



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

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**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 28, 2026, 7:00 PM**

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING
(ATTENDEES WERE IN PERSON UNLESS OTHERWISE NOTED)**

**MEMBERS PRESENT: CHAIRMAN SEAN KELLY, VICE CHAIRMAN ROBERT SANDBERG, JR.,
REGULAR MEMBERS F. MICHAEL FRANCIS AND MICHAEL
SWANSON,**

**MEMBERS ABSENT: SECRETARY WILLIAM HOGAN, REGULAR MEMBERS JON MOSER,
SUBHRA ROY, ALTERNATES JEREMIAH WILLIAMS AND RYAN
ORSZULAK**

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

I. CALL TO ORDER: Chairman Kelly called the meeting to order at 7:01 PM.

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

III. PUBLIC HEARINGS: (Notice requirements met and hearings may commence.)

1. Z202612 – MCG Ellington, LLC, owner/National Sign Corporation, applicant, request for Special Permit for attached and detached signs for Dollar General, 180 West Rd, APN 046-003-0003, Planned Commercial (PC) Zone.

Time: 7:02 PM

Seated: Kelly, Sandberg, Francis and Swanson

Darcie Roy, National Sign Corporation, 780 Four Rod Road, Berlin, CT, was present to represent the application. Darcie presented plans for an 8-foot tall, 4-foot by 8-foot double-sided ground sign with a stone base and black aluminum cabinet, as well as a 48.8 square foot building-mounted sign with gooseneck lamps. The commission reviewed the proposed signs' dimensions, lighting specifications, and compliance with zoning regulations, including the 4,000 Kelvin color temperature requirement for external lighting. Darcie stated that landscaping will be installed around the ground sign and it will follow setback requirements. The detached sign will have a light bar installed on the top of it that will direct light downward and on the sign. She mentioned the lights for signage will be shutoff at close of business.

Chairman Sean Kelly mentioned the lights need to be installed facing down and Lisa Houlihan, Town Planner, noted the two signs meet the zoning regulations. There were no public comments regarding the application.

MOVED (SANDBERG), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202612 – MCG Ellington, LLC, owner/National Sign Corporation, applicant, request for Special Permit for attached and detached signs for Dollar General, 180 West Rd, APN 046-003-0003, Planned Commercial (PC) Zone.

MOVED (SANDBERG), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) FOR Z202612 – MCG Ellington, LLC, owner/National Sign Corporation, applicant, request for Special Permit for attached and detached signs for Dollar General, 180 West Rd, APN 046-003-0003, Planned Commercial (PC) Zone.

CONDITION:

- **APPLICATION FOR ZONING PERMIT SHALL BE SUBMITTED FOR REVIEW AND BE APPROVED PRIOR TO INSTALLATION OF SIGNAGE.**

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.

Time: 7:12 PM

Seated: Kelly, Sandberg, Francis and Swanson

Paul Guarino, 9 Hatheway Road, was present to represent the application. Paul stated the application request is for a 40x40 detached garage with a 10x40 lean-to. There will be no bathroom installed in the structure, electricity will be connected, and the structure will be either black metal or black vinyl. The commission requested Paul add more buffering with arborvitae plants along the side yard. Paul explained the shed is currently located where the new shed is proposed will be relocated elsewhere on his property. The conditions of approval were reviewed and Paul agreed to the proposed conditions. There were no public comments regarding the application.

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

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

CONDITION(S):

- **THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED AS AN INDEPENDENT DWELLING OR TO OPERATE A BUSINESS, WITHOUT FIRST OBTAINING ALL NECESSARY APPROVALS.**
- **PROVIDE ARBORVITAE TREES TO BUFFER SIDE YARD TO THE SOUTH OF PARCEL.**

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 Meadow Brook Road, APN 090-012-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:18 PM

Seated: Kelly, Sandberg, Francis and Swanson

Austin Harris, 123 Meadow Brook Road, was present to represent the application. Austin stated the request is for a 30'x50' detached garage carport on a 3.5-acre lot. Austin noted the structure will be used for person storage, since there is no garage attached to the house. Chairman Kelly noted the condition that it cannot be used as an independent dwelling or for business operations. Austin stated existing business activity is located within one of the other structures on site and may in the future add electricity to the proposed new structure. The proposed detached structure is approximately 400' from the road and a vegetative buffer already exists. There were no public comments regarding the application.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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 more than three cars at 123 Meadow Brook Road, APN 090-012-0000, in a Rural Agricultural Residential (RAR) Zone.

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITION(S) 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 more than three cars at 123 Meadow Brook Road, APN 090-012-0000, in a Rural Agricultural Residential (RAR) Zone.

CONDITION:

- **THE DETACHED ACCESSORY STRUCTURE SHALL NOT BE USED AS AN INDEPENDENT DWELLING OR TO OPERATE A BUSINESS, WITHOUT FIRST OBTAINING ALL NECESSARY APPROVALS.**

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 6.6 Access Management, Section 8.2 – Site Development Plan Standards and Procedures, and Section 10.2 Definitions.

Time: 7:23 PM

Seated: Kelly, Sandberg, Francis and Swanson

Lisa Houlihan, Town Planner, provided a few additional edits to the proposed new section of the Zoning Regulations that were discussed at the last meeting. The commission reviewed the changes and were comfortable with approving the application with the modifications considered during tonight's discussion. The commission also set a maximum livable area of 1,050 square feet for dwelling units, excluding basements, porches, garages, and utility rooms. They noted the modified regulations will be effective October 1, 2026. There were no public comments regarding the application.

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

MOVED (SANDBERG), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATION(S) FOR 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.

EFFECTIVE DATE: OCTOBER 1, 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.

Rashid Hamid and Ester Naek, Naek Construction, 27 Naek Road, Vernon, CT, and Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, were present. Eric Peterson discussed plans to develop an undeveloped, underutilized industrial site into a small-scale residential development of 8-10 units with 2-3 bedrooms each, replacing the previously approved but unsuccessful industrial plan from the 1980s. The development would require significant variances from current zoning regulations, potentially up to 8 variances, leading to discussions about pursuing a zoning amendment for small-scale multifamily developments with reduced area requirements and lesser setbacks. The commission expressed concerns about spot zoning and the challenges of creating new regulations for industrial zones, while noting that middle housing developments are not required by state law to be allowed as of right in industrial zones.

The group discussed plans for developing 8 residential units on an industrial-zoned property, with concerns raised about the feasibility and market appeal of age-restricted housing versus general multifamily development. They explored the possibility of rezoning from industrial to multifamily use and considered creating new regulations specifically for small-scale multifamily housing, though this would require a zone change. Noting the absence of five (5) commission members, they decided to continue discussion at the October meeting when absent members are present. No formal action was taken as this was an informal discussion to gather feedback.

CONTINUE DISCUSSION TO OCTOBER 26, 2026, TO OBTAIN INPUT FROM ABSENT COMMISSIONERS.

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR OCTOBER 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202607** – Vance & Carolyn Burba, owner/applicant, request for subdivision of 3.38 acres to create three (3) lots (1 existing) on property at 51 Cider Mill Road, APN 074-029-0000, in a Residential (R) Zone.
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR OCTOBER 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202608** – BDC Home Improvement Service, LLC, owner/applicant, request for a ten (10) lot subdivision of a 20.01-acre parcel on Crane Road, APN 068-002-0001, in a Rural Agricultural Residential (RAR) Zone.
4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR OCTOBER 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202609** – Estate of Honora Willis, owner/applicant, request for a three (3) lot subdivision of 21.90-acre parcels on Crystal Lake Road, APN 109-001-0000, 109-002-0000 and 109-004-0000, in a Rural Agricultural Residential (RAR) Zone.

5. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR OCTOBER 26, 2026, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S2026010** – Estate of Honora Willis, owner/applicant, request for a two (2) lot subdivision of 11.92-acre parcels at 24 Newell Hill Road, APN 127-025-0000 and Crystal Lake Road, APN 127-024-0000, in a Rural Agricultural Residential (RAR) Zone.

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of August 24, 2026, Regular Meeting Minutes.

MOVED (SWANSON), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 24, 2026, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Discussion regarding data centers (CCM-Data Center, The Case for Caution; Draft Moratorium)

BY CONSENSUS, COMMISSION AUTHORIZED THE TOWN PLANNER TO SUBMIT APPLICATION FOR MORATORIUM CONSISTENT WITH THE DRAFT DATED SEPTEMBER 22, 2026.

- 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.

The commission unanimously supported an application for land donation to create a future road connection between businesses on Route 83 and Main Street, though this would require processing of a formal offer to donate land submitted for processing through the Board of Selectmen.

BY CONSENSUS, COMMISSION SUPPORTS APPLICATION FOR DONATION OF LAND OVER PORTIONS OF 26 MAIN STREET, WEST ROAD APN 045-003-0000, 156 WEST ROAD, AND WEST ROAD APN 045-002-0000 TO PROVIDE FOR A 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)

TABLED REPORT TO NEXT MEETING ON MONDAY, OCTOBER 26, 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:

MOVED (FRANCIS), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION REGULAR MEETING AT 8:33 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk