



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

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**PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
MONDAY, MARCH 2, 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: CHAIRMAN SEAN KELLY, VICE CHAIRMAN ROBERT SANDBERG, JR. (VIA ZOOM), SECRETARY WILLIAM HOGAN (VIA ZOOM), REGULAR MEMBERS F. MICHAEL FRANCIS, MICHAEL SWANSON, JON MOSER, SUBHRA ROY, ALTERNATES JEREMIAH WILLIAMS (VIA ZOOM) AND RYAN ORSZULAK**

**MEMBERS ABSENT: NONE**

**STAFF PRESENT: BARBRA GALOVICH, RECORDING CLERK**

**I. CALL TO ORDER:** Chairman Kelly called the meeting to order at 7:01 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, Moser and Williams

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

Scott Wrona provided the commission with revised photos of the proposed detached garage and a sample of stone to be used on the base of the exterior of the building. Chairman Kelly stated the commissioners from the last meeting were looking to discuss the proposed size and location of the structure.

Secretary Hogan provided an analysis of past Special Permits granted by the commission pursuant to Ellington Zoning Regulation Section 3.1.3. Secretary Hogan reviewed past approvals for accessory structures and found that the proposed 3,600 square foot garage was significantly oversized compared to similar approvals, particularly given the 1.48-acre lot size. Secretary Hogan identified that the proposed structure's ratio of accessory to primary structure (2.47%) was much higher than other approved structures. Secretary Hogan expressed concerns about the impact on property values in the neighborhood and stated he could not vote in favor of the 3,600 square foot proposal. The discussion also revealed that the architectural drawings shown might not accurately represent the proposed 60-foot width of the building, as they were based on a different size reference.

Vice Chairman Sandberg asked if the structure would have the two overhang doors as shown on the provided color rendering. Scott Wrona noted the color rendering is not the exact size of the proposed structure and was provided to the commission as a proposed idea and color scheme. Alternate Williams stated the 60x60 structure is too large for the parcel and would feel more comfortable with approving a 45x60 detached garage. Most members expressed support for a smaller size and suggested a maximum of 2,400 square feet (40x60) maybe with a lean-to.

Patricia Schuiten, 68 Kibbe Road, a neighbor and real estate professional, testified in favor of the application, stating it would enhance property value and not negatively impact the neighborhood. Patricia noted the owner's property is well maintained and stated when driving by the house it sits further back and is not right on the road.

Gina Rossi, 54 Kibbe Road, stated the owner has a lot of vehicles and equipment and would rather see the detached garage than the temporary structures that are currently on the property.

Scott Wrona stated the existing shed at the end of the driveway will be removed and may consider decreasing the size of the proposed detached garage to 50x60. Scott's intention is to be able to have enough room to be able to drive through the structure to the back portion of the parcel. Secretary Hogan noted the septic system's leach field is in proximity and cautioned about driving over the leach fields. Scott Wrona stated the gallsies of the leach field are made of concrete.

Alternate Williams brought up the arborvitaes screening the property from the neighbors. Scott Wrona stated the arborvitaes are currently 16' in height and should mature to 32' in height. Vice Chairman Sandberg requested a new rendering showing what the structure will look like in accordance with the proposed size. Secretary Hogan would like a list of equipment/vehicles to be stored within the detached garage.

The commission was divided on whether to approve the current 60x60 proposal, with some members favoring it and others opposing it. After extensive discussion about aesthetics, property values, and practical considerations, the commission decided to continue the decision until the next meeting on March 23rd, requesting updated plans and renderings from the applicant.

**MOVED (SWANSON), SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO MONDAY, MARCH 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. 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.

**Time:** 7:49 pm

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

Timothy Schneider, 15 Blueberry Circle, was present to represent the application.

Timothy Schneider explained the property is currently 29.49 acres and would like to subdivide the land for a single-family dwelling. Timothy showed a portion of the land will be deeded to his son who resides at 470 Somers Road and showed the proposed location of the new dwelling. Timothy noted the remainder of the land will continue to be used for agricultural uses.

The proposed activity has been reviewed and approved by North Central District Health Department and the Inland Wetlands Agency. Timothy is working with the Army Corp of Engineers on obtaining that approval.

Lane Resnik, 3 Willie Lane, neighbor of the applicant, is in favor of the proposed application.

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

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

**Condition(s):**

1. A note shall be placed on the plan complying with Subdivision Regulation 4.18.7(1)-Exemption.
2. All post-approval documents (e.g. easements, filing mylars, etc.) are subject to review and approval by the Ellington Town Attorney.
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.

**Time:** 7:55 pm

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

Jacob Sanstrom is looking to construct a 30x50 detached garage for storing vintage cars and having the ability to work on personal vehicles, as well. Jacob provided a color rendering of the proposed structure being red with white trim. Chairman Kelly asked if the detached structure would have any utilities, Jacob noted the structure would have electric only at this time. There were no public comments regarding the application.

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

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

**Condition(s):**

1. The detached accessory storage structure shall not be used as an independent dwelling or to operate a business, without first obtaining all necessary approvals.
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.

Chairman Kelly noted the Planning Department received an email from Derek Reutter requesting to table the opening of the public hearing to March 23, 2026, and a copy was presented to the commissioners before the meeting.

**MOVED (SWANSON), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO TABLE OPENING OF THE PUBLIC HEARING TO MONDAY, MARCH 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT 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. 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.

**Time:** 8:05 pm

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

Chairman Kelly stated the request is to modify a previously approved subdivision plan by the Commission on April 28, 2025, and two ninety-day extensions were granted on July 28, 2025, extending approvals to February 9, 2026. However, the 2025 approval lapsed prior to all legal documents being finalized and action taken by the Board of Selectmen. The applicant is working to complete these steps but needs additional time. There were no public comments regarding the application.

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

**MOVED (SWANSON), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) FOR 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.

**CONDITION(S):**

1. Subject to conditions of approval from April 28, 2025, and completing all post approval requirements prior to lapse of approval.

#### **IV. NEW BUSINESS:**

1. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING 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.
2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING 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).

3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 23, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING 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.
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 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.

**MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 28, 2026, SPECIAL MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:

- a. Approval of revised list of Appraisers.

**MOVED (FRANCIS), SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE THE LIST OF APPRAISERS WITH A REVISION DATE OF FEBRUARY 2026.**

- 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.

**BY CONSENSUS, tabled discussion to the next Planning and Zoning Commission meeting.**

- 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).

**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 8:12 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk