



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786
TOWN OF ELLINGTON
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www.ellington-ct.gov

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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 18, 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. 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.

IV. NEW BUSINESS:

1. S202602 – Steven Barton, owner/ Marc Barton, applicant, request for one 90-day extension for filing of subdivision plans approved March 23, 2026, for a two-lot re-subdivision (1 existing) 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 April 27, 2026, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Review of proposed solar arrays for Shores property on School House and Newell Hill Roads.
 - b. Discuss draft text amendment to create new regulations for Transit Community Middle Housing Developments.
 - c. 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 June 22, 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/82496117555>
Meeting ID: 824 9611 7555
Passcode: 437166

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 824 9611 7555
Passcode: 437166