



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 25, 2019, 7:00 P.M.  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):**

**III. PUBLIC HEARING(S):**

1. Z201824 – Ellington Planning and Zoning Commission for proposed amendment to Ellington Zoning Regulation Table 4.1 Permitted Uses & Uses Requiring Special Permit – Commercial & Industrial Zones to require special permit for Auto, Limited Repairer License; Glass Fabrication & Installation; Ice Manufacture – Storage & Sale; Jewelry Manufacture; Optical & Scientific Instrument Manufacture; Plumbing & Heating: Sales, Service, Storage; Public Garage, Bus, Taxi Service, Rentals; Radio and Television Studios; Retail Business; Theater, Indoors In Building; Wholesale, Business. *(Continued from January 28, 2019)*
2. S201804 – Fly Boys Ink, LLC owner/applicant, request for a two lot subdivision (one existing, one new) at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Notice requirements met, hearings may commence)*
3. Z201827 - Fly Boys Ink, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements associated with a two lot subdivision for the construction of a single family home at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Notice requirements met, hearings may commence)*
4. S201805 – Kimberly Sullivan, owner/applicant, request for re-subdivision for 1 additional lot at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Continued from January 28, 2019)*
5. Z201825 – Kimberly Sullivan, owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements associated with a re-subdivision for the construction of a single family home at 78 Hoffman Road, APN 120-026-0001, in a RAR (Rural Agricultural/Residential) Zone. *(Continued from January 28, 2019)*
6. Z201901 – Andrew, Gregory & Philip Gale, owner/ Holden Brothers, LLC, applicant, request for Special Permit and Site Plan Approval for Earth Excavation and Soil Erosion and Sediment Control Certification for approximately twelve (12) acres of 90 Green Road, APN 118-001-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Notice requirements met, hearing may commence)*
7. Z201902 – Ben Wagenbach, owner/applicant, pursuant to Section 3.1.3 (3) of the Ellington Zoning Regulations request for Special Permit for a detached garage for more than 3 cars and pursuant to Section 7.7 request for a Special Permit for a Home Occupation at 195 Jobs Hill Road, APN 120-007-0000, in a RAR (Rural/Agricultural Residential) Zone. *(Notice requirements met, hearing may commence)*

**IV. OLD BUSINESS:**

**V. NEW BUSINESS:**

1. S2015-2019 – RSK-Kellco, Inc. & Richard Kelley, owner/RSK-Kellco, Inc., applicant, request to modify plan and seek final approval of Wheeler Farms, formerly 8 Leila Lane, extension of Cranberry Lane and Overhill Road, in a RAR (Rural Agricultural Residential) Zone.
2. S201803 – Request for one ninety (90) day extension to file mylars for John Luginbuhl, owner/S & S Wall Systems, applicant, for a resubdivision for one additional lot at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone. (Initial deadline 3/6/2019; extension deadline 6/14/2019)

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 28, 2019 Regular Meeting Minutes.
2. Status of comprehensive review and updates to 2008 Plan of Conservation and Development.
3. Election of Officers.
4. Appointment of PZC Representative to serve on the CRCOG Regional Planning Commission for 2019.
5. Correspondence/Discussion:

**VII. ADJOURNMENT:**

Note: Next regular meeting is scheduled for March 25, 2019