



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786
TOWN OF ELLINGTON
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ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, JULY 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 for items 1, 2, 4 & 5 and hearings may commence. Notice requirements NOT met for item #3, opening of hearing shall be postponed to next meeting.)

1. S202604 – Mannarino Builders Inc., owner/ Gardner & Peterson Assoc., LLC, applicant, request for a fourteen (14) lot subdivision of a 28.79-acre parcel at 53 Wapping Wood Road, APN 005-006-0000, in a Residential (R) Zone.
2. S202605 – Dennis & Jacqueline Clavet, owner/ Gardner & Peterson Assoc., LLC, applicant, request for a three (3) lot re-subdivision (1 existing) of a 11.71-acre parcel approved as lot 6, 85 Crane Road, APN 087-009-0007, via subdivision application S202603 approved April 27, 2026, in a Rural Agricultural Residential (RAR) Zone.
3. Z202607 – David Wittig, owner/Sylvia D. Reid, applicant, request for Special Permit for a food truck at 3 Jobs Hill Road, APN 072-003-0000, in the Planned Commercial (PC) Zone.
4. Z202608 – Roger Moser, owner/ Brent Moser, applicant, request for a Special Permit to allow contractor rental space within an existing storage building at 43 Lower Butcher Road, APN 018-020-0000, in an Industrial Park (IP) Zone.
5. Z202609 – Planning & Zoning Commission, applicant, pursuant to Public Act 25-1 – An Act Concerning Housing Growth, proposed amendments to the Ellington Zoning Regulations to add new Section 3.7 - Middle Housing Development; Article 4.1 – Permitted Uses in Commercial Zones; Section 6.2.3 Off Street Parking Requirements; Section 6.6 Access Management, Section 8.2 – Site Development Plan Standards and Procedures, and Section 10.2 Definitions.

IV. NEW BUSINESS:

1. Z202610 - Pursuant to referral from the Board of Selectmen on July 13, 2026, request for Connecticut General Statute §8-24 review for an offer to purchase 138 Windermere Avenue, APN 026-017-0000, a 0.44-acre town-owned parcel in the Industrial (I) Zone.
2. Request for a ninety (90) day extension for filing of mylars for subdivision approved April 27, 2026, S202603 - Dennis Clavet, owner, Gardner & Peterson Associates, LLC, applicant, division of 26.22 acres for thirteen (13) lots for 79 Crane Road, in a RAR (Rural Agricultural Residential) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of June 29, 2026, Special Meeting Minutes.
2. Correspondence/Discussion:
 - a. Report from the PZC Rep regarding the Capitol Region Council of Governments Regional Planning Commission meeting on March 5, 2026. (Next Meeting: September 3, 2026)
 - b. "Towns banning data centers before they get proposed" *Journal Inquirer*, July 6, 2026, and copy of moratorium from Town of Morris, CT.
 - c. CT Planning Professionals email dated July 6, 2026 – PZC – affordable housing questions (not related to recent housing legislation).

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for August 24, 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/84810154244>
Meeting ID: 848 1015 4244
Passcode: 438277

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 848 1015 4244
Passcode: 438277