is requesting rear lot approval for his son to construct a dwelling. The lot has a few wetland pockets: two near Martin's Brook to the west side of the L-shape and one on the northern east portion of the lot. Mark stated the Wetlands Agency granted wetland's permit for this application. Mark also explained that the applicant inadvertently filled in some wetlands on the west portion, which the Inland Wetlands Agency addressed.

Lisa Houlihan noted approval from North Central District Health Department, and comments from the Town Engineer confirming no engineering concerns. Mark Peterson said the proposed 56'x40' garage noted on Lot #1 is not part of this application but is on the plan to explain why a rear lot is proposed and the angle of the shared property line; the owner of lot

#1 will seek approval for the detached structure later. Mark explained the new lot will be transferred to a family member for no consideration and is exempt from meeting open space requirements. There were no public comments regarding the application.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS FOR 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.

CONDITIONS:

1. **SUBJECT TO MEETING CONDITIONS OF APPROVAL FOR WETLAND PERMIT #IW202601.**
 2. **ASSESSOR'S PARCEL NUMBER IS SUBJECT TO APPROVAL BY THE ELLINGTON TOWN ASSESSOR'S AND SHALL BE REFLECTED ON THE MAP PRIOR TO RECORDING ON THE LAND RECORDS.**
 3. **THE STREET NUMBER IS SUBJECT TO APPROVAL BY THE ELLINGTON BUILDING OFFICIAL AND SHALL BE REFLECTED ON THE MAP PRIOR TO RECORDING ON THE LAND RECORDS.**
 4. **ALL LEGAL DOCUMENTS (E.G. CONSERVATION EASEMENT, RECORDING MAPS, ETC.) ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN ATTORNEY.**
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.

Time: 7:23 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Orszulak

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE FOR 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 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).

Time: 7:34 PM

Seated: Kelly, Sandberg, Hogan, Francis, Swanson, Roy, and Williams

The commission discussed the proposed amendments to the zoning regulations regarding backyard poultry. The amendment adds the minimum lot size requirement from 20,000 to 10,000 square feet. Property of 20,000 square feet and up to three acres allow for eight (8) backyard poultry. Property 10,000 square feet to 20,000 square feet allow up to four (4) backyard poultry. Any structure will need to meet the new setback requirements of 20 feet from the side and rear property lines and 35 feet from the front property lines.

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

MOVED (SANDBERG), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE FOR 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). **EFFECTIVE DATE: APRIL 1, 2026.**

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.

The commission discussed a potential road extension and subdivision plan to create three new lots at the end of Teaberry Lane. The commission expressed concerns about extending the cul-de-sac beyond current regulations and preferred a private driveway approach for access to potentially two new lots.

2. S202603 – Dennis & Jaqueline Clavet, owner, Gardner & Peterson Associates, LLC, applicant, request for a subdivision of 26.22 acres to create thirteen (13) new lots on property located at 79 Crane Road, in a RAR (Rural Agricultural Residential) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MONDAY, APRIL 27, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202603 – Dennis & Jaqueline Clavet, owner, Gardner & Peterson Associates, LLC, applicant, request for a subdivision of 26.22 acres to create thirteen (13) lots on property located at 79 Crane Road, in a RAR (Rural Agricultural Residential) Zone.

3. Z202605 –Dennis & Jaqueline Clavet, owner, Gardner & Peterson Associates, LLC, applicant, request for a Special Permit to allow one (1) rear lot in association with a subdivision of 26.22 acres (S202603) on property located at 79 Crane Road, in a RAR (Rural Agricultural Residential) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MONDAY, APRIL 27, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202605 –Dennis & Jaqueline Clavet, owner, Gardner & Peterson Associates, LLC, applicant, request for a Special Permit to allow one (1) rear lot in association with a subdivision of 26.22 acres (S202603) on property located at 79 Crane Road, in a RAR (Rural Agricultural Residential) Zone.

V. OLD BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 2, 2026, Special Meeting Minutes.
MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE MARCH 2, 2026, SPECIAL MEETING MINUTES AS WRITTEN.
2. 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.

Lisa Houlihan, Town Planner, referred to the memo dated March 19, 2026, pertaining to Public Act 25-1, Housing Bill 8002, an Act Concerning Housing Growth, passed in November of 2025. Lisa highlighted the Act requires middle housing in commercial zones as of right. Lisa stated the Capitol Region Council of Governments (CRCOG) provided a Housing Growth Plan Flow Chart that outlines due dates and decision points. Commissioners will continue discussion at next month's meeting. No motions or decisions were made on the topic.

- 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).

BY CONSENSUS, TABLED DISCUSSION TO THE NEXT PLANNING AND ZONING COMMISSION MEETING.

VII. ADJOURNMENT:

MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:18 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk