



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 FEBRUARY 28, 2011 MEETING MINUTES

MEMBERS PRESENT: Chairman Arlo Hoffman, David Stavens, Robert Hoffman, William Hogan, Carol Strom, Mort Heidari, and Alternates F. Michael Francis, James Prichard (arr. 10:15)

STAFF PRESENT: Robert Phillips, Town Planner and Lori Smith, Recording Clerk

I. CALL TO ORDER:

Chairman Arlo Hoffman called the February 28, 2011 meeting of the Planning & Zoning Commission to order at 7:05 PM at the Center School Gymnasium, 49 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (on non-agenda items):

Mr. Louis Corsino, 7 Miller Lane asked that the Board of Selectmen and the Planning & Zoning Commission not have major meetings held on the same night in the future.

Chairman Hoffman informed the commission members that long time member Emery Zahner has resigned and publicly expressed his thanks for Emery's service to the Town of Ellington.

III. PUBLIC HEARINGS (READING OF LEGAL NOTICE):

1. #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.

TIME: 7:05 PM

SEATED: A. Hoffman, R. Hoffman, D. Stavens, W. Hogan, C. Strom, M. Heidari, F. Francis

Ken Peterson, Gardner & Peterson presented this application. Accu Time assembles and manufactures time clocks, software and hardware. Their business is expanding and they are short of parking spaces. They have designed a parking lot for 20 vehicles on a 5 acre parcel of land. They could not expand the existing parking lot due to the slope of the site. There will be 500 ft of sight line on the north and south and three lights installed in the lot. Some drainage will be installed to discharge to a detention basin, plunge pool and level spreader. A letter from the Town Engineer dated February 28, 2011 stating that this application is in conformance with Ellington's regulations was read into the record.

Chairman Hoffman stated that it was good to see a business in town expanding.

MOVED (R HOFFMAN) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #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.

MOVED (R HOFFMAN) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE (WITH CONDITIONS) #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 IN ACCORDANCE WITH PLAN DATED 12/13/10, BY GARDNER & PETERSON FOR ACCU TIME.

CONDITIONS:

LOT 142-001-0000 SHALL BE CONSOLIDATED WITH LOT 121-031-0000 VIA DECLARATION OF CONSOLIDATION APPROVED BY THE ELLINGTON TOWN ATTORNEY AND PRIOR TO COMMENCEMENT OF IMPROVEMENTS.

ALL OFF STREET PARKING AND MEANS OF IN/EGRESS SHALL BE LAID OUT ON PARKING SURFACE WITH PAINT, PLASTIC STRIPING OR CURBED ISLANDS AND THERE SHALL BE A PERMANENT DELINEATION BETWEEN SPACES, DRIVES, SURROUNDING STRUCTURES, USES AND LAND.

DECIDUOUS SHADE TREES SHALL NOT BE LESS THAN A 2" CALIPER.

EXTERIOR LIGHTS SHALL BE DOWN LIT AND MEET THE INTENT OF DARK SKY FRIENDLY FIXTURES AND OTHERWISE IN ACCORDANCE WITH THE ZONING REGULATIONS.

A PROFESSIONAL ENGINEER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE PARKING BASE AND SURFACE IS INSTALLED PURSUANT TO THE APPROVED PLANS.

2. #S201101 – First Evangelical Lutheran Church, Inc. owner/Attorney Brenda Draghi, applicant for a one lot subdivision on property located at 154 Orchard Street, APN 019-120-0000 in an A Zone.

TIME: 7:15 PM

SEATED: A. Hoffman, R. Hoffman, D. Stavens, W. Hogan, C. Strom, M. Heidari, F. Francis

Attorney Draghi presented a certificate of mailing for the record and stated that the applicant, First Evangelical Lutheran Church, is applying to subdivide their property which stretches from Orchard St. to Fairview Ave. They would like to separate out a lot on the Fairview Ave. side. They have received Inland Wetlands and ZBA approvals.

Russell Heintz of Tarbell Heintz stated that this proposed lot is on public water and sewer. The Inland Wetlands Agency approval was based on setting aside a conservation easement which is approximately half of the parcel area. Due to the size of the conservation easement, the applicant is asking for a waiver of the open space requirement. Mr. Heintz stated that this lot will not be for church use but sold for profit. The applicant is also asking for a sidewalk waiver as there are no sidewalks presently on the street. Commissioner Robert Hoffman stated that the commission is partial to sidewalks. There was discussion relating to contributing to the sidewalk fund. The applicant agreed to pay a fee in lieu for sidewalks as determined by the Town of Ellington based on the frontage of the property excluding the conservation easement.

Robert Phillips, Town Planner, stated that the Conservation Commission has not seen this application regarding the open space area because of cancellations due to inclement weather. The Commissioners were comfortable with the size of the easement fulfilling the open space requirement.

Clark Robinson, 110 Ellington Ave, asked that the Conservation Commission be allowed to review this first. Chairman Hoffman stated that it is a very generous easement and that their approval was not needed at this time.

MOVED (R HOFFMAN) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING #S201101 – FIRST EVANGELICAL LUTHERAN CHURCH, INC. OWNER/ATTORNEY BRENDA DRAGHI, APPLICANT FOR A ONE LOT SUBDIVISION ON PROPERTY LOCATED AT 154 ORCHARD STREET, APN 019-120-0000 IN AN A ZONE.

MOVED (R HOFFMAN) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE (WITH CONDITIONS) #S201101 – FIRST EVANGELICAL LUTHERAN CHURCH, INC. OWNER/ATTORNEY BRENDA DRAGHI, APPLICANT FOR A ONE LOT SUBDIVISION ON PROPERTY LOCATED AT 154 ORCHARD STREET, APN 019-120-0000 IN AN A ZONE; IN ACCORDANCE WITH PLAN DATED 1/10/11, BOUNDARY SURVEY/SUBDIVISION PLAN, PREPARED FOR FIRST EVANGELICAL LUTHERAN CHURCH, INC. BY TARBELL, HEINTZ & ASSOC., INC., SHEET 1 OF 1.

CONDITIONS:

A CONSERVATION EASEMENT, DRAINAGE EASEMENT WITH AN UNRESTRICTED RIGHT TO DRAIN IN FAVOR OF THE TOWN OF ELLINGTON, AND A HOLD HARMLESS AGREEMENT, AS APPROVED BY THE TOWN ATTORNEY, SHALL BE RECORDED IN THE LAND RECORDS.

CONSERVATION PLACARDS SHALL BE PERMANENTLY STAKED IN THE FIELD PRIOR TO ISSUANCE OF ZONING PERMIT.

The Chairman asked for a motion to go out of agenda order to #1 of New Business.

MOVED (STROM) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO GO OUT OF AGENDA ORDER TO #1 NEW BUSINESS.

V. NEW BUSINESS:

1. #Z201102 – CGS 8-24 – Review of proposal for rehabilitation of the HVAC system and other improvements for the Hall Memorial Library.

Town Planner, Robert Phillips, told the commissioners that this review is for a HVAC system rehab for the Hall Memorial Library. There is no working air conditioning at this time and the materials may be ruined without it. Robert Hoffman asked why the PZC has to consider this item. Mr. Phillips stated that it is purely administrative. He stated that if this Commission does not act on it, the Town can go ahead with the project anyway. The Commissioners felt that they needed more information to make an intelligent review and decided not to act on this item.

NO MOTION OR DECISION

2. Request from Scott Luginbuhl for a reduction in the maintenance bond for the #S200412 Crestwood Subdivision from \$85,000 to \$45,500.

A letter from the Town Engineer dated February 17, 2011 was read into record. Due to the snow cover a final inspection has not been made so he is recommending a reduction to the bond until a final inspection can be done.

MOVED (HOGAN) SECONDED (STROM) AND PASSED UNANIMOUSLY TO REDUCE THE MAINTENANCE BOND FROM \$85,000 TO \$45,500 FOR THE CRESTWOOD SUBDIVISION #S200412 AS RECOMMENDED BY TOWN ENGINEER IN HIS LETTER DATED 2/17/11.

3. #Z201103 – Steven & Jane Bauks, owner/applicant for a special permit for an accessory apartment on property located at 27 Pinnacle Road, APN 056-098-0000 in an A Zone.
(RECEIPT ONLY)
4. #Z201104 – Ellington Baptist Church, owner/applicant for a site plan modification to provide parking expansion at property located at 264 Pinney Street, APN 062-004-0000 in an A Zone.
(RECEIPT ONLY)

MOVED (HOGAN) SECONDED (STROM) AND PASSED UNANIMOUSLY TO RECEIVE #Z201103 – STEVEN & JANE BAUKS, OWNER/APPLICANT FOR A SPECIAL PERMIT FOR AN ACCESSORY APARTMENT ON PROPERTY LOCATED AT 27 PINNACLE ROAD, APN 056-098-0000 IN AN A ZONE.

TO RECEIVE #Z201104 – ELLINGTON BAPTIST CHURCH, OWNER/APPLICANT FOR A SITE PLAN MODIFICATION TO PROVIDE PARKING EXPANSION AT PROPERTY LOCATED AT 264 PINNEY STREET, APN 062-004-0000 IN AN A ZONE.

TO ADD TO THE AGENDA AND RECEIVE #Z201105 – AUTUMN CHASE, LLC FOR A SITE PLAN MODIFICATION TO ADD 32 PARKING SPACES AND MODIFY THE STORM WATER MANAGEMENT SYSTEM AS DIRECTED BY THE CT DEPARTMENT OF TRANSPORTATION ON PROPERTY LOCATED AT 115 WEST ROAD, APN 028-012-0000 IN AN MF ZONE.

TO ADD TO AGENDA AND RECEIVE #Z201106 – THOMAS AND MELISA LUCE FOR A SPECIAL PERMIT FOR 6 GARAGES (2 EXISTING) ON PROPERTY LOCATED AT 118 REEVES ROAD, APN 178-006-0000 IN AN AA ZONE.

TO ADD TO AGENDA AND RECEIVE #Z201107 – SUNSET VALLEY FARMS, LLC FOR A SPECIAL PERMIT FOR EARTH EXCAVATION ON PROPERTY LOCATED AT THE REAR OF KREYSSIG ROAD, APN 156-004-0000 IN AN AA ZONE.

III. PUBLIC HEARINGS:

3. #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. **(EXTENDED FROM THE JANUARY 24, 2011 MEETING)**

TIME: 7:38 PM

SEATED: A. Hoffman, R. Hoffman, D. Stavens, W. Hogan, C. Strom, M. Heidari, F. Francis

Chairman Hoffman prefaced this hearing with an explanation of multifamily zoning in Ellington. He stated that there is no area in town that is zoned for multifamily. The zone change has to be done

through the Planning & Zoning Commission. If the zone is approved, the full application for development comes back to the commission as a special permit.

Attorney Famiglietti of Kahan, Kerensky & Capossela introduced the applicant Matthew Chapman, property owner Gardner Chapman and Don Poland, Planning Consultant.

Kenneth Peterson of Gardner Peterson Associates stated that this property is on the east side of West Road and is presently in an A zone. A portion of the area or 4.59 acres is commercially zoned. A portion of the parcel or 6.5 acres which abuts Stein Rd will require no zone change. Attorney Famiglietti stated that they are requesting a zone change for 30.35 acres from RA to MF. The plan showing the apartment buildings is a conceptual plan only. It shows 172 apartment units in 22 building which is not the maximum density for this parcel. Mr. Peterson stated that the layout as shown is accessed from West Road and abuts Miller Lane. An emergency access is shown on Miller Lane. The Planning and Zoning Commission would decide if the access will be full or for emergency purposes only. There is no access to Sunset or Stein Roads.

Mr. Don Poland, Planning Consultant, outlined his report findings and conclusions for this project. He feels that an apartment complex on this property would be a good transition or buffer between the commercial and the residential areas. This would afford young adults as well as senior citizens an affordable housing choice in Ellington. He feels it would create jobs opportunities in construction as well for furnishings, etc. and it would support commercial development in Ellington. His report stated the following reasons for changing the zone. As the Planning & Zoning Commission should consider a suitable use and the location, he stated that this area is suitable due to the commercial areas on Route 83 as well as its location in the sewer service area. Ellington's floating multifamily zone makes it so that any parcel of land can be zoned MF if applied for and shown for suitable use. He stated that the Plan of Conservation and Development is an advisory document and not binding. He felt that the need for housing opportunities is consistent with the Plan of Conservation and Development and that Ellington is in need of starter housing. He stated that Ellington needs to be intentional in its endeavor to retain a balance between rental and ownership housing. This change would result in 32.7% of rental housing in Ellington. He felt that since Ellington does not have direct interstate access, the need for commercially zoned property is less desirable and that development should be more community based. He felt that this proposed use would be a tax base plus for the town. He stated that his analysis shows 20.4 potential school aged children for a complex such as this with 88 one bedroom units and 84 two bedroom units. His analysis of the tax benefits from a multifamily zone on this parcel as opposed to single family housing to be a plus in tax revenues. Ellington's top tax payers are rental developments. As far as the sewer capacity, this development would use 26% of the available sewer reserve and would require additional gallons than what is available for this property. In conclusion, Mr. Poland stated that this use would make Ellington intentional for providing housing opportunities, it would be an economic stimulation for Ellington, and it would maintain the balance of 1/3 for rental housing.

Attorney Famiglietti spoke about WPCA Administrator, Peter Williams', memo regarding sewer capacity and stated that the actual amount of reserve that would be required would be 23.4% not 26.4% as outlined in his memo. She stated that the current set aside for planned nonresidential is 132,940 gallons/day. Based on her conversations with the Town of Vernon, she felt there is ample flow reserve for commercial and industrial development. She feels this development will be a net positive tax and WPCA fee generator for the Town and will foster economic growth in the area. Mr. Williams' letter was read into the record.

Commissioner R. Hoffman asked about the traffic concerns and stated that as an Ellington Constable, he knows there are numerous accidents due to the amount of traffic on West Road. Chairman Hoffman stated that a traffic study will be done if this application goes to the next step.

Comm. Stavens asked Mr. Poland to clarify his position on how single family homes produce less revenue than apartments as he did not agree. Mr. Poland stated that single family homes require more town services than the taxes collected so that they are a net in the negative according to his study.

Comm. Heidari questioned the need for more apartments in Ellington as there are currently more than 400. Mr. Poland stated that there is a higher demand for rental units due to economics and no new supply being created. The vacancy rate is at an all time low. Attorney Famiglietti stated that the developer is willing to invest \$17,000,000 - \$18,000,000 in this venture which shows he has a high assurance of return. She read data from several trade magazines supporting the current high demand for rental units.

The Chairman then opened up the floor for comments.

Mr. Louis Corsino, 7 Miller Lane, presented to the Chair a petition with 250 signatures from members of the community. He stated their objections. He referred to the Plan of Conservation and Development and stated that the population in town is growing rapidly. The PZC is working on reducing the overall development densities. This zone change is in conflict with the Plan of Conservation and Development. This proposed complex would result in 176% more people than a single family development on the site. This zone change would be unlike any other in Ellington as it will have residential land sandwiched between a commercial zone and MF. It will lower the property values for resale. There are major traffic concerns already for Highland Ave onto Route 83. He stated a statistic of 200% more car trips/day for a complex of this size as opposed to single family residences. He stated that schools are already at capacity or over. He stated a statistic based on surrounding Towns that the number of rental units in a town is in direct correlation to Mastery Scores. He stated that Autumn Chase has 78 children which is far more than what is being anticipated for this proposal. He stated that the WPCA cautioned the PZC of this zone change and that town services would be stressed. He stated that people who own their homes are more likely to invest in the community and to vote in elections. In closing he stated that in 1987 this Commission denied a zone change on this piece of property as it was not in the best interest of the Town of Ellington and asked that it be denied.

Chairman Hoffman questioned the amount of children in Autumn Chase. Justin Dieterle, 5 Miller Lane stated that 22 elementary students got off the bus on West Rd and there are many more buses that drop off there and on the upper portion.

Hocine Baouche, 4 Pease Farm Rd, stated that trying to pull out from Pease Farm onto Route 83 is very hard during morning commute hours and especially with snow banks. He felt that their plan does not state the socioeconomic impact to the Town. He asked about sewer capacity. Chairman Hoffman stated that each property in the sewer service area is allotted flows.

Mr. Vokey, 20 High Ridge Rd, stated that the bus ride for his children is very long and that traffic and school crowding is a large issue.

Stacey Deiterle, 5 Miller Lane, stated Mr. Poland's report was good for national figures but it is not pertinent to Ellington.

Mr. Narayanan, 3 Miller Lane, stated that if he has known about this proposal, he would not have purchased a house in Ellington Highlands. He is concerned about the outlet proposed on Miller Lane. Chairman Hoffman stated that the opening onto Miller Lane at this time is only optional.

Francis Sypeck, 51 Ellington Ave, stated that he is a 28 year resident of Ellington and is opposed to this zone change. At freshmen orientation the Superintendent of Schools stated the

overcrowding of the classrooms and the need for additional classroom trailers. He is worried about the impact on police and all town services.

Mr. Agocha, 18 Bronisz, stated that he felt that the data glossed over the property value issue. He stated that there will be a negative impact to all abutters, not only every house in Ellington Highlands. He felt that Route 83 would have to be a 4 lane highway and will put living in Ellington on the negative side. He also felt better publicity for these hearings would bring more people to them.

Mr. Phillips stated that meetings and hearings are found on the website and through legal notices published in the Reminder. He asked that people let him know what medium they feel would work best for getting the notices out.

Joan Landers, 60 Main St, stated that the Community Voice Channel would be a good place to advertise for those who do not have direct access to the internet.

William Correia, 65 Cider Mill Rd, felt that the Commission should do what is right for the Town of Ellington and that they are entrusted with its future. He agreed that people are entitled to develop their properties after paying taxes on it for many years but it also feels like the town is being taken advantage of.

David Grim, 3 Allen Ridge Dr, questioned Mr. Poland's 30% for rental property. He doesn't want to see Ellington High School turn into Vernon. He is not convinced that Ellington needs that many rental units. People are leaving Connecticut to escape the high taxes.

Kathryn Cella, 90B Ellington Ave, felt that the traffic on Ellington Ave is worse since the Highlands development and this will just make it worse. She suggested that the Town maintain a Face book page for postings of meetings and hearings.

Richard Spurling, 16 Gail Drive, felt that Vernon went downhill when Route 83 became over developed. Ellington is precious and he asked that they please make the best decision for the town.

Richard Sabonis, 3 Olde Farms Rd, stated that every new bus added to the Town's school transportation system costs a lot of money. He stated that he is a retired police officer and he feels that apartment complexes are trouble.

Mark Boone, 3 Rosa Ct, stated that he agrees that the applicant has inherent property rights. But the lasting impacts of any changes should be considered and how it will affect Town services. He is proud of Ellington's agricultural impact.

Allison McDonald, 4 Pioneer Drive, stated that Mr. Poland's figures are based on 2008 population statistics. She stated that the school system can not keep up with the increased enrollment and that the actual enrollments are always higher than the projections done by the experts.

Mr. James Lomme, 3 Ellridge Place, stated that he came to hear both sides. He owned the Ellington Supermarket and led the group against the Big Y. He stated that the traffic issue is huge and that another traffic study should be done. He also told the group that submitted the petition that they need to register as an opposition group so that they are informed of the events that go on behind the scenes. He stated that there are serious water issues behind Ellington Plaza and that there is 110 acres of water shed in that area. He reiterated the fact that more can be accomplished by the group if they are a registered opposition group.

It was decided to continue this hearing so that the signatures on the partition could be verified.

MOVED (R HOFFMAN) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO CONTINUE TO MARCH 28, 2011, 7 PM, CENTER SCHOOL GYM, APPLICATION #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.

NO MOTIONS OR DECISIONS

2. Planimetrics report on Residential Rezoning Program as modified by the commission and determination to move forward with a formal public hearing on the new proposal.

Commissioner Hogan stated that he felt the Program as modified was ready to go to the public. The Town Planner cleaned up the wording, took out the open space wording and kept the lot sizes to 40,000 SF to prevent nonconformities. The Commission can receive the application in March, and set a special meeting to hear the application in April.

BY CONSENSUS THE COMMISSIONERS UNANIMOUSLY AGREED TO MOVE FORWARD WITH A FORMAL PUBLIC HEARING ON THE NEW PROPOSAL TO A DATE TO BE DETERMINED VIA SPECIAL MEETING IN APRIL.

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.

Mr. Duva of T&M Homes presented some additional models for incorporation into Center Village. He stated that he met with the homeowners' association and that they liked them all except the Crystal. They have kept the bedroom number to the requirements; the house prices will begin at \$249,900 to \$284,000 with 1,440 to 2,200 square foot models. Two of the homeowners' association board members were in attendance and they confirmed that they approved all home models except the Crystal.

MOVED (HOGAN) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO AUTHORIZE PLANNING DEPARTMENT STAFF TO APPROVE, AS FIELD CHANGE MODIFICATIONS, THE PROPOSED THIRTEEN (13) MODELS WITH 2 AND 3 BEDROOMS ONLY THAT WERE SUBMITTED THIS EVENING AND TO ALLOW A CHANGE FROM SLAB ON GRADE TO CRAWL SPACE OR BASEMENT FOR ALL UNITS AS SITE CONDITIONS ALLOW..

BY CONSENSUS THE COMMISSIONERS UNANIMOUSLY AGREED TO ADD TO THE AGENDA AN INFORMAL DISCUSSION REGARDING PLANS FOR THE ELLINGTON AIRPORT PROPERTY WITH VINCENT DEFILIPPO.

Mr. Vincent DeFilippo presented his proposal for the Ellington Airport Property. He has retained the residential (11) lots off of Bridge Street. The rest of the property will be industrial and commercial uses, such as industrial condos, a restaurant and industrial storage. He would like to have a fuel storage facility and update the runway to 2,500 ft. The Commission advised him to speak to the Fire Marshal regarding the fuel storage. Town Planner, Rob Phillips, referenced the regulations and a fuel storage facility is only allowed for end use. Mr. DeFilippo's next step is to do a formal application for public hearing.

NO MOTIONS OR DECISIONS

2. Election of Officers.

NO MOTIONS OR DECISIONS

3. 2011 Appointment to CRCOG Regional Planning Commission.

NO MOTIONS OR DECISIONS

4. Approval of January 24, 2011 Regular Meeting Minutes.

MOVED (STROM) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 24, 2011 REGULAR MEETING MINUTES AS WRITTEN.

5. Correspondence:
 - a. Determination of any interest in holding a public workshop/hearing (with or without the Board of Selectmen) with regard to the Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 516-520 Somers Road, Ellington, CT.

NO MOTIONS OR DECISIONS

VI. ADJOURNMENT:

MOVED (STAVENS) SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 11:10 PM.

Respectfully submitted:

Handwritten signature of Lori Smith in cursive script, followed by the initials "/km".

Lori Smith, Recording Secretary