



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

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**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 18, 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: SECRETARY WILLIAM HOGAN (ACTING CHAIRMAN), REGULAR MEMBERS, MICHAEL SWANSON (LEFT @8:30 PM), SUBHRA ROY, AND ALTERNATES JEREMIAH WILLIAMS (VIA ZOOM) AND RYAN ORSZULAK

MEMBERS ABSENT: CHAIRMAN SEAN KELLY, VICE CHAIRMAN ROBERT SANDBERG, JR., REGULAR MEMBERS F. MICHAEL FRANCIS AND JON MOSER

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

I. CALL TO ORDER: Secretary Hogan called the meeting to order at 7:10 pm.

II. PUBLIC COMMENTS (On non-agenda items): None

MOVED (ROY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO AMEND THE AGENDA TO ADD NEW BUSINESS, ITEM #2 FOR S202502 – Philip Bahler, owner/applicant, request for one 90-day extension for filing of subdivision plans associated with commission approval granted March 2, 2026, to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

III. PUBLIC HEARING(S):

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.

Time: 7:11pm

Seated: Hogan, Swanson, Roy and Orszulak

Guy Burns, 9 Lake Lane, was present to represent the application. Guy would like to build a 50' x 60' detached garage for storing personal items like boats, snowmobiles, motorcycles, and antique cars at 267 Sandy Beach Road.

Secretary Hogan noted this application has a unique circumstance; Guy Burns has not yet purchased the property. Guy stated, in the future, he would like to demolish the existing home and rebuild it taking into consideration the need for a new driveway, possible tree removal, setbacks and well location.

Secretary Hogan stated the lot size is slightly larger than previously considered applications. He noted the project may require cutting of trees and he'd like to seek buffering/screening measures be provided due to the barn's proximity to the existing house and church property. Guy Burns stated the dwelling would be rented for now and he will hire a Land Survey to complete a survey of the property. The commission reviewed possible conditions including language stating the garage cannot be used as an independent dwelling or for business operations without proper approvals, that the permit will not become effective until after the land transfers, and final structure locations and building specifications must be submitted for review by the Planning & Zoning Commission. There were no public comments regarding the application.

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

MOVED (HOGAN) SECONDED (ORSZULAK) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) 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.

CONDITION(S):

- 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.**
- 2. THE SPECIAL PERMIT SHALL NOT BE FILED ON THE LAND RECORDS AND BECOME EFFECTIVE UNTIL AFTER THE APPEAL PERIOD AND THE SALE OF LAND HAS TRANSFERRED FROM RUGGIERO TO BURNS.**
- 3. THE APPLICANT SHALL SEEK MODIFICATION OF SPECIAL PERMIT FOR REVIEW OF EXTERIOR DESIGN ELEMENTS, FINAL LOCATION OF THE GARAGE/BARN AND SCREENING/LANDSCAPE DETAILS BY THE PLANNING AND ZONING COMMISSION.**

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.

MOVED (SWANSON) SECONDED (ROY) AND PASSED UNANIMOUSLY TO GRANT ONE NINETY (90) DAY EXTENSION FOR FILING OF MYLARS TO SEPTEMBER 19, 2026, FOR 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.

2. S202502 – Philip Bahler, owner/applicant, request for one 90-day extension for filing of subdivision plans approved March 2, 2026, to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

MOVED (SWANSON) SECONDED (ORSZULAK) AND PASSED UNANIMOUSLY TO GRANT ONE NINETY (90) DAY EXTENSION FOR FILING OF MYLARS TO AUGUST 29, 2026, FOR S202502 – Philip Bahler, owner/applicant, request for one 90-day extension for

filing of subdivision plans approved March 2, 2026 to create one new lot at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of April 27, 2026, Regular Meeting Minutes.

MOVED (SWANSON), SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE APRIL 27, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Review of proposed solar arrays for Shores property on School House and Newell Hill Roads.

The commission discussed a large solar proposal on some of the Johnny Appleseed orchard property on Schoolhouse Road and Newell Hill Road, with members expressing concerns that setback requirements be met. The commission expressed disapproval for converting longstanding active farmland for large-scale solar arrays. The commission requested Lisa Houlihan, Town Planner, draft comments opposing the project and emphasizing that local regulations be met and recommending that any approved solar array be at least 200 feet from property lines with transformers and inverters kept 200 feet or more from property lines and that soundproofing be required. Lisa anticipates the commissions letter to be part of the information submitted to the Connecticut Siting Council during the petition review process.

MOVED (ORSZULAK), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO SUBMIT WRITTEN COMMENTS FROM THE PLANNING & ZONING COMMISSION TO THE CONNECTICUT SITING COUNCIL FOR PROPOSED SOLAR ARRAYS ON SCHOOL HOUSE ROAD AND NEWLL HILL ROAD.

- b. Discuss draft text amendment to create new regulations for Transit Community Middle Housing Developments.

The commission reviewed proposed regulations for middle housing developments. They discussed standards for commercial zones for housing developments containing 2-9 dwelling units, including setback requirements, parking standards, and building height limitations.

Lisa Houlihan, Town Planner, explained the term "transit community middle housing" is the technical term for middle housing listed in statute, but the type of development is not necessarily transit oriented. The group agreed to remove "transit community" from the terminology and proceed with "middle housing development" instead. They reviewed specific standards including lot size requirements, building height limits, setbacks, and parking requirements, and suggested a 38-foot maximum building height like height limits in other sections of the regulations. The commission discussed landscaping provisions including perimeter screening (e.g. shrub rows or fencing) when middle housing is adjacent to existing single-family homes or single-family housing zones.

- 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).

The commission discussed whether to implement size limits for accessory structures, with some commissioners expressing concerns about government overreach and supporting flexible regulations for large structures. Discussion will continue next month.

VII. ADJOURNMENT:

MOVED (HOGAN) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:44 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk