



# TOWN OF ELLINGTON

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**TOWN PLANNER'S OFFICE**

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, SEPTEMBER 23, 2019, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**MEMBERS PRESENT:** Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Sean Kelly and F. Michael Francis, and Alternates Jon Moser and Keith Durao

**MEMBERS ABSENT:** Regular Members Robert Sandberg, Jr and Ricci Hirth

**STAFF PRESENT:** Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

**I. CALL TO ORDER:** Chairman Arlo Hoffman called the meeting to order at 7:00 PM.

**II. PUBLIC COMMENTS** (On non-agenda items):

Mr. Francis Rogalla, 83 Crystal Lake Road, Ellington, CT, was before the commission to see if it's feasible to change 1 Crystal Lake Road from Planned Commercial Zone (PC) to Commercial Zone (C). He explained he is looking to subdivide the property and sell the Ellington Depot on the corner of Route 140 and Route 30. The parcel is over 14.5 acres and around half of the property is wetlands. The Zoning Regulations require land zoned PC to have at least three acres in order to be subdivided, but he would like to change the requirement to either 40,000 or 60,000 square feet. He explained the parcel was once smaller, but combined with adjacent land when he acquired it.

Mr. Rogalla applied to the Zoning Board of Appeals (ZBA) for a variance to allow a 40,000 square foot lot within PC but was denied, and ZBA recommended he speak with the Planning & Zoning Commission for guidance. Ms. Houlihan explained an alternative may be a zone change, noting that the Plan of Conservation and Development (POCD) recommends that commercial land near Crystal Lake be zoned Neighborhood Business Zone (NBZ). She explained that regulations do not currently exist for NBZ. She conducted preliminary research and found similar regulations in other towns requiring between 40,000 to 60,000 square foot lots. Ms. Houlihan will conduct more research.

**PUBLIC HEARING(S):**

1. Z201920 – Amanda Sepowitz, owner/ Dustin O'Dell, applicant, request for Special Permit for a Home Occupation for a small tree service company and outside storage of equipment at 21 Ridge Road, APN 066-005-0000, in an R (Residential) Zone.

**TIME:** 7:15 pm

**SEATED:** Hoffman, Hogan, Strom, Kelly, Francis, Moser and Durao

Chairman Hoffman stated there is a withdrawal letter and asked if anyone from the public would like to speak to the application. No one from the public spoke about the application.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ACCEPT WITHDRAWAL FOR Z201920** – Amanda Sepowitz, owner/ Dustin O'Dell, applicant, request for Special Permit for a Home Occupation for a small tree service company and outside storage of equipment at 21 Ridge Road, APN 066-005-0000, in an R (Residential) Zone.

2. Z201921 – Randel & Beverly Russo, owner/ CD Builders, Inc, applicant, request for Special Permit for an accessory apartment at 9 Lanz Lane, APN 180-021-0000, in a RAR (Rural Agricultural Residential) Zone.

**TIME:** 7:16 pm

**SEATED:** Hoffman, Hogan, Strom, Kelly, Francis, Moser and Durao

**PLANS REVIEWED:** Russo Residence Elevations, 9 Lanz Lane, Ellington, CT; prepared by K. Ballasy; Date: 17 Aug 19; Sheet A-1.  
Plot plan, Lot# 148, 9 Lanz Lane, Ellington, CT; scale: 1"=12'; Drawn By: R. Russo; Date: 4-6-86; Rec'd date: Aug. 23, 2019.

Doug Flamino, CD Builders, 100 West Road, Ellington, CT, Randel Russo, Beverly Russo and Sarah Pashe, 9 Lanz Lane, Ellington, CT were present to represent the application.

Mr. Flamino explained his clients are looking to add an accessory apartment to their existing home. He noted the applicants received variances for the size of the accessory apartment and the number of bedrooms. The Russo's have a daughter with a disability, who needs accessibility for her wheelchair within the proposed accessory apartment and the primary home. She also has two children in grade school.

Mr. Flamino stated the owners received North Central District Health Department approval for a larger septic system on the property. The house is connected to public water. He explained they will need a system that supports six bedrooms. The owners will combine two bedrooms into one in the existing house, which will leave three bedrooms remaining and the proposed accessory apartment will have three bedrooms.

Dick Gessert, 10 Lanz Lane, and Mary Blanchette, 12 Lanz Lane, both commented in favor of the application.

Ms. Pashe said their current situation is difficult and it would be great to be able to live in a home that is handicap accessible throughout.

Mr. Flamino stated he understands the house needs to appear as a single family home and the addition will be off the back of the house and configured into an 'L' shape.

Chairman Hoffman asked the commission members if they had any additional questions or concerns. Ms. Houlihan acknowledged the extensive information the applicants provided with the application, and had no further questions. The consensus was the application was thorough and met Section 7.1 Accessory Apartments.

**MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201921 – Randel & Beverly Russo, owner/ CD Builders, Inc, applicant, request for Special Permit for an accessory apartment at 9 Lanz Lane, APN 180-021-0000, in a RAR (Rural Agricultural Residential) Zone.**

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS - Z201921 – Randel & Beverly Russo, owner/ CD Builders, Inc, applicant, request for Special Permit for an accessory apartment at 9 Lanz Lane, APN 180-021-0000, in a RAR (Rural Agricultural Residential) Zone.**

**CONDITION(S):**

- Shall meet requirements of North Central District Health Department dated September 20, 2019.

**III. OLD BUSINESS:** None

**IV. NEW BUSINESS:**

1. Nucleus Augmented Reality presentation regarding augmented reality technology, advertising and signage regulations.

Adam Reiser, Founder and Director of AR Business Development, of Nucleus Augmented Reality, West Hartford, CT, was present. He explained his company assists towns with the management of augmented reality content on town property. He explained it's a digital overlay of the real and digital world, such as Poke'mon Go. Mr. Reiser showed the commission how it works on their phones. He stated there are no terms on the agreement with the town and three other towns have already signed agreements: New London, Plainville and Coventry.

Ms. Houlihan corresponded with the Town Attorney and they agree that AR is a form of signage.

Alternate Moser noted if the town does move forward with the concept, the Planning & Zoning Commission may need to update the temporary sign regulations to include virtual signage. Ms. Houlihan referred to the current definition for signage. The commission declined making a referral to the Board of Selectmen regarding the proposed agreement, feeling that decision rests with them.

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of August 26, 2019 Regular Meeting Minutes.

**MOVED (KELLY) SECOND (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE AUGUST 26, 2019 REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence:
  - a. CIRMA – Understanding Workplace Violence & Prevention Strategies – Training Session for Town of Ellington Employees, Board, Commission and Committee Members, October 29, 2019, 6:30 pm – 8:30 pm, location: TBD

CIRMA will conduct a seminar on understanding workplace violence and prevention strategies on October 29, 2019. Employees and commissioners are encouraged to attend. Chairman Hoffman confirmed his attendance, Vice Chairman Hogan noted a conflict with the date and cannot attend, and Secretary Strom explained that her term will expire in a few months and declined attending. Ms. Galovich asked commissioners to contact her by October 20<sup>th</sup> if they plan to attend.

- b. Design Review Guide

Ms. Houlihan explained that the Design Review Guide has been modified to remove the sections regarding future planning strategies. The guide has been used by the Design Review Board since the adoption of the Route 83 Corridor Study.

- c. Press Release for Special Meeting for October 7, 2019, 7:30PM, Town Hall Annex, 57 Main Street, Ellington, CT, Presentation and Potential Adoption of Comprehensive Draft Updates - 2019 Ellington Plan of Conservation and Development (POCD)

Ms. Houlihan explained originally the public hearing to review the draft 2019 POCD was set for September 30, 2019, but had to be rescheduled to avoid a conflict with a holiday. She explained that the new meeting date was limited to dates that did not conflict with monthly meetings of six (6) land use commissions, CIRMA training on October 29, 2019, a holiday during October, and consultant's schedules. The new date, October 7, 2019, is also a Board of Selectmen meeting night. The Planning Department is working out arrangements to videotape the presentation on October 7, 2019, so those that cannot attend can view the presentation via the town's website. She suggested that the public hearing on October 7<sup>th</sup> be continued to the commission's meeting on October 28, 2019, to allow more time for public input.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:02 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk