



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, SEPTEMBER 28, 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. Z202612 – MCG Ellington, LLC, owner/National Sign Corporation, applicant, request for attached and detached signs for Dollar General, 180 West Rd, APN 046-003-0003, Planned Commercial (PC) Zone.
2. 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.
3. 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 more than three cars at 123 Meadowbrook Road, APN 090-012-0000, in a Rural Agricultural Residential (RAR) Zone.
4. 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 8.2 – Site Development Plan Standards and Procedures, and Section 10.2 Definitions. (Continued from August 24, 2026.)

IV. NEW BUSINESS:

1. Request for informal discussion for potential residential development at 35 Windermere Avenue, APN 011-013-0000, in the IP (Industrial Park) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of August 24, 2026, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Discussion regarding data centers (CCM-Data Center, The Case for Caution; Draft Moratorium)
 - b. Discuss land donation over portions of 26 Main Street, West Road APN 045-003-0000, 156 West Road, and West Road APN 045-002-0000 for potential future road.
 - c. Report from PZC Rep for the Capitol Region Council of Governments Regional Planning Commission meeting on September 3, 2026. (Next Meeting: November 5, 2026)
 - d. CT Siting Council Declaratory Ruling for a 4.99-MW solar facility at APN 146-007-0000, Schoolhouse Road, in the Rural Agricultural Residential (RAR) Zone.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for October 26, 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/88559068864>
Meeting ID: 885 5906 8864
Passcode: 178488

Join Zoom Meeting by phone:
1-646-558-8656
Meeting ID: 885 5906 8864
Passcode: 178488