



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FX (860) 870-3122

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, APRIL 22, 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. Z201904 – Michael Wasielek, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 57 Crystal Lake Road, APN 110-006-0004, in a RAR (Rural Agricultural/Residential) Zone. (*Notice requirements met, hearing may commence*)
2. Z201905 – Alan Friedman, owner/Don DiFiore, applicant, request for Special Permit for a specialty food store, restaurant with liquor license, and use of existing drive-thru window for pre-order pick-up and Site Plan Modifications for addition for freezer and cooler, outside dining and associated site improvements at 287 Somers Road, APN 083-022-0000, in a C (Commercial) Zone. (*Notice requirements met, hearing may commence*)

IV. OLD BUSINESS:

1. Review and Discuss - Temporary Signs, Ellington Zoning Regulation Section 6.3.8, one year from amendment date approved March 26, 2018, effective April 15, 2018.

V. NEW BUSINESS:

1. S201901 – JSJ Properties, LLC owner/applicant, request for a two lot subdivision located at 180 Mountain Street, APN 048-001-0001, in a RAR (Rural Agricultural Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
2. Z201908 – Chauncey Real Estate, LLC, owner/applicant, request for a Special Permit for contractor's equipment storage (Waste Water Services, LLC) and site plan modifications including a building addition, additional parking, and associated site improvements located at 11 Courtney Drive, APN 018-015-0000, 21 Courtney Drive, APN 018-015-0002, and 31 Courtney Drive, APN 018-015-0003 in an I (Industrial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
3. Z201909 – Brian & Wendy Carty, owner/applicant, request for a Special Permit pursuant to Section 7.7 for a Home Occupation located at 103 Snipsic Lake Road, APN 056-079-0000, in a R (Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 25, 2019, Regular Meeting Minutes.
2. Correspondence:
 - a. Copy of Press Release - Public Workshop for Presentation of Draft Updates to the Ellington Plan of Conservation and Development, Monday, April 29, 2019, Ellington High School Cafeteria, 37 Maple Street, Ellington, CT, at 7:00 pm.

VII. ADJOURNMENT:

Note: Next regular meeting is scheduled for May 20, 2019