



TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 28 2019, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Arlo Hoffman, Secretary Carol Strom, Regular Members Sean Kelly, Robert Sandberg, Jr., Ricci Hirth and F. Michael Francis, and Alternate Keith Durao

MEMBERS ABSENT: Vice Chairman Bill Hogan and 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 7:00 PM.

II. PUBLIC COMMENTS (On non-agenda items): None

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA APPROVAL OF 2020 PLANNING AND ZONING COMMISSION MEETING SCHEDULE UNDER ADMINISTRATIVE BUSINESS.

PUBLIC HEARING(S):

1. Proposed adoption of the 2019 Plan of Conservation and Development (POCD)

TIME: 7:01 PM

SEATED: Hoffman, Strom, Kelly, Sandberg, Hirth, Francis and Durao

Lisa Houlihan, Town Planner, explained the update process started over a year ago and included several monthly meetings, three public information sessions, a formal community survey and comments from various commissions and departments; and, following these efforts, the Plan of Conservation and Development Update Committee & the Planning and Zoning Commission (PZC) endorsed draft updates to the POCD and referred them to the Board of Selectmen (BOS) and Capitol Region Council of Governments (CROCG) in July. No formal comment has been received from the BOS, however lack of comment is not considered negative but requires a two-thirds vote of the PZC to adopt the POCD.

Ms. Houlihan read the comments from CROCG (dated 9-20-19) which state “The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Ellington on proposing a Plan of Conservation and Development which strives to protect and strengthen its community character including efforts to support and encourage agriculture, promote historically significant resources, and protect natural resources while encouraging development appropriate to each distinct area of town. We also commend the Town for its proposals to implement low impact development and energy-efficiency strategies, to create additional opportunities for safe pedestrian and bicycle transportation, and

the potential to integrate public transit. Lastly, we also commend the Town on incorporating a robust, thoughtful, and realistic discussion on providing increased affordable housing options. The Town may want to consider integrating aspects of the Natural Hazards Mitigation plan more directly, particularly issues identified in the Plan as a high priority, i.e. access to Crystal Lake to address issues of isolation in the Transportation Chapter. Additionally, the Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at www.crcog.org/communitydev/sustainable-dev.html.”

During final proofreading of the Plan, Goman/York noticed minor edits that need to be made before adopting it. The edits are as follows:

- Pg.11: Corrected date when the current plan was adopted and later modified.
- Pg.15: Removed discussion about comments from CRCOG and BOS as CRCOG were very favorable and no comments from BOS.
- Pg.34: Removed “The” before Map 3-3 in second sentence of last paragraph on page.
- Pg.60: Bullet #2, correct the word “which” to “with”.
- Pg.90: Removed sentence referring to the Town’s GIS consultant doing a non-wetland developable land calculation.
- Pg.110: Corrected title of exhibit 8-2. Public Works Facility, not facilities.

Ms. Houlihan explained that only 2 written comments have been received from the public regarding the proposed POCD, of which were reviewed at the last meeting. The first letter is from Attorney Tim Hollister, referring to a settlement agreement for approximately 270 acres in the vicinity of Pinney Street & Abbott Road. The second is an email dated September 25, 2019, from Kevin Santini which reads, “I’m reaching out to make comments on one provision of the proposed Plan of Conservation and Development. I saw a recommendation for a 7% affordable housing requirement for all housing developments (inclusionary zoning). My recommendation would be to make it optional to the developer and have it directly tied to a density bonus. Of course, the density bonus will help offset the financial impact that a builder/developer/landowner will take in creating affordable housing unit(s). There is certainly a need for affordable housing throughout the state, but the financial impact to create this should not be taken on by the landowner, developer or builder. And it should be optional, because there are some housing developments that will be appropriate for this provision, but certainly not all of them.

A mandatory 7% affordable housing requirement on all housing developments, especially in the Town of Ellington (where transportation and jobs is relatively limited), is not practical. Especially in your smaller subdivisions (10-13 lots), you may see a lot stay empty because a builder/developer is unable to financially fulfill the affordable housing requirement. I think more practical thought has to go in to this mandatory provision before voting it in to the POCD.”

Commissioner Kelly acknowledged Mr. Santini’s email and expressed concern for the 7% minimum requirement for all new housing developments. In response to the commission, Mr. Donald Poland, Goman/York, explained Connecticut General Statute Section 8-30g. He estimates Ellington is around 5.3% affordable and the statutory minimum is 10%. Mr. Poland agreed that 12 lots or fewer at 7% could be burdensome, but above 12 lots the 7% should be ok. The commission will analyze the POCD recommendations when considering future regulation amendments and will look at providing incentives to encourage affordable housing versus a mandate for smaller housing developments.

Tom Palshaw, 120 Pinney Street, asked if the town could create affordable housing regulations. Mr. Poland stated the commission could create affordable housing regulations and referred to the recommendation in the POCD.

Lori Spielman, First Selectman, said she looked over the POCD. She referred to the current condition of the airport and expressed support for the recommendation to establish an advisory committee. Commissioner Francis explained how the activity at the airport was greater. There used to be one or two airshows a year and an active restaurant.

There are no hangers at the airport to shelter planes from the weather and the runway is limited. Mr. Palshaw said the high school has added aviation studies to their curriculum and the airport is currently not being utilized as it could be.

Ms. Spielman stated she would also like to look into the possibility of creating one complex for the fire department and ambulance. Commissioner Hirth agreed.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR PROPOSED ADOPTION OF THE 2019 PLAN OF CONSERVATION AND DEVELOPMENT.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ADOPT AS AMENDED OCTOBER 28, 2019, THE 2019 PLAN OF CONSERVATION AND DEVELOPMENT.

EFFECTIVE DATE: NOVEMBER 30, 2019

III. OLD BUSINESS: None

IV. NEW BUSINESS:

1. S201804 - Request for second ninety (90) day extension for filing of mylars for Fly Boys Ink, LLC, owner/applicant, a two lot subdivision at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. (Current deadline 10/15/2019; Extension deadline 1/13/2020)

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED (SANDBERG RECUSED) TO GRANTED SECOND NINETY (90) DAY EXTENSION FOR FILING OF MYLARS for Fly Boys Ink, LLC, owner/applicant, a two lot subdivision at 240 Jobs Hill Road, APN 139-002-0000, in a RAR (Rural Agricultural/Residential) Zone. (Current deadline 10/15/2019; Extension deadline 1/13/2020)

V. ADMINISTRATIVE BUSINESS:

1. Approval of September 23, 2019 Regular Meeting Minutes and October 7, 2019 Special Meeting Minutes.

MOVED (KELLY) SECOND (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE SEPTEMBER 23, 2019 REGULAR MEETING MINUTES AS WRITTEN.

MOVED (KELLY) SECOND (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE OCTOBER 7, 2019 SPECIAL MEETING MINUTES AS WRITTEN.

2. Approval of 2020 Planning & Zoning Commission meeting schedule.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE 2020 PLANNING & ZONING COMMISSION MEETING SCHEDULE.

3. Correspondence:

- a. Town Planner's Report and Review of Administrative Approvals:

- i. The Barnyard & Great Country Garages, 9 Village Street, APN 018-005-0000, administrative approval for 3,840 sf addition to an existing manufacturing building.
- ii. Ellington Center Animal Clinic, 67 Main Street, APN 063-038-0001, administrative approval for a 20x20 addition to front of building to expand reception area and entryway.

Ms. Houlihan explained the building additions at 9 Village Street and 67 Main Street. She said that since the additions are minor they've been approved at staff level and oversight will be through zoning permit.

- b. INVITE from Superintendent of Schools to discuss the Ellington Public Schools' Comprehensive Facilities Study Thursday, November 14, 2019, 7:00 pm, Ellington High School cafeteria.

Ms. Houlihan stated there is a copy of the invite within commissioner's packet. The invite is addressed to the Board of Selectmen, Board of Finance, Planning & Zoning Commission and Permanent Building Committee to give commissioners an opportunity to discuss the school facilities study starting with the executive summary. Commissioner Francis mentioned comments from Goman/York at the October 7, 2019 meeting that conflict with the school facilities study.

Ms. Houlihan reported that following the October 7th meeting, additional input was obtained from Goman/York to clarify comments made and explain the limited review for school facilities within the POCD. She explained that the analysis for the POCD focused on the number of school aged kids generated from existing multi-family developments and not school enrollment projections. The POCD focuses on facility needs from a spatial perspective whereas school facilities studies looks at enrollment projections, age of facilities, and other academic needs. She encouraged commissioners to attend the November 14th meeting.

- c. Modern Milkman article featured in the fall edition of CT Food and Farm.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:58 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk