



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

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, AUGUST 24, 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. 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.
2. S202606 – Fifty (50) West Road, LLC, owner/applicant, request for a three lot resubdivision for 50 West Road, APN 019-005-0000, in the Commercial (C) and Industrial Park (IP) Zones.
3. Z202611 – Fifty (50) West Road, LLC, owner/applicant, request for a Special Permit for one rear lot for 50 West Road, APN 019-005-0000, in the Commercial (C) and Industrial Park (IP) Zones.
4. Z202520-2026 - Town of Ellington, owner/Ellington Little League, applicant, request for modification to Special Permit to extend athletic lighting hours for field M2 and Lisa's field on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) 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. (Continued from July 27, 2026 meeting.)

IV. NEW BUSINESS:

1. S202602 – Steven Barton, owner/ Marc Barton, applicant, request for a second 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 July 27, 2026, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Continued discussion regarding data centers (Attachments: Groton, CT – Data Center Zoning Regs; Morris, CT – Data Center Zoning Reg Moratorium; Wallingford, CT – Data Center Zoning Regs; DCD Article, June 29, 2023 – Groton, CT; Datacentermap.com Map.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for September 28, 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/85710239379>
Meeting ID: 857 1023 9379
Passcode: 560089

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 857 1023 9379
Passcode: 560089