



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

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**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 24, 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, AND SUBHRA ROY

MEMBERS ABSENT: REGULAR MEMBER JON MOSER, ALTERNATES JEREMIAH
WILLIAMS AND RYAN ORSZULAK

STAFF PRESENT: LISA HOULIHAN, TOWN PLANNER AND ASHLEY DUBOIS,
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 HEARINGS: (Notice requirements met and hearings may commence.)

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.

Time: 7:00 PM

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

Pastor Attorney Sylvia D. Reid, owner/ applicant, 82R Burnside Avenue, East Hartford, was present to represent the application.

Sylvia Reid shared the Special Permit is for an 8'x10' food trailer to serve breakfast sandwiches and lunch offerings. The food trailer will occupy a designated small area of an existing driveway at 3 Jobs Hill Road. Approval by current owner is complete and permit processing is underway from the North Central District Health Department. The driveway is safe for a pull-in and pull-out traffic flow, minimizing any disruption to local traffic, with no anticipated parking issues.

Chairman Kelly inquired about a garbage and recycling system, Sylvia Reid confirmed it is a requirement, along with offering hand sanitizer as well. All food will be created by the owner/ applicant within the food trailer for sanitary concerns.

Vice Chairman Sandberg confirmed hours of operation to three days a week, generally from 7 AM to 2 PM, but offered flexibility to remove the 'three days a week' stipulation. Additionally, Vice Chairman Sandberg offered more flexibility to remove number of employees listed for changes for future operations. Vice Chairman Sandberg also confirmed an awning will be provided for customers if inclement weather arises.

Secretary Hogan asked if the trailer is hauled to the operating site each day or if it will be permanently parked at 3 Jobs Hill Road. Sylvia Reid responded that the food trailer will only be present at that site during open operation. Secretary Hogan followed up about proper signage for the business and Reid confirmed signage will be visible and utilized under Ellington Zoning Regulations.

Commissioner Roy inquired if there will be a gas grill in operation or any other fire requirements or clearance needed to operate. Reid responded the trailer is equipped with propane via a propane canister attachment.

Lisa Houlihan, Town Planner, confirmed with Sylvia Reid the food trailer is inspected and regulated by the health department. Reid confirmed and stated the food trailer was purchased from East Hartford, CT and was designed to pass the East Hartford Health Department standards. Lisa reviewed the proposed conditions for the application. There were no public comments regarding the application.

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

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

CONDITION(S):

- 1. PRIOR TO OPERATION, ALL REQUIRED APPROVALS SHALL BE OBTAINED FROM NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.**
- 2. SEATING SHALL NOT BE LOCATED IN PARKING AREAS.**
- 3. HOURS OF OPERATION ARE APPROVED GENERALLY FOR 7AM TO 2 PM SEVEN DAYS A WEEK.**
- 4. SIGNAGE SHALL BE IN ACCORDANCE WITH THE ELLINGTON ZONING REGULATIONS.**

APPLICATIONS S202606 AND Z202611 MAY BE HEARD SIMULTANEOUSLY.

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.

Time: 7:12 PM

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

Chris Skinner, Fifty (50) West Road, LLC, 2 Center Square, East Longmeadow, MA, and Guy Hesketh, P.E., FA Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT were present.

Guy Hesketh presented the request for a three-lot resubdivision of a 26.9-acre parcel at 50 West Road, APN 019-005-0000. In conjunction, a special permit is requested for one rear lot in the Commercial and Industrial Park office zones. The parcel has direct frontage on the eastern side of West Road (Route 83), with a narrow extension stretching to Lower Butcher Road. The zoning boundary sits 500 feet back from West Road, designating the front portion as commercial and the remaining rear portion as industrial park. Lot 1 comprises 2.6 acres and

Lot 2 comprises 3.7 acres, both with primary access off Route 83. Lot 3 comprises of slightly over 9 acres, designed specifically as a rear lot with frontage and access via Lower Butcher Road. The remaining balance of the parcel would be merged with 43 Lower Butcher Road. No active construction or site development is being proposed at this time.

Guy Hesketh noted, per regulations, the proposal includes an access easement for a common entrance between lots 1 and 2, and additional easements for utility and drainage. Furthermore, an additional easement for storm drain construction on the shared driveway allows stormwater drainage to the Hockanum River. Site plans were edited to show a required 100-foot front yard on the portion of the rear parcel facing Lower Butcher Road. An existing easement for drainage previously obtained by the last parcel owner was transferred upon purchase and will be utilized to handle runoff. Furthermore, Chris Skinner stated that a drainage easement was granted to the State of Connecticut during previous negotiations for a master sidewalk plan to formally record an unrecorded stormwater discharge. It is noted stormwater runoff currently flows across the parcel, discharging into an existing 24-inch pipe inlet, ending in the Hockanum River, and prescriptive rights to the inlet still stand. The proposal included an adjustment with easement lines to allow the turning radius for larger trucks entering the industrial lot, maintained by the owner, and the drive would be shared by 43 Lower Butcher Road and Lot 3.

Lisa Houlihan, Town Planner, noted a summary of staff review is provided below and to the applicant. There were no public comments regarding the applications.

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

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) FOR 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.

CONDITION(S):

THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LEGAL DOCUMENTS REQUIRED TO EXECUTE THE PLAN, AND SAID DOCUMENTS ARE SUBJECT TO REVIEW AND ACCEPTANCE BY THE ELLINGTON TOWN ATTORNEY.

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.

Time: 7:12 PM

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

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

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) FOR 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.

CONDITION(S):

THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LEGAL DOCUMENTS REQUIRED TO EXECUTE THE PLAN, AND SAID DOCUMENTS ARE SUBJECT TO REVIEW AND ACCEPTANCE BY THE ELLINGTON TOWN ATTORNEY.

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.

Time: 7:31 PM

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

Todd Hany, Vice President and Facilities Coordinator, Ellington Little League, was present.

Todd Hany represented the request for modification to the existing Special Permit and noted the permit was utilized twice in the past year long trial, once to 9:30 PM and once until 10:00 PM. Hany noted that along the utilization is small, but the impact is significant and the Ellington 12-year-old AllStar team won the district this year for the first time in 10 years. Hany requested standing permission for special use after completion of trial period.

Chairman Kelly noted no public complaints were filed with either the Land Use Office or Public Works Office.

Vice Chairman confirmed lighting use will only be permitted for Fridays and Saturdays from 9:00 PM to 10:00 PM only. Hany confirmed that is all that is requested.

Chairman Kelly opened the item for public comment. Kevin Schmidt, 16 Hatheway Road, inquired if the use will be permitted for every Friday and Saturday nights, which Hany responded the request is for any Friday or Saturday night when needed.

David Guyer, 10 Hathaway Road, shared no complaints but requested if made a permanent utilization, language in the approval that any future lighting adjustments would require the proper setback, noise barriers, etc. that are not currently in existence between Hathaway Road and the fields listed in Tedford Park, particularly for other potential future requests. Lisa Houlihan, Town Planner, responded if another sports organization required the same usage, the process would begin again for that specific situation, and the commission is unable to grant permission to future spectacle changes. Guyer responded asking how homeowners will have those types of contingencies put in place for future changes. Lisa answered that could come as a commitment from the Board of Selectman to improve capital funding for projects and encouraged the homeowner to speak with the First Selectman and Town Administrator regarding this topic.

MOVED (HOGAN), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

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

CONDITION:

THE LIGHTS SHALL BE SHUT OFF AT 10:00 PM ON FRIDAY AND SATURDAY NIGHTS.

5. Z202603 – 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.

Time: 7:47 PM

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

Commissioners received revised copies of Public Act 25-1 with edits from Secretary Hogan, Town Attorney, and Lisa Houlihan, Town Planner. Edits and language changes were discussed and of notable discussions, under section 3.7.6 General Conditions and Considerations, letter c, indicating no more than two bedrooms allowed per unit, was raised by Town Attorney. Commissioners discussed options and concluded raising the limit to three bedrooms and returning the change to the Town Attorney. Additionally, notable discussion revolved around 3.7.7 General Procedural Requirements, item 1. Landscaping, Buffering and Green Space. Commissioners and Lisa discussed possible buffer options requirements, largely abutting residential zoned areas, including buffer length and material.

BY CONSENSUS, CONTINUED THE PUBLIC HEARING TO MONDAY, SEPTEMBER 28, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR Z202603 – 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. 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.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO GRANT A (90) DAY EXTENSION FOR FILING OF MYLARS TO NOVEMBER 10, 2026, FOR 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.

2. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 28, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202612 – MCG Ellington, LLC, owner/National Sign Corporation, applicant, request for attached and detached signage for the Dollar General Store at 180 West Road, APN 046-003-0003, in the Planned Commercial (PC) Zone.**
3. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 28, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202613 – Paul Guarino, owner/applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations request for Special Permit for a 40'x40' with a 10'x40' lean-to detached garage for more than three cars at 9 Hatheway Road, APN 080-041-0000, in a**

Rural Agricultural Residential (RAR) Zone.

4. **BY CONSENSUS, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR SEPTEMBER 28, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202614** – Austin Harris, owner/applicant, pursuant to Section 3.1.3 - Ellington Zoning Regulations request for Special Permit for a 30'x50' detached garage/carport for personal storage at 123 Meadowbrook Road, APN 090-012-0000, in a Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

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

MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 27, 2026, REGULAR MEETING MINUTES AS WRITTEN.

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.

A round table discussion ensued. Lisa Houlihan reported no further discussions within town administration on the topic. Commissioners agreed to continue discussions when appropriate.

VII. ADJOURNMENT:

MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION REGULAR MEETING AT 8:34 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk