



TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
MONDAY, JANUARY 6, 2020, 6:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN BILL HOGAN,
REGULAR MEMBERS SEAN KELLY, ROBERT SANDBERG, JR., RICCI
HIRTH, F. MICHAEL FRANCIS AND MICHAEL SWANSON, AND
ALTERNATE KEITH DURAO

MEMBERS ABSENT: ALTERNATE JON MOSER

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

I. CALL TO ORDER: Chairman Arlo Hoffman called the meeting to order at 6:00 PM.

II. NEW BUSINESS:

- 1. Pursuant to a memo dated December 31, 2019, from the Ellington Board of Selectmen, request to consider and act on a resolution approving the acquisition of a parcel of land known as 72 Maple Street, Assessor Parcel Number 073-019-0000, now or formerly owned by Robert & Sandra Dziadul, consisting of approximately 1.02 acres, in accordance with Connecticut General Statute Section 8-24.**

Ms. Lori Spielman, First Selectwoman, was present to represent the application. Ms. Spielman said the selectmen would like to purchase 72 Maple Street because the property is located next to the driveway for Center School. The town previously purchased 74 Maple Street which is on the opposite side of the property. Purchasing the property would give the town opportunity for future expansion of the school property. Chairman Hoffman asked commissioners to consider if the purchase fits with the town's long range planning and the Plan of Conservation and Development (POCD).

Ms. Lisa Houlihan, Town Planner, explained that 72 Maple Street is developed with a single family home and accessory buildings. The home was constructed in 1819, and predates local zoning (established 1952). According to building department files, no major renovations have been conducted to the home since it was built.

The property is within the C - Commercial Zone where customary commercial enterprises are promoted and single-family homes are not permitted. Since the home predates local zoning, it's considered pre-existing, nonconforming and the use can continue until it's abandoned. Once the non-conforming use is abandoned, current zoning standards apply. The property abuts Center School and Town Hall. The C Zone allows community buildings and other public facilities as of right. As indicated in the request from the BOS, they are interested in purchasing the property to support future community needs.

Ms. Houlihan explained when processing an 8-24 referral, the commission must determine if the purchase is consistent with the POCD. The newly adopted POCD (pages 109 - 112) states that "Ellington has seen significant growth in school enrollment over the past ten years, and modest

increases are expected over the next 10 years". Acquisition of 72 Maple Street is consistent with Ellington's POCD and use of the property for community facilities complies with current zoning regulations. She explained these findings support issuing a favorable report to the BOS.

Vice Chairman Hogan had no comments or questions. Commissioner Kelly asked if this purchase was part the Board of Education's facility study. Ms. Spielman said the Board of Education is interested and this particular parcel was not mentioned in the study. She mentioned in 2018 the town tried to purchase the property through short sale, but the owner pulled out of the sale. Commissioner Sandberg asked for clarification that the town would own the property and not the Board of Education. Ms. Spielman stated the town owns the properties in which the schools are located on. She said the bank is foreclosing on the property and is auctioning it off. Commissioner Sandberg stated this property is valuable to the town and aligns with the POCD.

Commissioner Hirth stated his concern is 80 Maple Street is surrounded by town-owned property and inquired if anyone spoke to the owner about selling. Ms. Spielman said the owner of 80 Maple Street is currently very content in her home. Commissioner Francis said he doesn't like the town purchasing property because then it is taken off the tax rolls, but agrees with the purchase price given it's a commercially zoned property. Commissioner Swanson stated he is in support of the purchase. Alternate Durao asked if the property is on septic.

Moved (Hogan), seconded (Kelly) and passed unanimously (aye: Hoffman, Hogan, Sandberg, Kelly, Hirth, Francis and Swanson) to resolve that the Planning and Zoning Commission render an affirmative referral to the Board of Selectmen for a request to consider the acquisition of a parcel of land known as the 72 Maple Street, Assessor Parcel Number 073-019-0000, now or formerly owned by Robert & Sandra Dziadul, consisting of approximately 1.02 acres, in accordance with Connecticut General Statute Section 8-24. In so recommending, the commission finds no conflict with the Plan of Conservation and Development and that acquisition of said parcel provides opportunity to increase and enhance community facilities in town center.

Discussion: Any future development project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other applicable laws, regulations and permit approvals.

III. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 6:14 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk