



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, APRIL 27, 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. 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.
2. 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.

IV. NEW BUSINESS: None at the time of posting the agenda.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 23, 2026, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Discuss potential text amendment to address HB 8002-An Act Concerning Housing Growth.
 - b. Discuss potential 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 May 18, 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/86264299709>
Meeting ID: 862 6429 9709
Passcode: 333574

Join Zoom Meeting by phone:
1-646-558-8656
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Passcode: 333574