



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, APRIL 27, 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., SECRETARY WILLIAM HOGAN, REGULAR MEMBERS F. MICHAEL FRANCIS, MICHAEL SWANSON, SUBHRA ROY, AND ALTERNATE JEREMIAH WILLIAMS (ARRIVED @ 7:07PM)

**MEMBERS ABSENT:** REGULAR MEMBER JON MOSER AND ALTERNATE RYAN ORSZULAK

**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):** The commission heard applications S202603 and Z202605 together.

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.

**Time: 7:00 pm**

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

Eric Peterson, P.E., Gardner & Peterson Associates, LLC, 178 Hartford Avenue, Tolland, CT and Dennis and Jacqueline Clavet, 189 Mountain Street, Ellington, CT were present.

Eric Peterson presented plans for a 26-acre parcel to create 13 new lots in a residential (RAR) zone. The proposal includes lots with at least 135 feet of frontage and 40,000 square feet, along with public water and on-site septic systems. Eric addressed concerns about intersection safety and noted the development would include 35 street trees and proper erosion controls. Eric noted the submitted drainage analysis, the two existing culverts, and explained converting from cornfields to lawns reduces runoff. Eric reviewed the single rear lot and explained the proposed open space plan for the 59 acres for the three separate parcels owned by the developer. Eric reviewed an intersection analysis to create a safer connection between Abbott Road and Broad Brook Road.

Eric Peterson showed the commission three options for open space dedication and lot configurations across 26 total lots. The third proposal includes 11 acres of land and would enable the relocation of the northern portion of Abbott Road (currently an unimproved section of road) and stormwater management. The proposal totals over 10% of both overall and buildable land. The commission was informed that future phases would include additional lots and modifications to the rear lot, requiring separate applications.

Lisa Houlihan, Town Planner, noted the Commission received a copy of the subdivision and special permit applications; Gardner & Peterson narrative, stormwater management report and watershed maps, and subdivision/development/open space plans; letter from Richard Zulick, Certified Forester and Soil Scientist, confirming no onsite wetlands; conceptual approval from North Central District Health Department for septic systems for four bedroom homes for lots 1-13; memo from the Conservation Commission regarding open space; comments from the Local Traffic Authority, and GIS aerial map. Lisa noted the three different open space proposals: the 1st open space proposed was presented to the Conservation Commission (map dated 2/3/26, and attached to CC memo), the 2nd open space proposal (map dated 3/17/2026), and 3rd open space proposal (map revised 4/21/26). There is significant concern regarding the existing intersection of Abbott and Broad Brook Roads and the basis for seeking an open space land set-aside, versus fee-in-lieu-of land, to enable the relocation of this intersection at some undetermined time in the future. Sightline analysis has been done by Gardner & Peterson Associates, LLC to determine if relocating the intersection to the west improves sightlines and meets engineering standards.

Discussion centered around drainage concerns, with residents expressing concerns about ponding and water runoff affecting local roads. Eric Peterson addressed septic system requirements, noting that soil testing had been reviewed by North Central District Health Department (NCDHD) and that proper separation distances from groundwater would be maintained. An abandoned irrigation well on Lot 9 will be removed and reviewed by NCDHD. Traffic safety concerns were raised regarding the intersection of Crane Road and Broad Brook Road, though no formal traffic study was required for the 13-house development.

Secretary Hogan asked if there would be any ponding near the proposed septic systems and if any fill would be imported, Eric Peterson noted that NCDHD has no concerns about ponding and no fill will be brought onto the parcel.

Michael Prouty, 25 Broad Brook Road, stated he feels the proposed project will cause more drainage onto his property, and inquired about a stone catch basin to be installed on the proposed lot across the street. Michael said the drainage problem is occurring now and is eroding his property. Eric Peterson showed the location of the existing catch basins along the road. Eric noted there is a well vault structure located along the road in front of Lot #9 that will be abandoned and reiterated that peak flow will not be increased. In response to Vice Chairman Sandberg, Michael explained he has not spoken to the Town about the culvert and drainage.

Dennis Milanovich, 70 Crane Road, inquired about fire hydrants. Lisa Houlihan, Town Planner, stated the Ellington Fire Marshal anticipates at least one fire hydrant to be installed.

David Olender, 69 Crane Road and 220 Abbott Road, is in favor of the subdivision. David noted the culvert between 69 and 79 Crane Road has been rebuilt and works well. Perry Dikeman, 76 Crane Road, noted there are some ponding issues and inquired about public water being installed along Crane Road. Eric Peterson noted public water will be extended to the proposed subdivision in the grass shoulder on the east side of Crane Road. Perry Dikeman asked who would be responsible for the cleaning out of the septic systems, Eric said the task would be each owner's responsibility.

Dana Steele, Town Engineer, confirmed that there appears to be enough space to move septic systems if needed, though this might require pumping if moved uphill. The discussion highlighted drainage issues, particularly regarding puddling in backyards due to flat lot conditions and water collecting in low areas. Dennis Clavet stated Wes from North Central District Health Department was on site and determined where the best locations would be for the septic systems and leach fields for each proposed lot.

The group focused on a culvert issue on Broad Brook Road during heavy storms. Dana Steele, Town Engineer, clarified that while the development wouldn't worsen the existing water flow problem, it would be the town's responsibility to address the issue, not the applicants. The group also discussed different options for open space dedication, with option 3 being preferred as it provides open space land in one location and the option to relocate Abbott Road.

**MOVED (HOGAN), SECONDED (ROY) TO CONTINUE THE PUBLIC HEARING TO MONDAY, MAY 18, 2026 FOR 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.

Discussion ensued; Secretary Hogan withdrew the motion to continue to May 18, 2026.

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

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

**CONDITION(S):**

1. **ASSESSOR PARCEL NUMBERS ARE SUBJECT TO APPROVAL BY THE ELLINGTON TOWN ASSESSOR AND SHALL BE REFLECTED ON THE MAP PRIOR TO RECORDING ON THE LAND RECORDS.**
  2. **THE STREET NUMBERS ARE SUBJECT TO APPROVAL BY THE ELLINGTON BUILDING OFFICIAL AND SHALL BE REFLECTED ON THE MAP PRIOR TO RECORDING ON THE LAND RECORDS.**
  3. **THE PROVISIONS OF SUBDIVISION REGULATIONS 4.18 OPEN SPACE SHALL BE MET. OPEN SPACE LAND SET-ASIDE IS SUBJECT TO ACCEPTANCE BY THE ELLINGTON BOARD OF SELECTMEN. THE APPLICANT IS RESPONSIBLE FOR SEEKING BOARD ACCEPTANCE.**
  4. **ALL LEGAL DOCUMENTS (E.G. CONSERVATION EASEMENT, OPEN SPACE DEED, RECORDING MAPS, ETC.) ARE SUBJECT TO REVIEW BY COUNSEL FOR THE TOWN.**
  5. **SUBJECT TO THE APRIL 27, 2026, MEMO FROM THE TOWN ENGINEER.**
  6. **SUBJECT TO ABANDONING THE OLD WELL/IRRIGATION STRUCTURE ON LOT# 9 WITH OVERSIGHT BY NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.**
  7. **COMMISSION APPROVED OPEN SPACE OPTION #3 AS SHOW ON PLAN DATED APRIL 21, 2026.**
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.

**Time: 7:00 pm**

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

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

**MOVED (SANDBERG), SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE 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:**

**BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202606** – Chatka Aborn Ruggiero, owner/ Guy & Jean Burns, applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations request for Special Permit for a 50'x60' detached garage for more than three cars at 267 Sandy Beach Road, APN 128-018-0000, in a Lake Residential (LR) Zone.

**V. OLD BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of March 23, 2026, Regular Meeting Minutes.  
**MOVED (FRANCIS), SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE MARCH 23, 2026, REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence/Discussion:  
a. Discuss potential text amendment/strategies to address HB 8002-An Act Concerning Housing Growth.

Lisa Houlihan, Town Planner, presented information about new housing legislation requiring middle housing (2-9 units) to be allowed as-of-right in commercial and mixed-use zones. The Town may elect to work with the Capital Region Council of Governments (CRCROG) when developing a housing growth plan within the next year and a half.

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).

No motions or decisions were ensured.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:40 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk