STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120 TOWN PLANNER'S OFFICE (860) 870-3122

PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 24, 2011

MEMBERS PRESENT: Chairman Arlo Hoffman, David Stavens, Carol Strom, Mort Heidari, Alternate F. Michael Francis

MEMBERS ABSENT: Robert Hoffman, William Hogan, Emery Zahner, James Prichard

STAFF PRESENT: Lori Smith, Recording Clerk

I. CALL TO ORDER:

Chairman Arlo Hoffman called the January 24, 2011 meeting of the Planning & Zoning Commission to order at 7:20 PM at the Town Hall, 55 Main Street, Ellington, CT. He officially welcomed new members Mort Heidari and Michael Francis to the Commission.

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

III. PUBLIC HEARINGS (READING OF LEGAL NOTICE):

Public Hearing was not opened due to overcapacity of the meeting room. Hearing was postponed to February 28, 2011 at 7 PM at the Center School Gymnasium.

NO MOTIONS OR DECISIONS

1. #Z201024-Gardner Chapman, owner/Matthew Chapman, applicant for a zone change to 4.59 acres of planned commercial land to multi-family zone and to change 32.14 acres of residential a land to the multi-family zone in connection with the development of a new apartment complex on properties located at 185 West Road, APN 055-044-0000, West Road, APN 055-043-0000, Sunset Road, APN 055-022-0000 & Portion of 30 Stein Road, APN 046-004-0000.

IV. UNFINISHED BUSINESS:

1. Incentive Housing Zone Development Study Direction – Potential on-site septic locations and other options within the Crystal Lake sewer service area.

Rachel Dearborn was present and told the Commissioners that her client, the Buddhist Association located on Route 30 is very interested in doing the IHZ if the Commission is interested in creating the zone. He would go from 3 houses on the land to 24 houses as shown on Karen Cullen's map. Rachel's concern is that the concept plan does not show what the town will require for dealing with the storm water. Chairman Hoffman stated that Karen Cullen was going to see what the actual existing number of affordable units is in Ellington now. Commissioner Heidari asked about the impact of 24 new homes on the Crystal Lake School. Chairman Hoffman stated that he is not at a comfort level with this yet.

NO MOTIONS OR DECISIONS

2. Planimetrics report on Residential Rezoning Program as modified by the commission.

   The paper work was received in the commissioner's packets and will be reviewed. Since Bill Hogan is not present tonight, they will take no action tonight.

   NO MOTIONS OR DECISIONS

V. NEW BUSINESS:

1. Pursuant to a letter from James A. Thompson, Town Engineer (11/22/10), grant a limited extension to June 30, 2011, for completion of improvements associated with the Yanaros Subdivision, Ladd Road, #S200410.

   There is a letter in the file from the Town Engineering stating that all the subdivision requirements have not yet been met. Their options are either calling in the bond or granting an extension. The Town Engineer is recommending that the Commission grant an extension to June 30, 2011.

   MOVED (STAVENS) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO GRANT AN EXTENSION TO JUNE 30, 2011 FOR THE COMPLETION OF IMPROVEMENTS ASSOCIATED WITH YANAROS SUBDIVISION, LADD ROAD AS RECOMMENDED BY THE TOWN ENGINEER LETTER DATED 11/22/10.

2. #Z201025 – CGS 8-24 – Review proposal for potential municipal purchase of property known as 59 South Road (APN 128-022-0000) at the negotiated price of $340,000.

   Superintendent of Schools Cullinan stated that the purchase of this piece of property will greatly enhance the Crystal Lake School renovation project. It will take care of a safety issue by moving the entrance and exits for better sight lines. The entrance will be from South Rd. The school facilities board has been meeting to resolve how to deal with the increased enrollment. This option of adding onto and renovating Crystal Lake School is the option agreed upon by all on the committee. It is the last school in the system to be renovated; it would give the town additional playing fields and increases the parking. It would also allow grades K-6 to be housed there, and at all elementary schools so that Windermere will not be so overcrowded. The other alternative is to add on the Middle School if grade 6 cannot be put into Crystal Lake, which will be more costly due to the contour of the land. Mr. Keune stated that doing the work at Crystal Lake School is the most fiscally responsibility option.

Comm. Heidari asked about the parking and Supt Cullinan told him that the church owns the lot in the front by Route 140. There would probably be no renovation done on that portion that the Town does not own, but there would be additional parking at the fields as well as at the school. The entire parcel would be 16 acres with this new piece of property purchased. Supt Cullinan pointed out that this is only a preliminary conceptual plan to show how the school would use this property if purchased. There is some possibility that the State could at some point in the process give some reimbursement towards the purchase price of the land.

MOVED (STAVENS) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTION:

RESOLVED, THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON APPROVES THE FOLLOWING PROGRAM PURSUANT TO SECTION 8-24 OF THE GENERAL STATUTES OF CONNECTICUT:

ACQUISITION BY THE TOWN, FOR ANTICIPATED USE FOR EXPANSION OF THE CRYSTAL LAKE SCHOOL SITE AND OTHER MUNICIPAL PURPOSES, OF A PARCEL OF LAND KNOWN AS THE 59 SOUTH RD PROPERTY IN ELLINGTON, AKA ASSESSOR'S LOT #128-022-0000, AND NOW OR FORMERLY OWNED BY GEORGE W. BICKNELL AND KATHY D. BICKNELL, CONSISTING OF APPROXIMATELY 7.36 ACRES, AND THE BUILDINGS AND IMPROVEMENTS THEREON AND APPURTENANCES THERETO:

PROVIDED THAT THIS RESOLUTION IS FOR APPROVAL OF CONCEPTUAL PLANS ONLY. THE PROJECT IS SUBJECT TO AND SHALL COMPLY WITH ALL APPLICABLE ZONING, SITE PLAN, INLAND WETLAND AND OTHER LAWS, REGULATIONS AND PERMIT APPROVALS, AND THIS RESOLUTION SHALL NOT BE A DETERMINATION THAT ANY PROJECT IS IN COMPLIANCE WITH ANY SUCH APPLICABLE LAWS, REGULATIONS OR PERMIT APPROVALS.

3. Request from Shepard Farms, LLC, to recommend to the Board of Selectmen the acceptance of the Shepard Farms Subdivision and associated roads (Shepard Way) and infrastructure and to set the one-year maintenance bond amount.

Doug Nation, Developer, stated that the subdivision is complete and he is looking for acceptance and a maintenance bond. A letter from the Town Engineer in the file states that all stipulations have been satisfied and the bond should be set at $60,000.

MOVED (STROM) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO RECOMMEND TO THE BOARD OF SELECTMEN THE ACCEPTANCE OF THE SHEPARD FARMS SUBDIVISION AND ASSOCIATED ROAD (SHEPARD WAY) AND INFRASTRUCTURE AND TO SET THE ONE YEAR MAINTENANCE BOND AT $60,000 AND WITH THE FURNISHING OF SAID BOND, THE TWO SUBDIVISION BONDS HELD BY THE TOWN MAY NOW BE RELEASED TO THE DEVELOPER PER TOWN ENGINEER LETTER DATED JANUARY 20, 2011.

MOVED (STROM) SECONDED (STAVENS) TO ADD ITEMS 4, 5, AND 6 TO AGENDA UNDER NEW BUSINESS.

4. **MOVED (STROM) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO AUTHORIZE THE RELEASE OF MAINTENANCE BOND FOR HIGH RIDGE SUBDIVISION, SECTION II, S200408, PURSUANT TO THE TOWN ENGINEER'S LETTER DATED JANUARY 20, 2011.**

5. **MOVED (STROM) SECONDED (HEIDARI) TO RECEIVE #S201101-FIRST EVANGELICAL LUTHERAN CHURCH, INC. OWNER/ATTORNEY BRENDA DRAGHI, APPLICANT FOR A ONE LOT SUBDIVISION ON PROPERTY LOCATED AT 154 ORCHARD STREET, APN 190-120-0000 IN AN A ZONE.**

6. **MOVED (STROM) SECONDED (HEIDARI) TO RECEIVE #Z201101-ACCU-TIME SYSTEMS OWNER/APPLICANT FOR A SITE PLAN MODIFICATION TO ADD A SECOND PARKING LOT ON PROPERTY LOCATED ON 420 SOMERS ROAD, APN 142-001-0000 IN AN I ZONE.**

V. ADMINISTRATIVE BUSINESS:

1. Request by T & M Homes for an informal discussion regarding proposed modifications to Center Village elevation designs – potential authorization to allow Planning Dept. staff to approve proposed changes as staff-level approval / field change or to require developer to file a formal site plan modification for the proposed changes.

   Joe Duva and Bob Stanhope were in attendance from T&M Homes to present modifications they would like to do in the building-out of Center Village. T&M Homes purchased Center Village from Rockville Bank. Mr. Duva showed several homes that are similar to the existing homes and then some larger colonials. Mr. Stanhope stated that the footprints and site plans will stay the same.

   Chairman Hoffman stated that he does not feel that big colonials fit into that subdivision. He stated that they need to be accountable to the existing residents. He feels that T&M should show some integrity in this subdivision. Other commissioners agreed. The Commission agreed that the Amanda, Bethany and Belinda are agreeable options. They will come back for another informal discussion to revisit some other options.

   NO MOTIONS OR DECISIONS

2. Request by Vincent DeFilippo for an informal discussion regarding plans for the Ellington Airport Property.

   Mr. Vincent DeFilippo presented a concept for the Ellington Airport property that he would like to propose. He would like to lengthen the runway, add some hangers, extend Bridge Street to add 10 lots and construct condominium/townhouses. Any housing on the property would have to have a zone change from Industrial to Residential. He also offered to build the town a Firehouse on this tract. There was agreement that the area he shows as additional lots off Bridge Street cul de sac may be a viable option. Chairman Hoffman told Mr. DeFilippo that the commission is not agreeable to changing Industrial zones to Residents zones. They have done it in the past and feel it was a mistake. For the long range plan, they want to maintain the sewer capacity on this land for industrial capacity.

Mr. DeFilippo will go back to the drawing board with the thoughts of the Commission looking at mixed use and possibly industrial lots. He would also like to propose a restaurant on the property with an airplane theme. He may be back next month.

NO MOTIONS OR DECISIONS

3. Election of Officers. **NO MOTIONS, POSTPONED TO FEBRUARY 28.**

4. 2011 Appointment to CRCOG Regional Planning Commission. **NO MOTIONS**

   Commission Robert Hoffman had volunteered to be the appointment to this commission at the November 2010 meeting.

5. Approval of November 22, 2010, Regular Meeting Minutes and approval of the January 13, 2011 Special Meeting Minutes

   MOVED (STAVENS) SECONDED (STROM) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 22, 2010 AS WRITTEN.

   MOVED (STROM) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JANUARY 13, 2011 AS WRITTEN.

6. Correspondence:
   a. Letter to Nutmeg Industrial Park, LLC, Todd McCann, Gary Wooley, Iron Cross, LLC and William Glecker, dated 12/3/10 from Lisa Houlihan, Assistant Town Planner/Wetland Agent. (Denial of request for zoning permit Cease and Desist order)

VI. ADJOURNMENT:

MOVED (STAVENS) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:50 PM.

Respectfully submitted:

Lori Smith /Ka

Lori Smith, Recording Secretary