



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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TOWN PLANNER'S OFFICE

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PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

MONDAY, OCTOBER 26, 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 and hearings may commence, unless otherwise noted)

1. S202607 - Vance & Carolyn Burba, owner/applicant, request for subdivision of 3.38 acres for three (3) lots (1 existing) at 51 Cider Mill Road, APN 074-029-0000, in a Residential (R) Zone.
2. S202608 - BDC Home Improvement Service, LLC, owner/applicant, request for a ten (10) lot subdivision of 20.01 acres on Crane Road, APN 068-002-0001, in a Rural Agricultural Residential (RAR) Zone.
3. S202609 - Estate of Honora Willis, owner/applicant, request for a three (3) lot subdivision of 21.90-acres on Crystal Lake Road, APNs 109-001-0000, 109-002-0000 and 109-004-0000, in a Rural Agricultural Residential (RAR) Zone.
4. S2026010 - Estate of Honora Willis, owner/applicant, request for a two (2) lot subdivision of 11.92-acres at 24 Newell Hill Road - APN 127-024-0000 and Crystal Lake Road - APN 127-025-0000, in a Rural Agricultural Residential (RAR) Zone.
5. Z202615 – Town of Ellington, Regulation amendment for Battery Energy Storage System and Data Centers; 12-month Moratorium. (*Opening of hearing to be tabled to allow review of regulations to eliminate conflicts with normal battery installs accessory to permitted residential and commercial uses.*)

IV. NEW BUSINESS:

1. Informal discussion for potential residential development at 35 Windermere Avenue, APN 011-013-0000, in the IP (Industrial Park) Zone. (*Continued from September 28, 2026.*)

V. OLD BUSINESS: None

VI. ADMINISTRATIVE BUSINESS:

1. Approval of September 28, 2026, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Report from PZC Rep for the Capitol Region Council of Governments Regional Planning Commission meeting on September 3, 2026. (Next Meeting: November 5, 2026)
 - b. Memo to Agency Chairpersons & Department Heads, dated October 7, 2026, regarding the 2027-2028 Capital Improvements Budget Requests.
 - c. Notice of petition to the CT Siting Council for a Declaratory Ruling for the Construction of a 4.975-MW fuel cell facility at 784 Talcottville Road, Vernon.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for November 23, 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/83965912893>

Meeting ID: 839 6591 2893

Passcode: 928931

Join Zoom Meeting by phone:

1-646-558-8656

Meeting ID: 839 6591 2893

Passcode: 928931