



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FX (860) 870-3122

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, JULY 27, 2020, 7:00 PM  
ZOOM MEETING**

**IN-PERSON PUBLIC ATTENDANCE NOT PERMITTED DUE TO COVID19,  
INSTRUCTIONS TO JOIN VIRTUAL MEETING PROVIDED BELOW**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS** (On non-agenda items):

**III. PUBLIC HEARING(S):**

1. S202003 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe. *(Discussion to be tabled. Request to continue to 8/24/2020 is present.)*
2. Z202005 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with a seventeen (17) lot resubdivision of 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone. *(Discussion to be tabled. Request to continue to 8/24/2020 is present.)*
3. Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005. *(Hearing continued from 6/22/2020)*

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS:**

1. Pursuant to a letter from Attorney Bruce Fader dated July 20, 2020, request for informal discussion to determine if an existing barn with an unpermitted apartment is eligible for Special Permit for dormitory for farm help accessory to an agricultural operation (Section 3.1.1.6) for property at 156 Crystal Lake Road, Joseph & Mary Hollay, owners, and 154 Crystal Lake Road, Heather Hollay-Farr and Christopher Farr, owners, in a Rural Agricultural Residential (RAR) Zone.

## **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of June 22, 2020 Regular Meeting Minutes
2. Correspondence: **None**

## **VII. ADJOURNMENT:**

Next PZC Regular Meeting is scheduled for August 24, 2020

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### **Join Meeting via ZOOM Video Communications:**

In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details are provided on the Agenda and posted on the Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)), Agenda & Minutes, Planning & Zoning Commission.

### **Join Zoom Meeting via link:**

<https://zoom.us/j/92366491420>

Meeting ID: 923 6649 1420

Password: 571502

### **Join Zoom Meeting by phone:**

1-646-558-8656 US (New York)

Meeting ID: 923 6649 1420

Password: 571502

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS - LAND SURVEYORS

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com  
www.GardnerPeterson.com

July 15, 2020

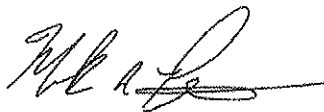
Mrs. Lisa Houlihan  
Town Planner  
Town of Ellington  
55 Main Street  
Ellington, Connecticut 06029

Re: Ridge Crossing  
Tripp Road

Dear Lisa,

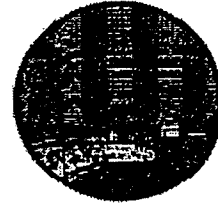
At the request of the applicant, TYMAC Holdings LLC, I hereby grant the Planning and Zoning Commission an extension to continue applications S202003 and Z202005 to the August 24, 2020 meeting.

Please contact me if you have any questions.



Mark A. Peterson, P.E.

Town of Ellington  
Planning Department



**MEMO**

DATE: June 22, 2020  
TO: Ellington Planning and Zoning Commission  
FROM: Barbra Galovich, Land Use Assistant  
SUBJECT: Recommendations from Design Review Board Regular Meeting of 6/18/2020  
for Z202008

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At its regular meeting on June 18, 2020, the Design Review Board reviewed the following application:

Review of design elements for Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.

**BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR THE PLANS TO CONSTRUCT FOUR FULL-SIZE SOCCER FIELDS, PARKING AND ACCESS ROADS, CONCESSION AND RESTROOM BUILDINGS, AND ASSOCIATED SITE IMPROVEMENTS ON PROPERTIES ALONG THE EAST SIDE OF WINDERMERE AVENUE NEAR THE VERNON TOWN LINE, APNS 011-033-0000, 019-005-0004 AND 019-005-0005, AND SUGGEST CONCESSION, BATHROOM AND STORAGE BUILDINGS BE SIMILAR TO THE DESIGN WITH ASPHALT SHINGLED ROOF AND WHITE TRIM.**

**THE COMMISSION DISCUSSED PLANTINGS TO THE REAR OF EXISTING HOMES AND AGREED THE SPECIES SHOULD BE DETERMINED BY THE PLANNING AND ZONING COMMISSION AND THE APPLICANT.**

Please find attached the minutes from this meeting.

## Barbra Galovich

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**From:** Sean Dwyer <sdwy28@gmail.com>  
**Sent:** Monday, June 29, 2020 3:27 PM  
**To:** Lisa Houlihan; Barbra Galovich  
**Subject:** Windermere Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa and Barbara, hope everyone is safe and healthy, I have two questions on the Windermere Park. I see it has gone through inland wetland and planning and zoning commissions. 1 - does it need to go through the conservative commission and 2- have they tested for pesticides yet. The minutes for Planning and Zoning have not been posted yet, so if they did, I do apologize. If they do have pesticides that need to be remediated and CT DEEP involvement, better to know ahead of time then later when design and approvals are done. Sorry to bother you both on this, just a concern. Sean Dwyer. My cell is 860-940-5361. Thank You

Town of Ellington  
Planning Department



**MEMO**

**DATE:** July 20, 2020

**TO:** Planning & Zoning Commission  
cc. Lisa Houlihan, Town Planner  
PZC File #Z202008

**FROM:** Barbra Galovich, CZET, Land Use Assistant

**SUBJECT:** Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line and related Wetlands Permit (IW202004)

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The attached shall serve as a report from the Wetlands Agent reflecting the final decision on the request for Inland Wetlands Permit IW202004 for the above referenced activity. In accordance with Connecticut General Statute 8-3(g), please give the Wetland Permit & Report due consideration.

On behalf of the Inland Wetlands Agency, thank you.

# TOWN OF ELLINGTON

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## INLAND WETLANDS AGENCY PERMIT

PERMIT NUMBER: IW202004

DATE OF ACTION: July 13, 2020

OWNERS OF RECORD: MJS Leasing, LLC Chilson Realty Co.  
27 Standish Road P.O. Box 611  
Ellington, CT 06029 Vernon, CT 06066

GRANTED TO: Town of Vernon Town of Ellington  
14 Park Place 55 Main Street  
Vernon, CT 06066 Ellington, CT 06029

LOCATION OF PROPERTY: Windermere Avenue, APN 011-033-0000, 019-005-0004, 091-005-0005.

ACTIVITY: To conduct regulated activity for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements.

### Conditions:


- 1) Shall comply with all the Town Engineer comments dated July 10, 2020.
- 2) Perimeter sediment fence to be installed and inspected by the Wetlands Agent prior to any excavation or stripping of topsoil.
- 3) Limit of delineated poorly and very poorly drained wetland soils shall be marked in the field by wetland placard every 100 feet. Where there is no existing tree line to the east and south of field #4, approximately mark the limit of the delineated poorly and very poorly drained wetland soils with posts and wetland placards.
- 4) Area of poorly and very poorly drained wetland soils east and south of field #4 to be seeded with wetland seed mix and mowed yearly either in late fall or late winter/early spring.
- 5) Soil Scientist, Surveyor, and Engineer to sign plans.

This Permit is valid for five (5) years unless otherwise specified in the permit or extended by the Agency. Permit renewal and extension shall be at the discretion of the Agency and may be subject to the calling of an additional Public Hearing. All permits shall expire upon the completion of the acts specified herein.

The following General Provisions shall apply to all permits:

a. In evaluating applications in which the Agency or its Agent relied in whole or in part on information provided the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked. b. All permits issued by the Agency or its Agent are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Ellington, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity. c. If the activity authorized by the Inland Wetland Permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained. d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

Signed

  
Kenneth M. Braga, Chairman – Inland Wetlands Agency

*Pg 2 of 2*

7/13/2020

email to: David Smith  
Rachel Dearborn  
Mike Pucaro  
Shawn Gately  
Lisa Houlihan  
Rick Zulick

**From:** [Dana Steele](#)  
**To:** [John Colonese](#)  
**Cc:** [Barbra Galovich](#)  
**Subject:** Windermere Fields  
**Date:** Friday, July 10, 2020 5:00:10 PM  
**Attachments:** [image002.png](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I have reviewed the revised plans for Windermere Fields dated 7/7/20 regarding wetland issues. On 6/3/20 I sent you 7 wetland comments regarding the previously submitted plans. The following is a update of those comments based on these latest plans:

1. Existing and proposed contours and utility lines are still all depicted as solid lines making it difficult to differentiate between them. There is no legend on the plans. However, additional labels have been added. It still appears that the proposed 238 and 239 contours are missing on sheets 4 and 5. It is not clear what the finished grades will be for the driveway and parking spaces on the east side of field 2. Provide additional contours and spot grades.
2. The proposed clearing limits have been added to the plan on sheet 5, addressing my previous comment.
3. The applicant acknowledges the low or flat spots at the southern corners of field 4 and indicates in his cover letter to you and Lisa that they accept this condition and do not intend to grade into the wetlands for improved drainage. This response satisfies my concern regarding additional wetland impacts.
4. The temporary sediment traps have been relocated to the leaching catch basin locations. To avoid clogging the receiving soils, consider relocating the traps upstream or offline from the catch basins. Provide a table indicating the contributing watershed area to each trap and the wet and dry storage capacity provided by each trap. Sediment traps are not required for watersheds under 2 acres or where flow remains spread out. Shaded areas are shown on the plan depicting stone filter berms for the sediment traps but the filter berms are not shown on the detail on sheet 8. At least half of the recommended storage capacity should be provided below the filter berm (wet storage). The detail should be updated to include the stone filter berm in accordance with the 2002 CT Erosion Control Guidelines.
5. I have not received water quality volume calculations for the infiltration basins identified on the plans as "mowable basin". If these basins are intended to function as primary treatment BMP's, they should retain the minimum water quality volume. A post construction maintenance schedule should also be added to the plans. This would indicate the frequency of inspection and cleaning, restrictions to protection the basins from clogging and method of restoring clogged soils if needed. Refer to the CT DEEP 2004 Water Quality Manual for recommended maintenance of infiltration basins.
6. Additional vegetated filter strips have been added to the plans. However, portions of the driveway and parking areas appear to sheet flow through the filter strip which serve as secondary treatment but bypass the primary treatment of the infiltration BMP. All the impervious surfaces should be collected and routed through a primary treatment BMP.
7. The reinforced swale locations have been noted on the plans as requested.



Comments 1,4,5 & 6 require further response, but could be incorporated as conditions of approval. However, addressing comments 5 & 6 may involve changes in grading and limits of disturbance. Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



**J.R. RUSSO & ASSOCIATES, LLC**  
P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[dsteale@jrrusso.com](mailto:dsteale@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)



David A. Smith, P.E., L.S.  
Town Engineer

Vernon-ct.gov

July 7, 2020

Ms. Lisa M. Houlihan, AICP, Town Planner  
Mr. John D. Colonese, CZEO, Assistant Town Planner/ZEO/WEO  
Town of Ellington  
57 Main Street, P.O. Box 187  
Ellington, CT 06029

Re: Windermere Fields, Windermere Avenue Applications # IWC 202004 and # Z202008

I have prepared this Letter of Transmittal to accompany our most recent set of revised plans for the above referenced project. We have received a number of constructive comments as the project has advanced through the review stage. I believe we have been able to incorporate these comments into the current version and would be grateful for your follow-up comments.

The following may help in identifying the enhancements made and aid in everyone's understanding of the changes referenced above:

- The 100-year flood area has been corrected and shows the limit of that zone as presented on the FEMA mapping. Note that Field #3 is now in that area and we have added a note that addresses the need to preserve flood storage and requiring that final grading be adjusted to insure this.
- We have included a notation that areas recently in crop product, but not necessarily being regraded as part of the project will be seeded to grass and mowed regularly to reduce the chance for invasive plants species to thrive in this area.
- The line work has been much improved to increase the drawing's readability. We have also provided an additional "Boundary" sheet to help identify the actual project limits. The 'balloons' showing the limits of each phase have been eliminate to reduce the busy-ness of the drawings.
- The limits of disturbance generally follow the outline of points where the proposed contours tie back to the existing contours. A new tree line has been shown northerly the drive to access the Phase 3 parking area, to reflect the removal of some field edge trees and brush.
- Field 4 as presently shown, has two low spots on the easterly end that are nearly flat. Spot elevations provided on the plan do indicate that the surface can be shaped to provide some outlet for these depressions, but they will also likely function as mowable basins shown elsewhere on the drawing. The desire to not impact poorly or very poorly drained soils and to prevent loss of flood storage limits the options available in this location. Field 4 may from time to time not be available for play, but I believe that the underlaying well drained soils will rapidly dissipate any accumulation of rainwater, and reduce the frequency and duration of this inconvenience.
- The temporary sediment traps have been modified to reflect the CT Erosion Control Guidelines, including the stone berm.

- The stormwater infiltration will be handled with two approaches, structural and non-structural. Leaching catch basins are shown in the areas of deep gravel layers (hence deeper seasonal water table levels) and catch basins with infiltrators for areas with possibly shallow water table levels are the structural elements. A note has been included to require a test pit in each location to determine the seasonal water table and the bottom of each leaching unit will be 36" above that level. Top of Frame elevations for these structures have been provided. Localized depressions in the final grade referred to a 'mow-able' basins are associated with grass filter strips adjacent to the parking areas. Just to clarify, the areas adjacent to fields, access roads and parking is intended to be turf. Even so, we have specified a minimum 25' filter strip between each parking area and the mow-able basins.
- A swale reinforcement location has been provided.
- The Phase 2 parking area has been reconfigured to have a second point of ingress/egress from the central access driveway
- The infiltrator unit size and model number has been provided.
- With regard to traffic, the Vernon Soccer Club has indicated that when more than one field is actively used, starting times will be staggered to reduce intensity of incoming and exiting traffic.
- A detail has been provided to show the road base and subbase layers, similar to the supporting structure of Town Roads. Within the site and in the parking areas, this will be topped with 4" of Bituminous millings. The first 100' of the access drive will be have the same base but be topped with 2 courses of 2" Bituminous Concrete pavement. The entrance also has adequate width to allow one lane in and two exiting lanes. The paved surface will facilitate painting directional arrows to assist people entering and exiting.
- A 5' wide concrete sidewalk has been added to the project frontage along Windermere Avenue with 2 proposed crosswalks and signage at the northerly and southerly ends of the walk. The split rail fence has been deleted and wooden barrier fence similar to Pinney Street Park has been called out.

Thank you both for all your assistance with this project.

Sincerely,



David A. Smith, PELS  
Vernon Town Engineer

cc: Dana Steele, JR Russo and Associates  
Barbara Kelly, North Central Conservation District  
James York, Ellington Fire Marshall  
Tim Webb, Ellington Public Works Director

## Barbra Galovich

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**From:** Smith, David <dsmith@vernon-ct.gov>  
**Sent:** Wednesday, July 22, 2020 2:13 PM  
**To:** Lisa Houlihan; Barbra Galovich  
**Cc:** John Colonese; Dana Steelee; Champagne, Daniel; Purcaro, Michael; Gately, Shaun; Sitler, Martin; Perry, Craig  
**Subject:** Windermere fields - revised plans for PZC meeting  
**Attachments:** 7-22-20 Submission Set.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon –

The attached file shows the latest set of revisions to the project plans. These most recent changes were prepared to help address concerns raised by Mr. Steele's review and primarily consist of refinements to stormwater quality features and erosion control elements such as the temporary silt traps. We have provided some additional grading to accommodate these. All these changes have a revision date of 7/22/2020

From the Planning and Zoning Commission's last look at this project, we have also added a sidewalk along Windermere Avenue, changed the wooden fence detail, included a Boundary sheet to help demonstrate the project limits and have improved the drafting imagery to make it a little easier to review the plan set. I also have the certificates and return receipts for the letter mailed to all the 11 neighbors along Windermere Ave that have a common property line with field 2 and 3. I will drop those off at your office, later this week.

I am looking forward to speaking with the commissioners at next Monday evening's meeting. As always if you have any comments or concerns, please contact me at your convenience to discuss them.

Thank you for your assistance in advancing this project.

Town of Ellington  
Planning Department



**MEMO**

**DATE:** July 22, 2020

**TO:** Planning & Zoning Commission

**FROM:** Barbra Galovich, CZET, Land Use Assistant

**SUBJECT:** **Z202008** – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.

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David Smith, P.E., Town of Vernon sent a letter dated June 24, 2020 to the following property owners requesting their preference of screening:

David & Beth Spielman, 50 Windermere Avenue – requesting 6' PVC fencing, preferably natural brown.

Janice Messino, 48 Windermere Avenue – no response.

Irene Surette, 46 Windermere Avenue – no response.

Dane Spielman, 44 Windermere Avenue – requesting 6' PVC fencing, preferably natural brown.

Eric Marandino, 42 Windermere Avenue – requesting first choice dogwood and flowering crabapples, second choice evergreens.

Lisa & Tom Wroniak, 40 Windermere Avenue – requesting evergreens.

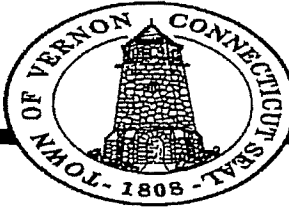
Erika Hiller, 38 Windermere Avenue – no response.

Lynette Fisher, 36 Windermere Avenue – no response.

Stephen & Danielle Krajewski, 34 Windermere Avenue – requesting first choice fencing, second choice arborvitaes with visual buffer extended on the sides of property which abuts two fields.

Wanda Darling, 32 Windermere Avenue – no response.

Robert & Sheryl Paquette, 30 Windermere Avenue – requesting first choice fencing, second choice arborvitaes.



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June 24, 2020

David J. and Beth A. Spielman, 50 Windermere Ave., Ellington, CT. 06029  
Janice Messino, 48 Windermere Ave., Ellington, CT. 06029  
Irene H. Surette, 46 Windermere Ave., Ellington, CT. 06029  
Dane Spielman, 44 Windermere Ave., Ellington, CT. 06029  
Eric Marandino, 42 Windermere Ave., Ellington, CT. 06029  
Lisa and Tom Wroniak, 40 Windermere Ave., Ellington, CT. 06029  
Erika Hiller, 38 Windermere Ave., Ellington, CT. 06029  
Lynette G. Fisher, 36 Windermere Ave., Ellington, CT. 06029  
Wanda S. Darling, 32 Windermere Ave., Ellington, CT. 06029  
Robert F. and Sheryl Ann Paquette, 30 Windermere Ave., Ellington, CT. 06029  
Stephen E. and Danielle D. Krajewski, 61 Thrall Road, Vernon, CT. 06066 (34 Windermere Ave)

The Ellington Planning and Zoning Commission commenced a Public Hearing on June 22, 2020, related to Application Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-0330000, 019-005-0004 and 019-005-0005. That Public Hearing has been continued to their next regularly scheduled meeting on July 27<sup>th</sup> and you are welcome to join us at that time if you wish.

Of particular interest to the Commission is what type of buffer should be installed between the active area of the proposed recreational complex and the rear of your personal property. The current design proposes a line of dogwood and flowering crabapple trees parallel to and off set from your easterly property line. This design would provide a semi-transparent visual delineation that would be easily maintained as part of the park and not overly restrict your easterly view.

An alternative design was discussed that provides a greater level of screening, namely closely planted columnar evergreens (e.g. Arborvitae or similar trees) or actual solid fencing. Either method would indeed provide a more comprehensive year-round barrier, but will also restrict views. If the evergreen screen is selected, plantings will be placed approximately 5 feet on center parallel to the property line and require a few years of growth to start to achieve visual buffer. If solid fencing is preferred, it would likely be 6' tall panels of PVC fencing placed parallel to the property line. For either of these methods

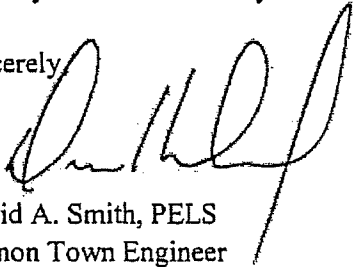
to achieve visual barrier they have to be installed along the edge of your property to account for the change in topography eastward.

Since the Public Hearing is still open, the commission may still receive input from the Applicant, Town Staff and the Community. We would be grateful if you would share with us your preference, if you have one. Please contact me at [dsmith@vernon-ct.gov](mailto:dsmith@vernon-ct.gov) or at (860) 870-3663. If you would prefer to talk directly to the Ellington Town Planner, please contact Lisa Houlihan at [lhoulihan@ellington-ct.gov](mailto:lhoulihan@ellington-ct.gov) or at (860) 870-3120.

Your timely input would be helpful in determining the final treatment for this issue. If you have other questions or concerns please share them at your earliest convenience. Next month's meeting will be held via Zoom and instructions to join the meeting will be on the commission's agenda and posted on Ellington's website.

Thank you in advance for your assistance.

Sincerely



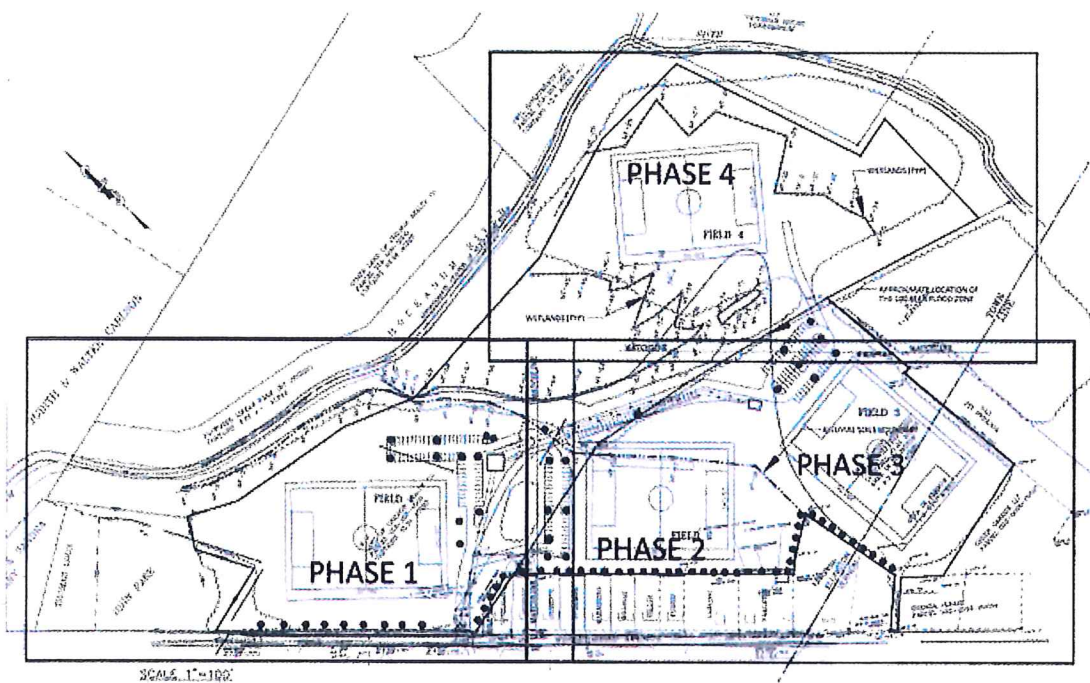
David A. Smith, PELS  
Vernon Town Engineer

cc: Lisa Houlihan, Ellington Town Planner

**From:** Lisa Houlihan  
**Sent:** Wednesday, July 22, 2020 3:53 PM  
**To:** 'Thomas Palshaw'  
**Subject:** RE: Questions for 7-27-2020 hearing Z202008, soccer fields

Dear Tom,

Below is a snip-it of the overall phased site plan. If you click on the picture you can enlarge the image to see details better by grabbing one of the corner boxes and moving the cursor away from the image. I've provided responses to your questions in your email.



Hope you are enjoying summer. Please do not hesitate to contact me to discuss further.

Very best regards,

*Lisa*  
Lisa M. Houlihan, AICP  
Ellington Town Planner  
PO Box 187 / 55 Main Street/ Ellington, CT 06029  
Phone: 860-870-3120 / Fax: 860-870-3122  
Website: [www.ellington-ct.gov/](http://www.ellington-ct.gov/) Email: [lhoulihan@ellington-ct.gov/](mailto:lhoulihan@ellington-ct.gov/)

**From:** Thomas Palshaw [mailto:tpalshaw@gmail.com]  
**Sent:** Wednesday, July 22, 2020 3:22 PM  
**To:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Subject:** Questions for 7-27-2020 hearing Z202008, soccer fields

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Lisa,

Because the public will not be able to attend the hearing in person I am submitting my questions to you by email to be entered in the record.

1. The previous minutes state that the project is located on two separate parcels (011-033-0000 and 019-005-0005). The legal notice lists a third parcel (019-005-0004, the Hockanum River).

Questions:

- a. What will be the status of 0004? ***004, the linear park, will be conveyed to the Town of Ellington.***
- b. Will Vernon be purchasing 0004? ***004 will be conveyed by the Chilson's to Ellington to meet a condition from a previous subdivision approval.***
- c. Why is 0004 listed in the legal notice? ***004 is listed in the legal because it's part of the overall site development plan, but generally no changes will be made to the parcel. Portions of 004 were included in the wetland field delineation. See above image.***

2. Ellington parcels 011-033-0000 and 019-005-0005 are zoned industrial. Industrial zones are hard to establish in Ellington. Will there be any action to replace these industrial parcels with new areas? ***This has not been discussed. It's important to note that while the combined parcels, excluding 004, exceed 30 acres only 11 to 12 acres is clear of environmental constraints to support industrial development.***

3. If the town of Vernon purchases 0000 and 0005, will they be removed from the tax rolls? ***The Town of Vernon is exempt from taxes. In this case, it's important to note that the land has historically been received a reduced assessment via PA-490. 011-033-0000 is 9.11 +/- acres and assed at \$5,930 and 019-005-0005 is 21.52 +/- acres and assed at \$10,290.***

Thank you for consideration,

Be safe,

Thomas C. Palshaw

120 Pinney street

Ellington

860 875-2945

7-22-2020

### Tedford Memorial Primary Parking



**Property Information**

Property ID 019-005-0005  
 Location WEST RD REAR  
 Owner CHILSON REALTY CO



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018  
 Data updated 11/19/2018

*203 spaces*

*Z 202008*

### Tedford Memorial Secondary Parking



**Property Information**

Property ID 019-005-0005  
 Location WEST RD REAR  
 Owner CHILSON REALTY CO

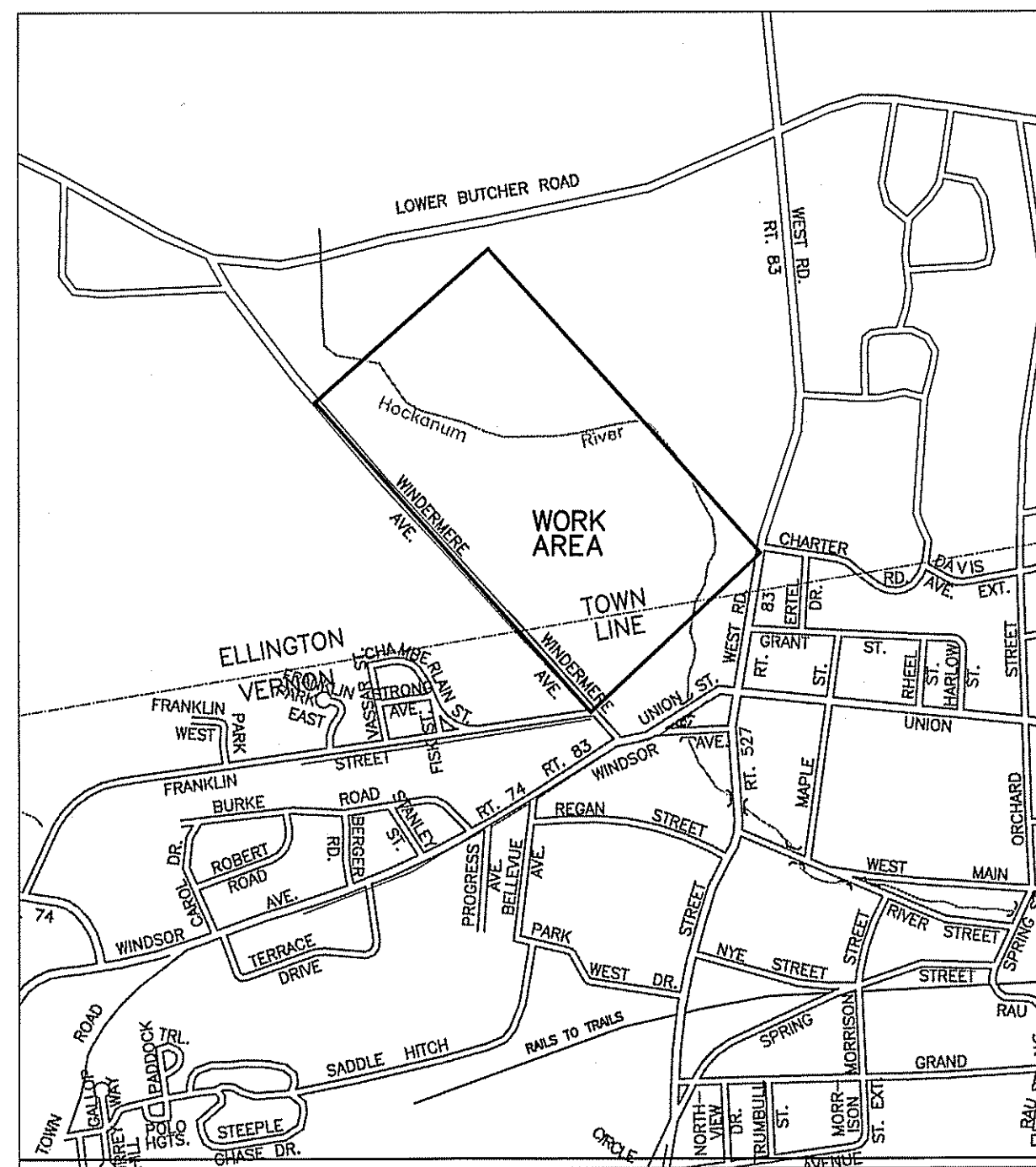


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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Geometry updated 7/1/2018  
 Data updated 11/19/2018

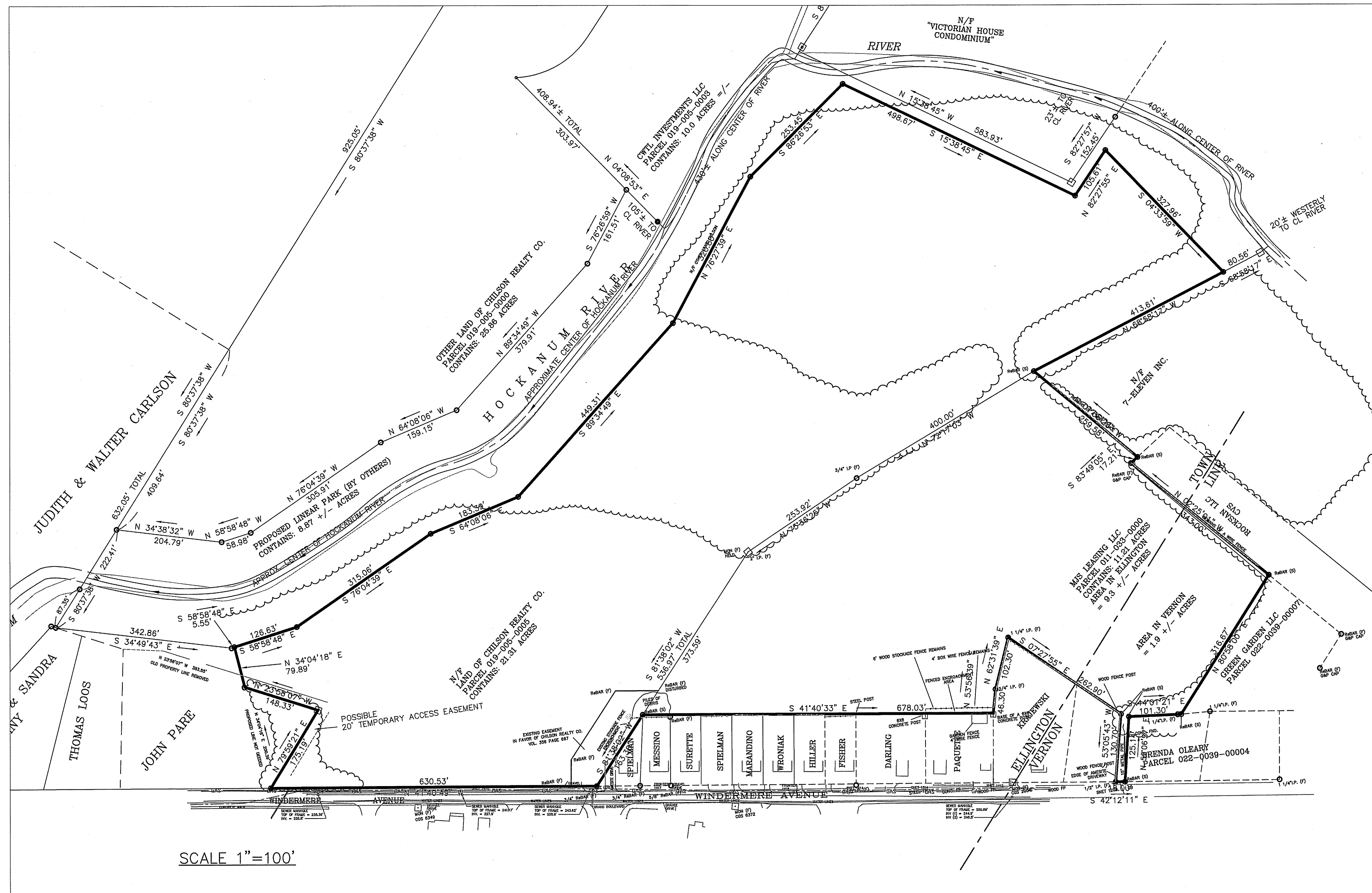
202008



KEY MAP  
SCALE 1" = 1000'

MAP REFERENCE:

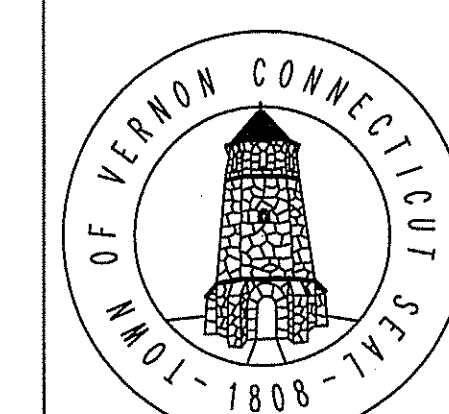
- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
- CONNECTICUT WATER MAP - PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
- TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.



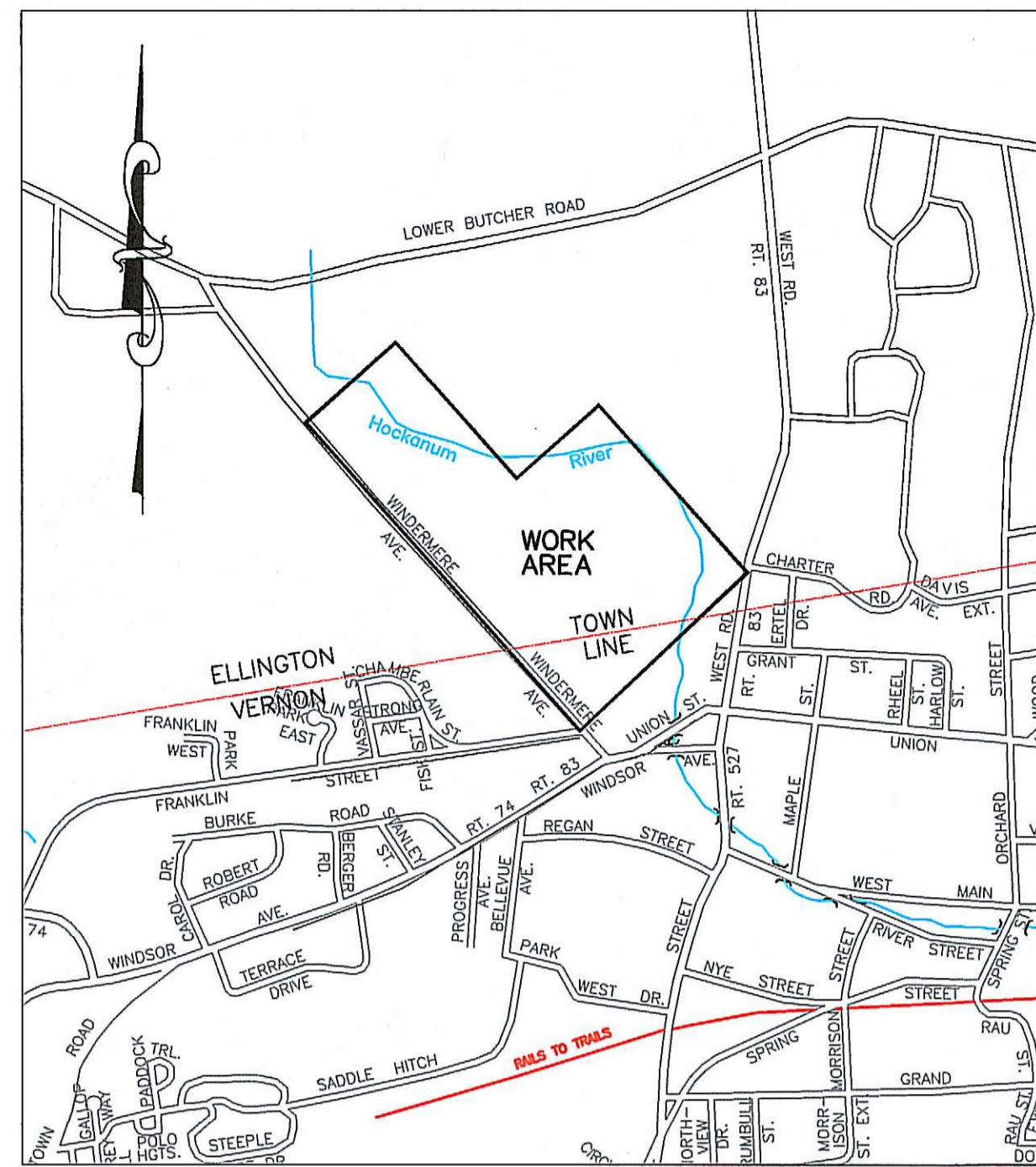
SCALE 1"=100'

DAVID A. SMITH CT PELS #14173 \_\_\_\_\_ DATE \_\_\_\_\_  
 VERNON TOWN ENGINEER  
 AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
 #2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300a-20. It is a Compilation Plan and is considered Class A-2 and T-D Accuracy Standard.  
 #3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.  
 To my knowledge and belief, this map is substantially correct as noted hereon.  
 Rachel Dearborn, Licensed Land Surveyor #70295  
 This certification not valid unless this plan bears a live signature and my embossed seal



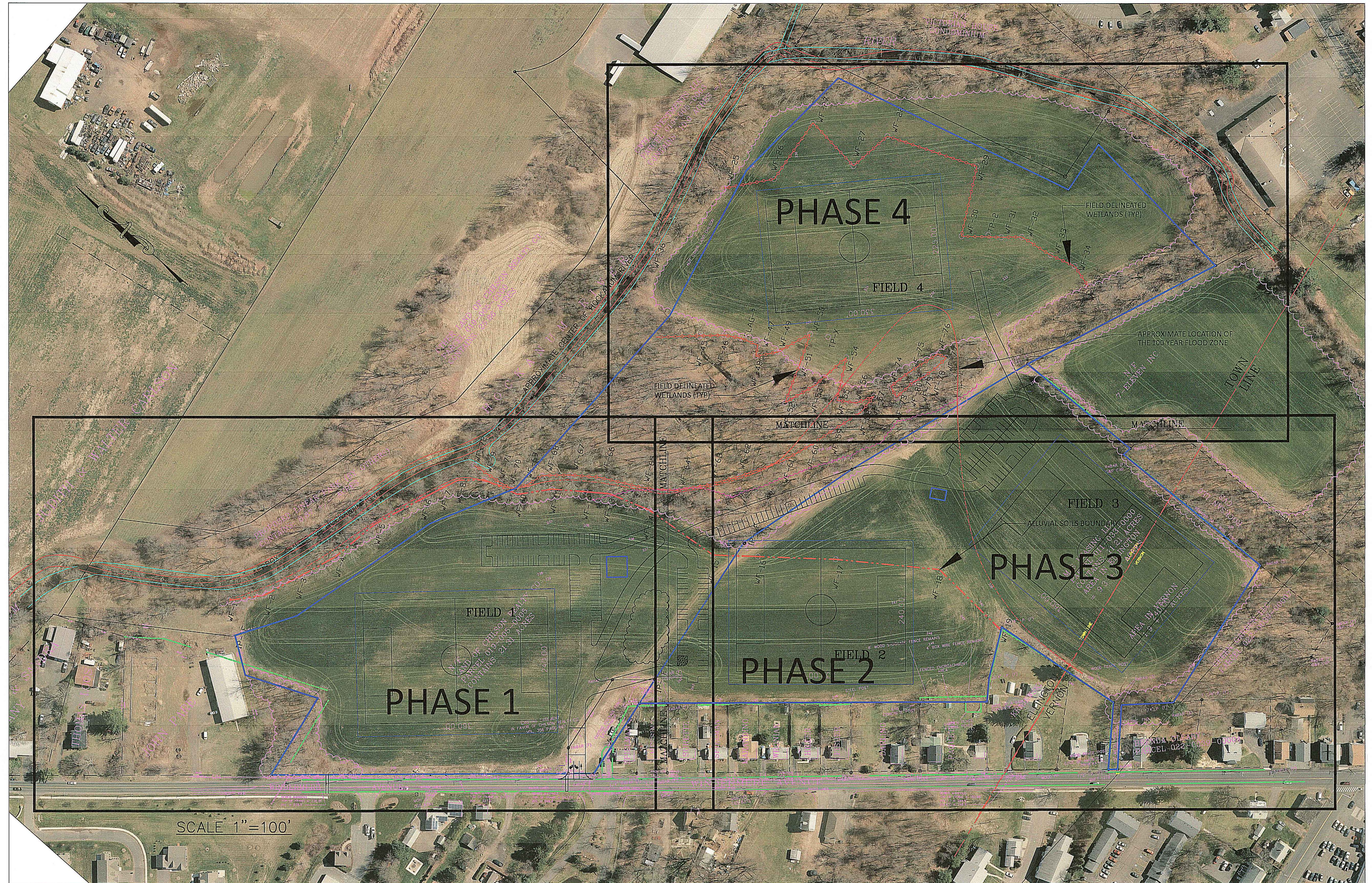
BOUNDARY SHEET  
 WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT  
 TOWN OF VERNON  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066  
 SCALE: AS NOTED DATE: JULY 7, 2020 SHEET: 1 OF 8  
 FILE: G:\PARKS and REC\WINDERMERE SOCCER FIELDS



KEY MAP  
SCALE 1" = 1000'

**MAP REFERENCE:**

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - A. "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - B. PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
2. CONNECTICUT WATER MAP – PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
3. TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.



SCALE 1" = 100'

DAVID A. SMITH CT PELS #14173 \_\_\_\_\_ DATE \_\_\_\_\_  
 VERNON TOWN ENGINEER  
 AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

WETLANDS NOTE:  
 \_\_\_\_\_  
 RICHARD ZULIK /CERT. SOIL SCIENTIST \_\_\_\_\_ DATE \_\_\_\_\_

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
 #2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300a-20. It is a Completion Plan and is considered Class A-2 and T-D Accuracy Standard.  
 #3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.  
 To my knowledge and belief, this map is substantially correct as noted hereon.  
 \_\_\_\_\_  
 Rachel Dearborn, Licensed Land Surveyor #70295  
 This certification not valid unless this plan bears a live signature and my embossed seal



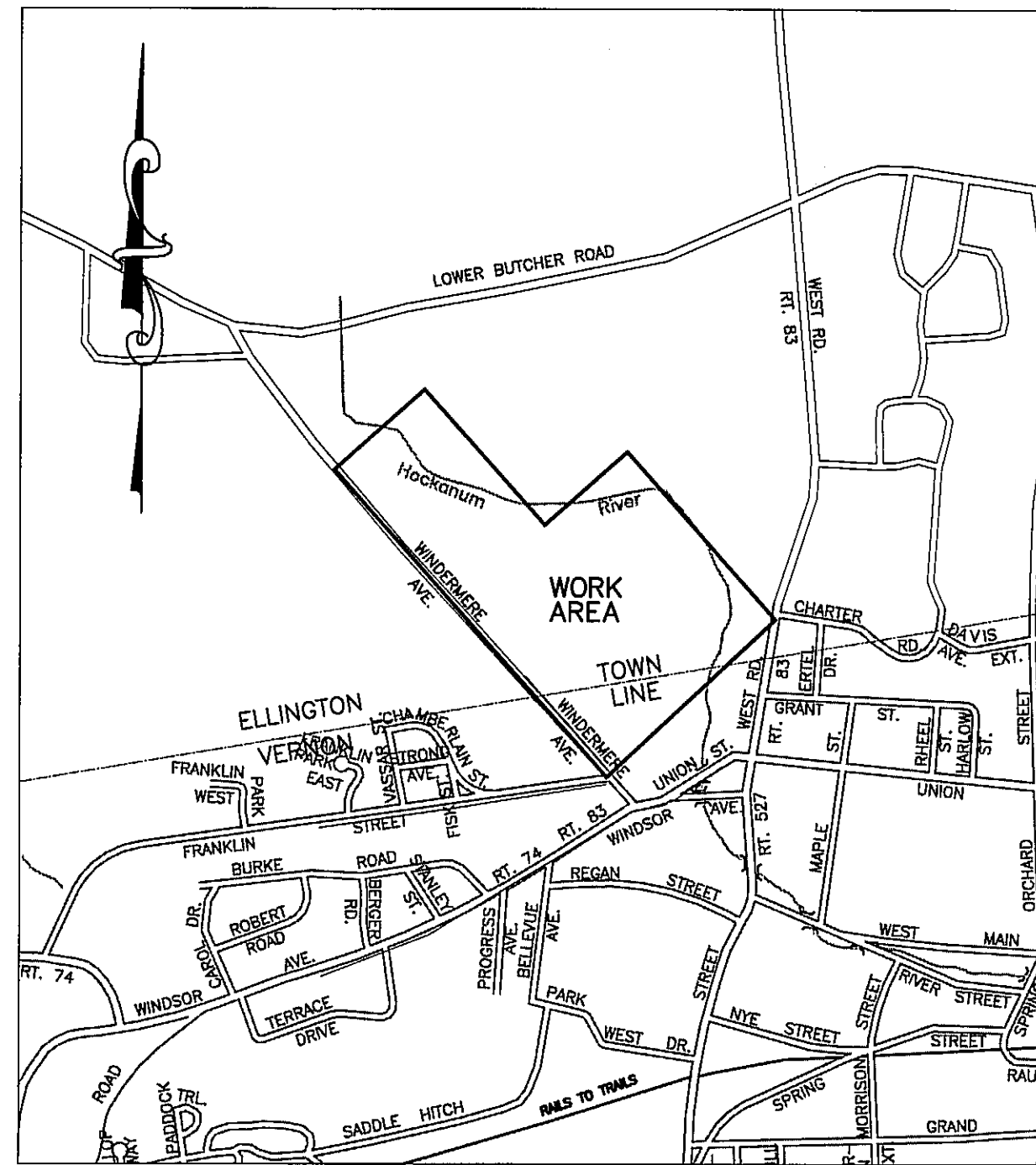
REV 3 - JULY 7, 2020  
 REV 2 - JUNE 3, 2020  
 REV 1 - MAY 21, 2020

**OVERALL SITE PLAN - PHOTO**

WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT

**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066

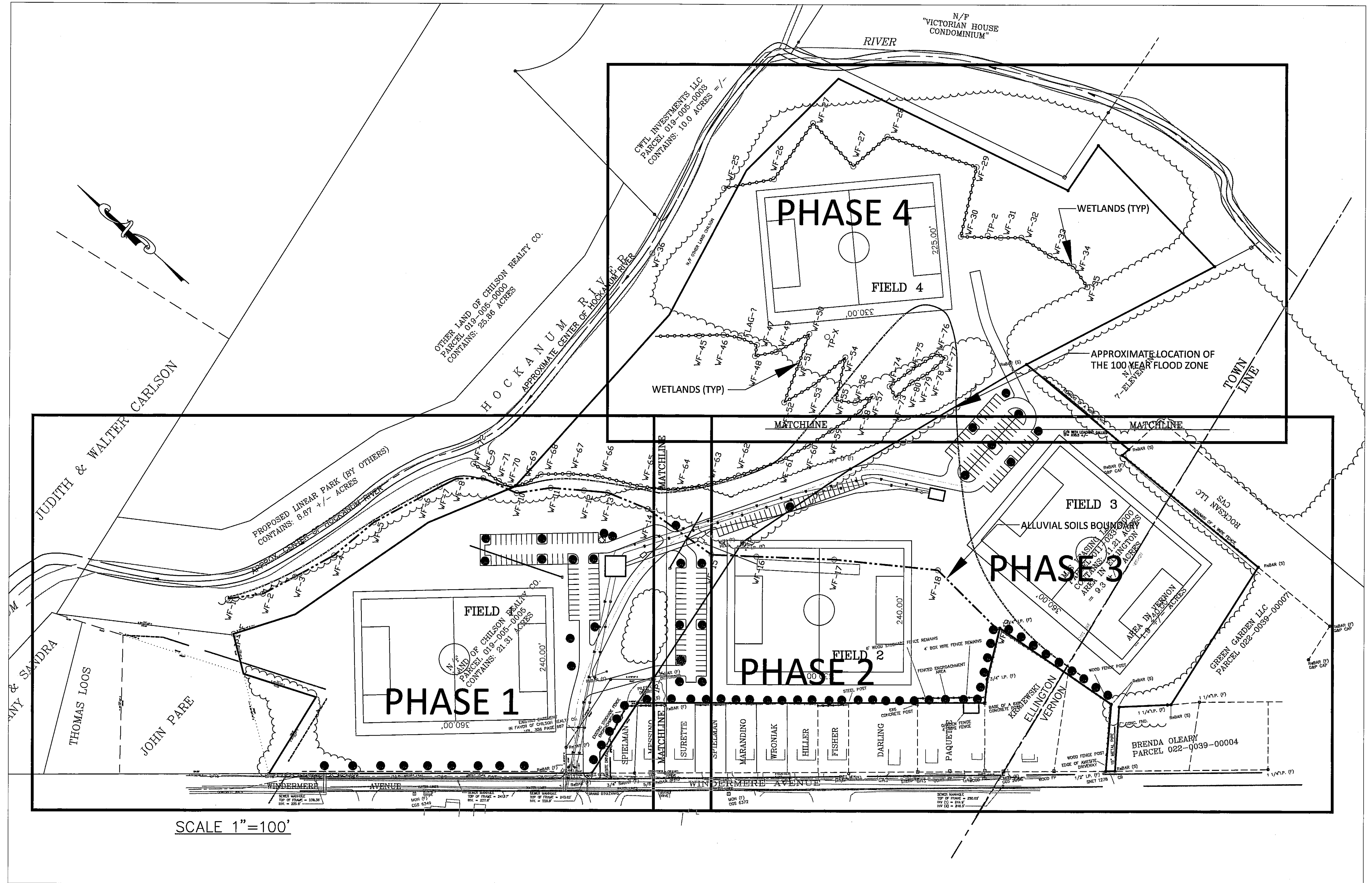
SCALE: AS NOTED | DATE: MAY 4, 2020 | SHEET: 2 OF 8  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



KEY MAP  
SCALE 1" = 1000'

MAP REFERENCE:

- BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
  - "REVISION TO SUBDIVISION MAP" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEYS, LLC DATED 4/27/2020.
  - PROPERTY SURVEY PREPARED FOR TOWN OF VERNON LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020
- CONNECTICUT WATER MAP - PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018.
- TOPOGRAPHIC INFORMATION DEVELOPED FROM LIDAR SURVEY PERFORMED BY CT DOT AND ASSESSED FROM UNIVERSITY OF CT MAPPING CENTER.



SCALE 1"=100'

DAVID A. SMITH CT PELS #14173  
VERNON TOWN ENGINEER  
AUTHORIZED PRINTS WILL BEAR MY EMBOSSED SEAL

DATE \_\_\_\_\_

WETLANDS NOTE:

RICHARD ZULIK /CERT. SOIL SCIENTIST  
DATE \_\_\_\_\_

#1 - This plan is a dependent Re-Survey with an Accuracy Standard of A-2.  
#2 - This Plan has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-20. It is a Compilation Plan and is considered Class A-2 and T-3 Accuracy Standard.  
#3 - A-2 Certification applies only to perimeter boundary information as presented. Map reference #1.

To my knowledge and belief, this map is substantially correct as noted hereon.

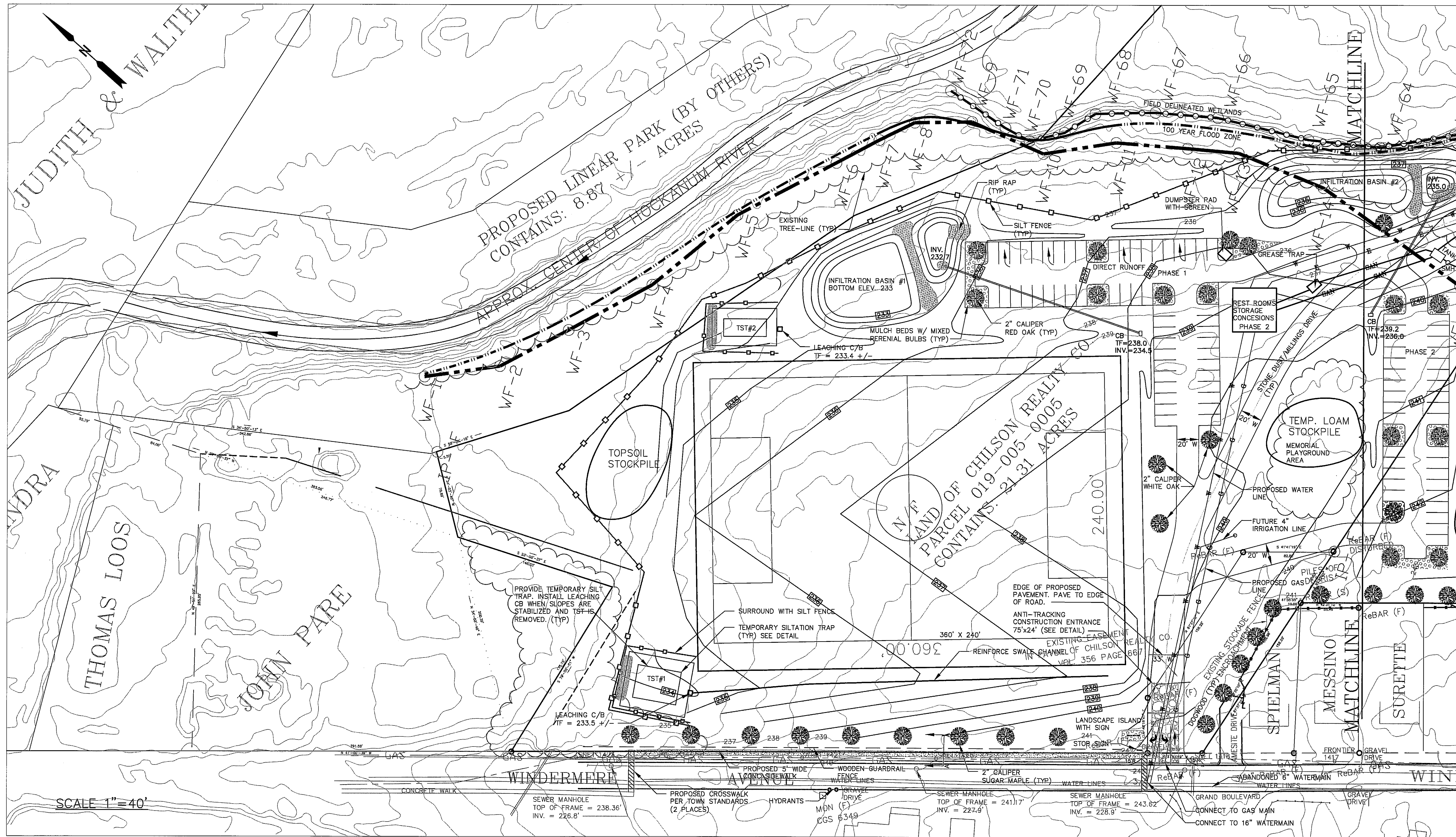
Rachel Dearborn, Licensed Land Surveyor #70295  
This certification not valid unless this plan bears a live signature and my embossed seal.



REV 3 - JULY 7, 2020  
REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020

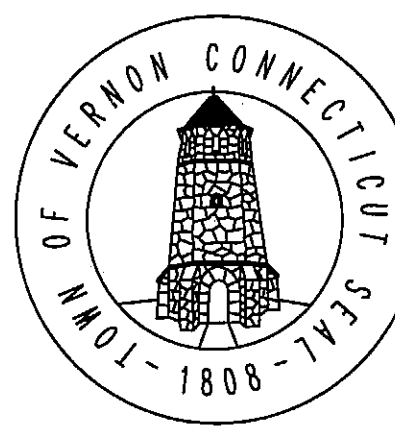
**OVERALL SITE PLAN**  
WINDERMERE FIELDS  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT  
**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED DATE: MAY 4, 2020 SHEET: 3 OF 8  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



SCALE 1" = 40'

REV 4 - JULY 22, 2020  
 REV 3 - JULY 7, 2020  
 REV 2 - JUNE 3, 2020  
 REV 1 - MAY 21, 2020

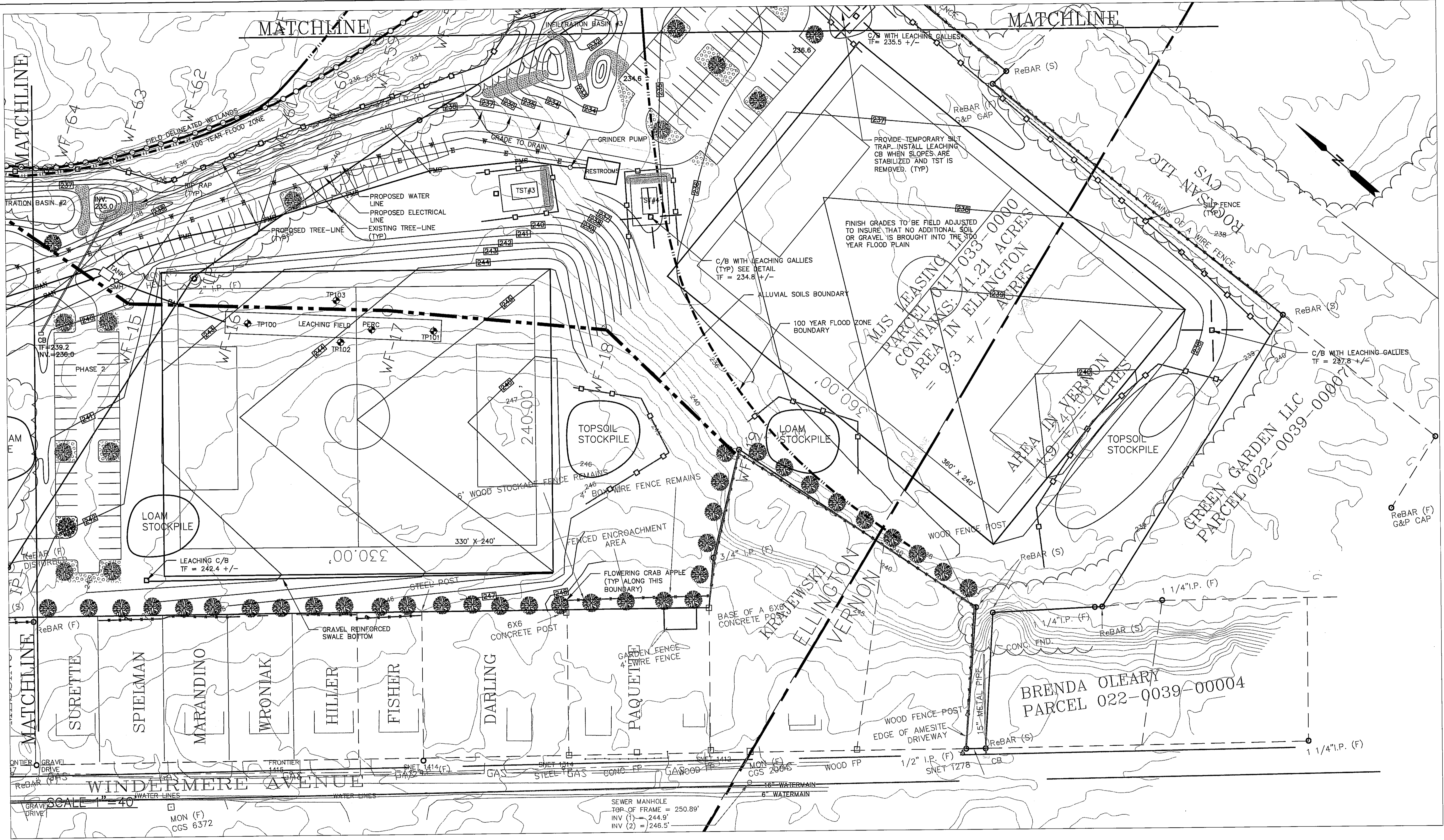


**SITE PLAN FIELD - 1**

WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT

**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066

SCALE: 1" = 40'    DATE: MAY 4, 2020    SHEET: 4 OF 8  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



SCALE 1" = 40'

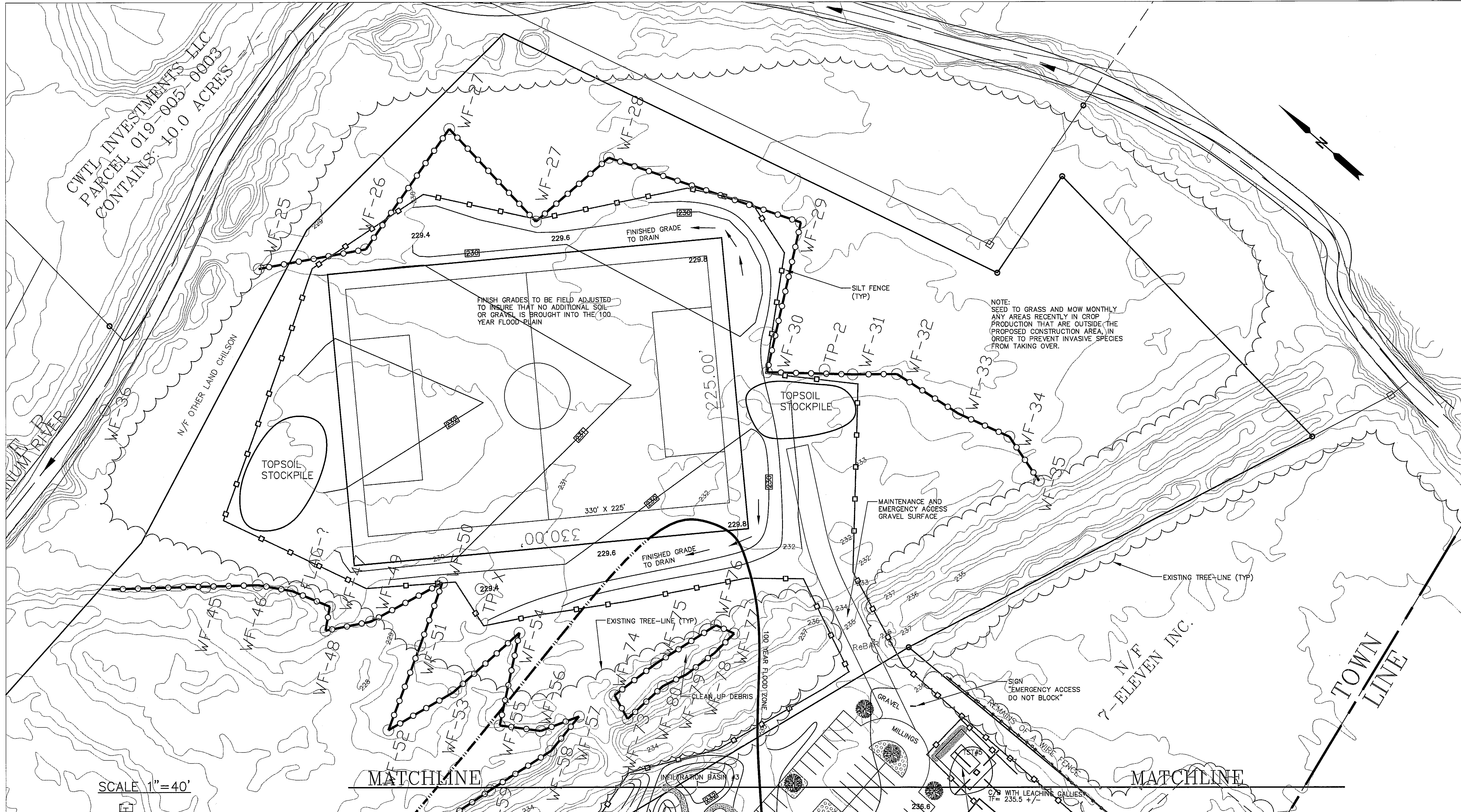
SEWER MANHOLE  
TOP OF FRAME = 250.89'  
INV (1) = 244.9'  
INV (2) = 246.5'

REV 4 - JULY 22, 2020  
REV 3 - JULY 7, 2020  
REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020



**SITE PLAN FIELD - 2 & 3**  
**WINDERMERE FIELDS**  
**WINDERMERE AVENUE**  
**ELLINGTON & VERNON CT**  
**TOWN OF VERNON**  
**ENGINEERING DEPARTMENT**  
**14 PARK PLACE, VERNON, CT 06066**  
 SCALE: 1" = 40' DATE: MAY 4, 2020 SHEET: 5 OF 8  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS





CWTL INVESTMENTS LLC  
 PARCEL 019-005-0003  
 CONTAINS 10.0 ACRES

SCALE 1" = 40'

MATCHLINE

MATCHLINE

TOWN LINE

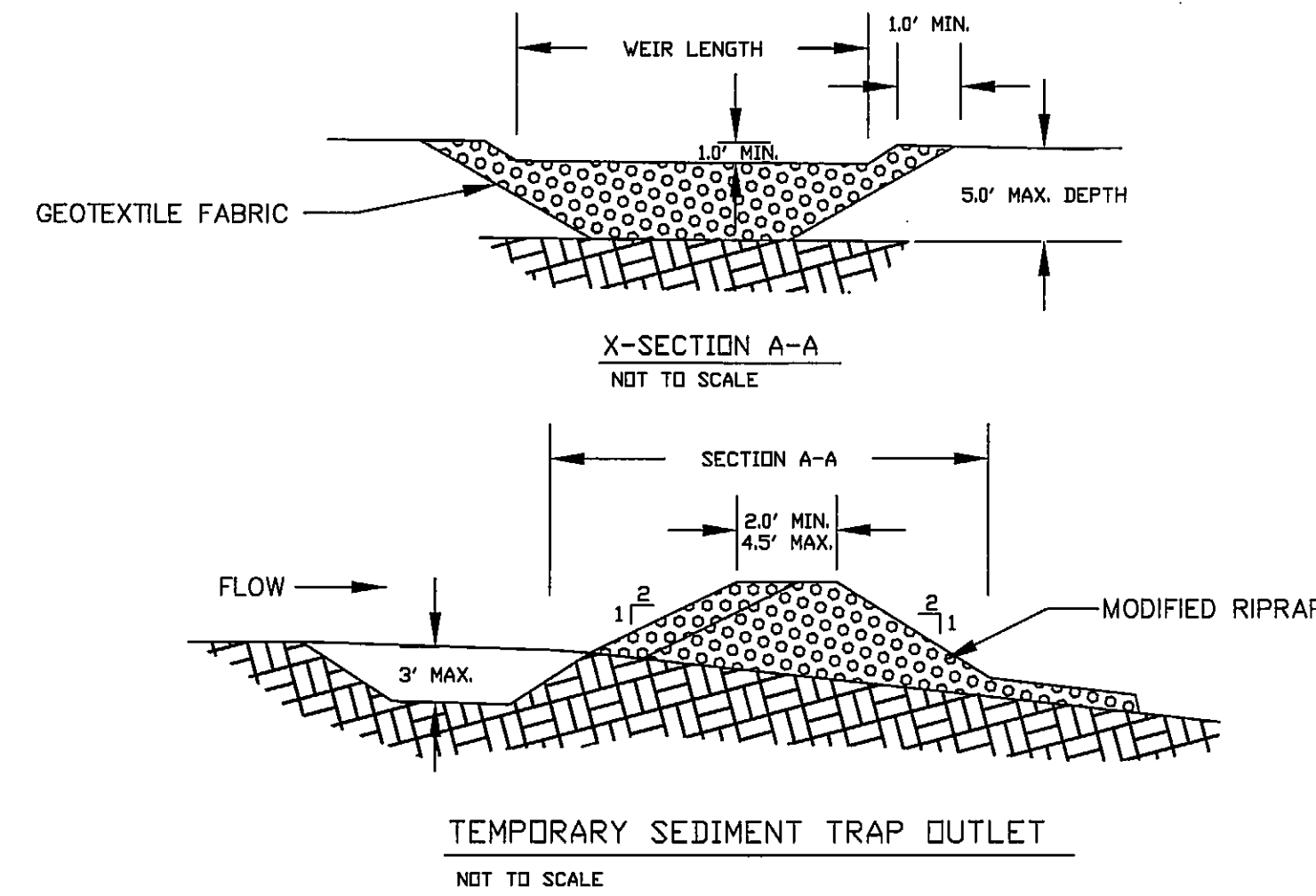
REV 4 - JULY 22, 2020  
 REV 3 - JULY 7, 2020  
 REV 2 - JUNE 3, 2020  
 REV 1 - MAY 21, 2020



**SITE PLAN FIELD - 4**  
 WINDERMERE FIELDS  
 WINDERMERE AVENUE  
 ELLINGTON & VERNON CT  
**TOWN OF VERNON**  
 ENGINEERING DEPARTMENT  
 14 PARK PLACE, VERNON, CT 06066  
 SCALE: 1" = 40' DATE: MAY 4, 2020 SHEET: 6 OF 8  
 FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

**GENERAL NOTES -**

1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
2. THE CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE TOWN OF VERNON (TOV) ENGINEERING DEPARTMENT, IN WRITING, IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
3. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY THE TOWN OF VERNON ENGINEERING DEPARTMENT, IN WRITING, IF ANY CONFLICTS OR DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY PROPERTY DURING THE COURSE OF CONSTRUCTION.
5. THE TOV IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES, OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED.
6. THE TOV IS NOT RESPONSIBLE FOR JOB SITE SAFETY.
7. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
8. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.



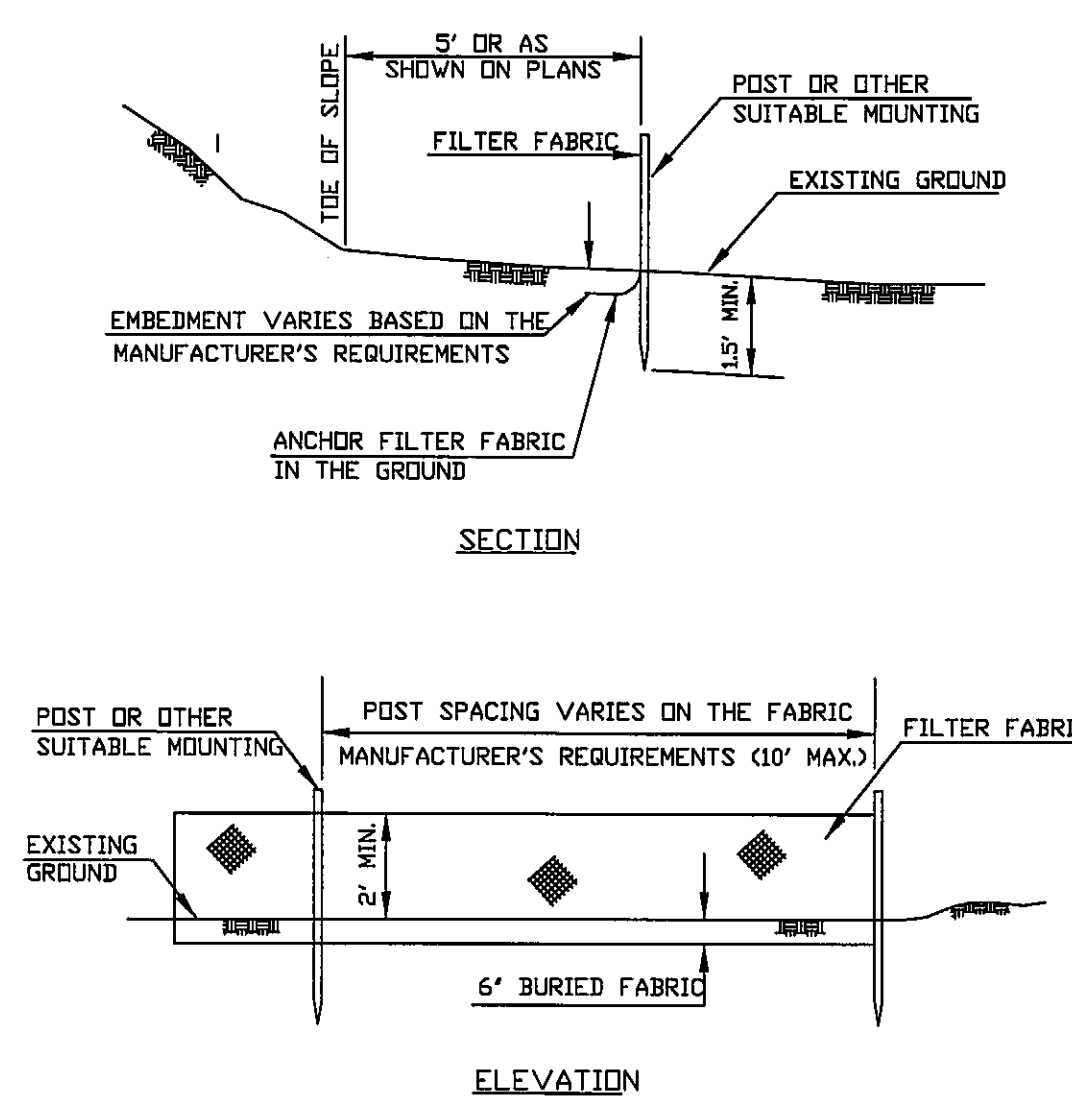
**GENERAL EROSION AND SEDIMENT CONTROL NOTES -**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN. EROSION CONTROLS MUST BE INSPECTED AFTER EACH RAINFALL.
3. SILT SHALL BE REMOVED FROM BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED. LIABILITY INSURANCE.
4. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
5. TOPSOIL REQUIRED TO ESTABLISH VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL THE DISTURBED AREAS.
6. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL PRIOR TO FILLING.
7. ALL FILL AREAS ARE TO BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND LOCAL SPECIFICATIONS.
8. FILL MATERIALS SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIALS, COMPRESSIBLE MATERIALS AND ALL OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIAL, SOFT MUCK, HIGHLY COMPRESSIBLE MATERIALS AND OTHER OBJECTIONABLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
10. SEEPS AND SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
11. ALL GRADING AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING ESTABLISHMENT OF THE FINAL GRADE. IF FINISHED GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE, TEMPORARY SOIL STABILIZATION MEASURES, INCLUDING TEMPORARY SEEDING, SHALL BE APPLIED.
12. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". IMPORT TOPSOIL AS NEEDED TO SUPPLEMENT RESERVED TOPSOIL.
13. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDROSEEDER. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SURFACE.
14. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER SEEDER OR HYDROSEEDING IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
15. INSPECT THE SEEDBED PRIOR TO SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED BEFORE SEEDING.

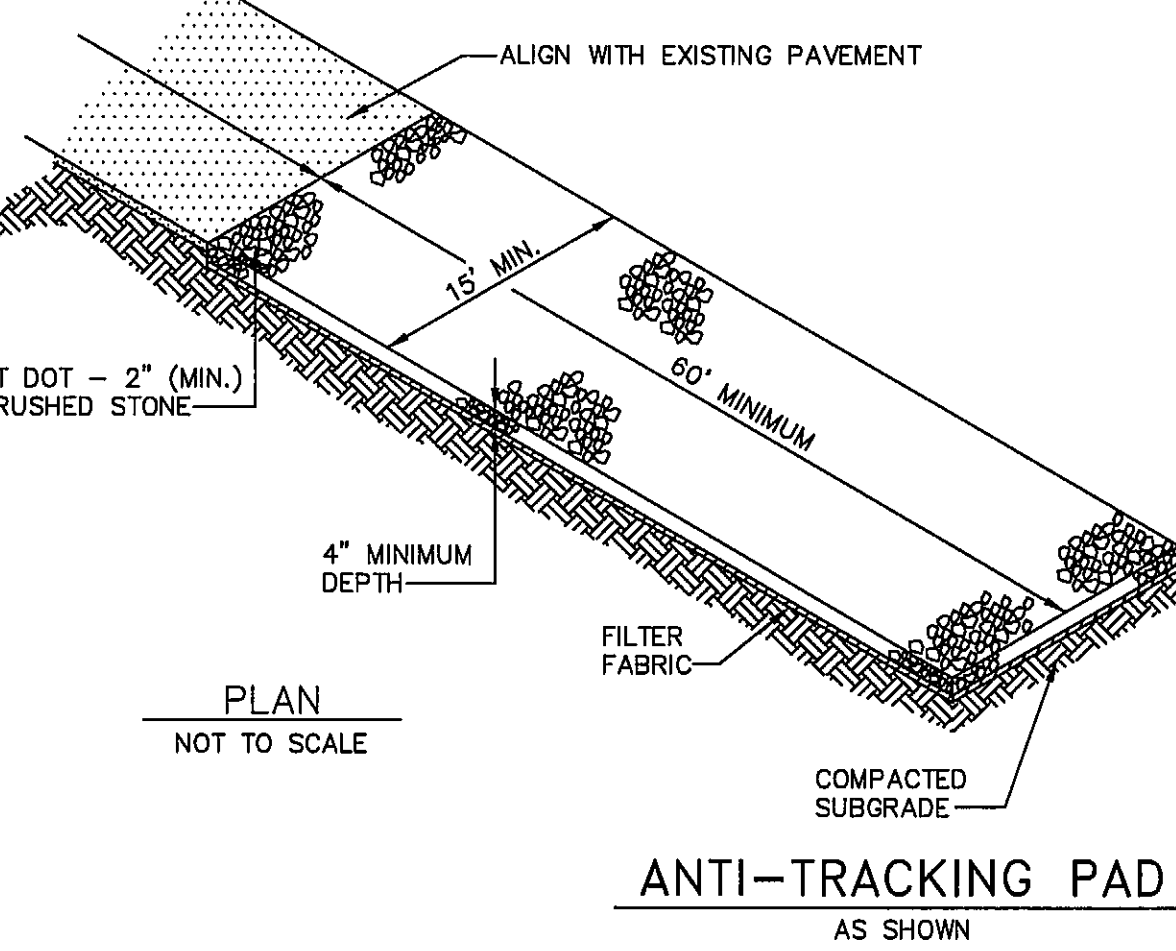
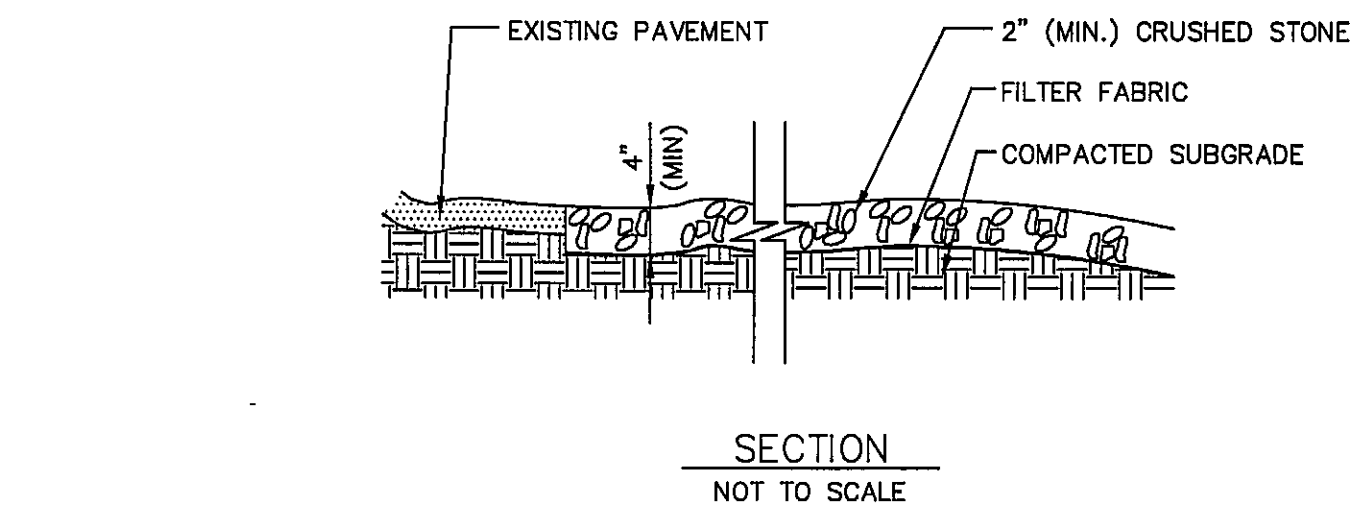
temporary silt traps			
#1	contributing area = 2 acres total volume required = 268 cu.yd bottom area = 1200 sf top area = 3000 sf	wet volume = 134 cu.yd depth = -3 ft elev=231 elev=236 height = +2 ft	dry volume = 134 cu.yd wet vol = 183 dry vol = 115
#2	contributing area = 1.5 acres total volume required = 201 cu.yd bottom area = 600 sf top area = 2000 sf	wet volume = 100 cu.yd depth = -3 ft elev=229 elev=234 height = +2 ft	dry volume = 100 cu.yd wet vol = 105 dry vol = 183
#3	contributing area = 1 acre total volume required = 134 cu.yd bottom area = 336 sf top area = 1496 sf	wet volume = 67 cu.yd depth = -3 ft elev=234 elev=239 height = +2 ft	dry volume = 67 cu.yd wet vol = 70 dry vol = 90
#4	contributing area = 1 acre total volume required = 134 cu.yd bottom area = 336 sf top area = 1496 sf	wet volume = 67 cu.yd depth = -3 ft elev=233 elev=238 height = +2 ft	dry volume = 67 cu.yd wet vol = 70 dry vol = 90
#5	contributing area = 1 acre total volume required = 134 cu.yd bottom area = 336 sf top area = 1496 sf	wet volume = 67 cu.yd depth = -3 ft elev=233 elev=238 height = +2 ft	dry volume = 67 cu.yd wet vol = 70 dry vol = 90

**GENERAL NOTES**

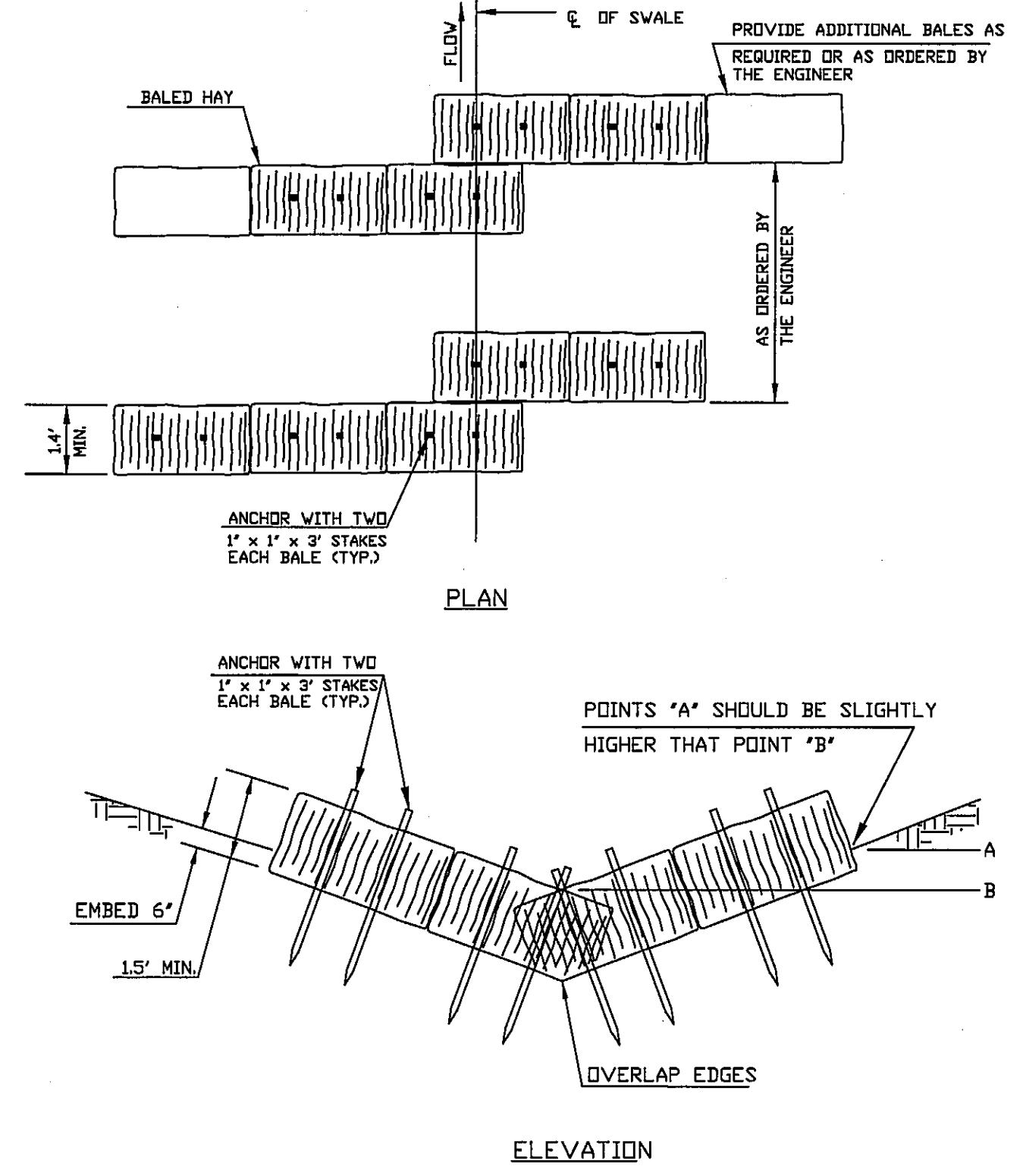
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION CONTROL SYSTEM AS SHOWN ON THE PLANS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY WHICH DISTURBS EXISTING VEGETATIVE GROUND COVER.
2. SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES, AS REQUIRED, TO CONTROL EROSION AS THE CONSTRUCTION PROJECT PROGRESSES.
3. THE CONTRACTOR SHALL DAILY, OR AS DIRECTED, SWEEP THE PAVED ROADWAYS ADJACENT TO THE WORK AREA AND CONDUCT HIS ACTIVITIES TO MINIMIZE THE TRACKING OF SOIL ONTO THE ROADWAYS.



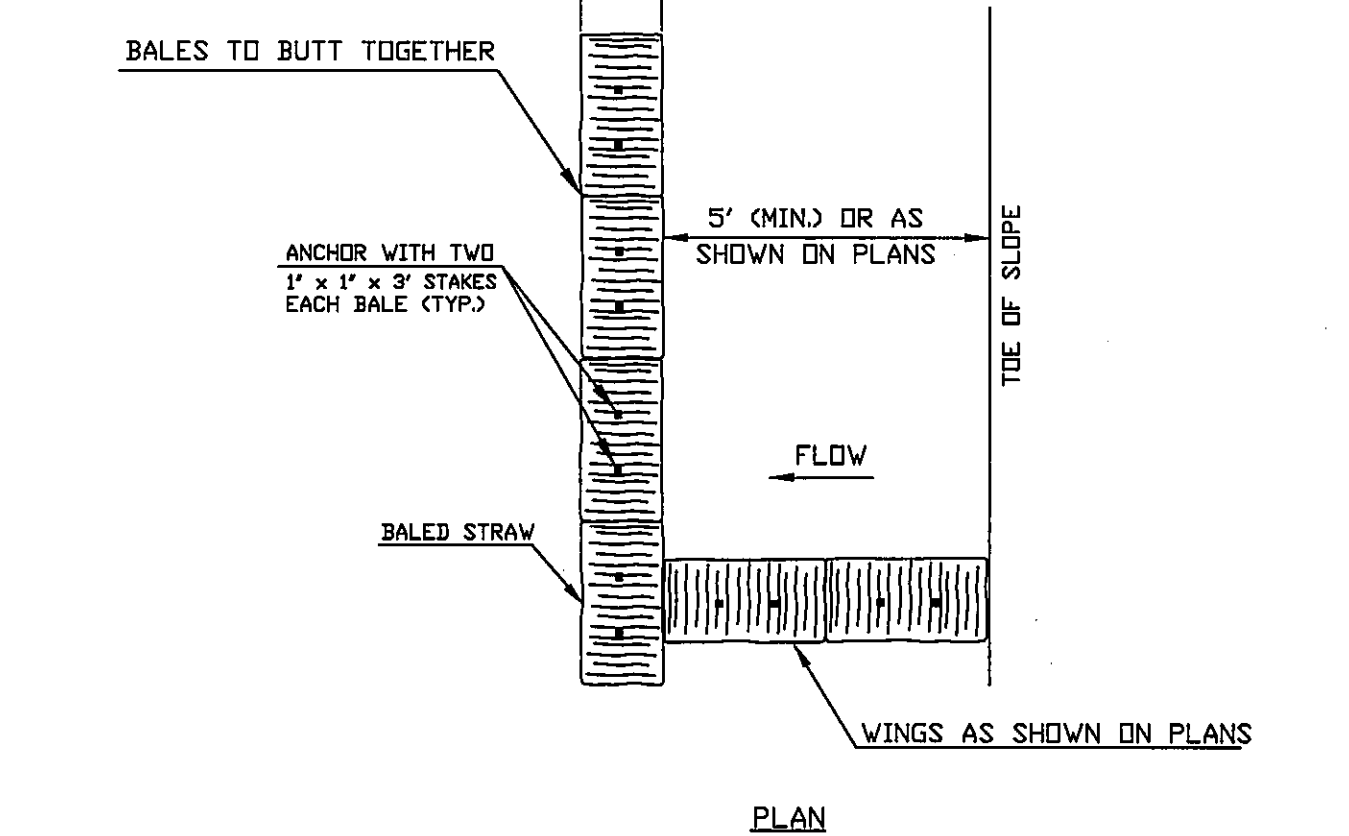
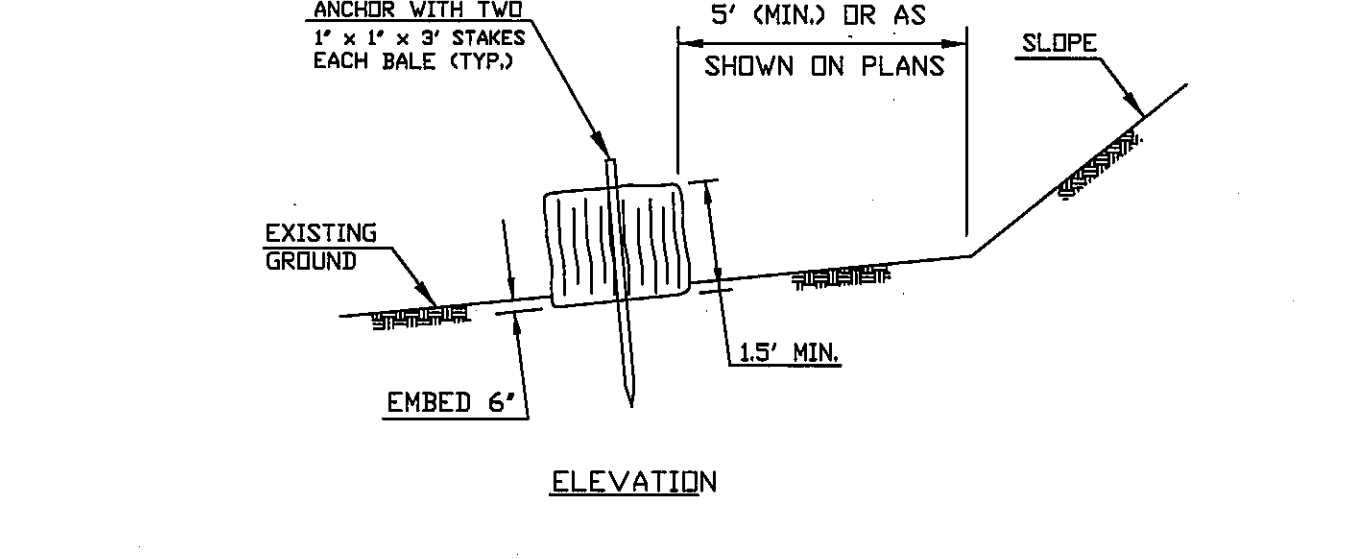
**SEDIMENTATION CONTROL SYSTEM - GEOTEXTILE FENCE**  
NOT TO SCALE



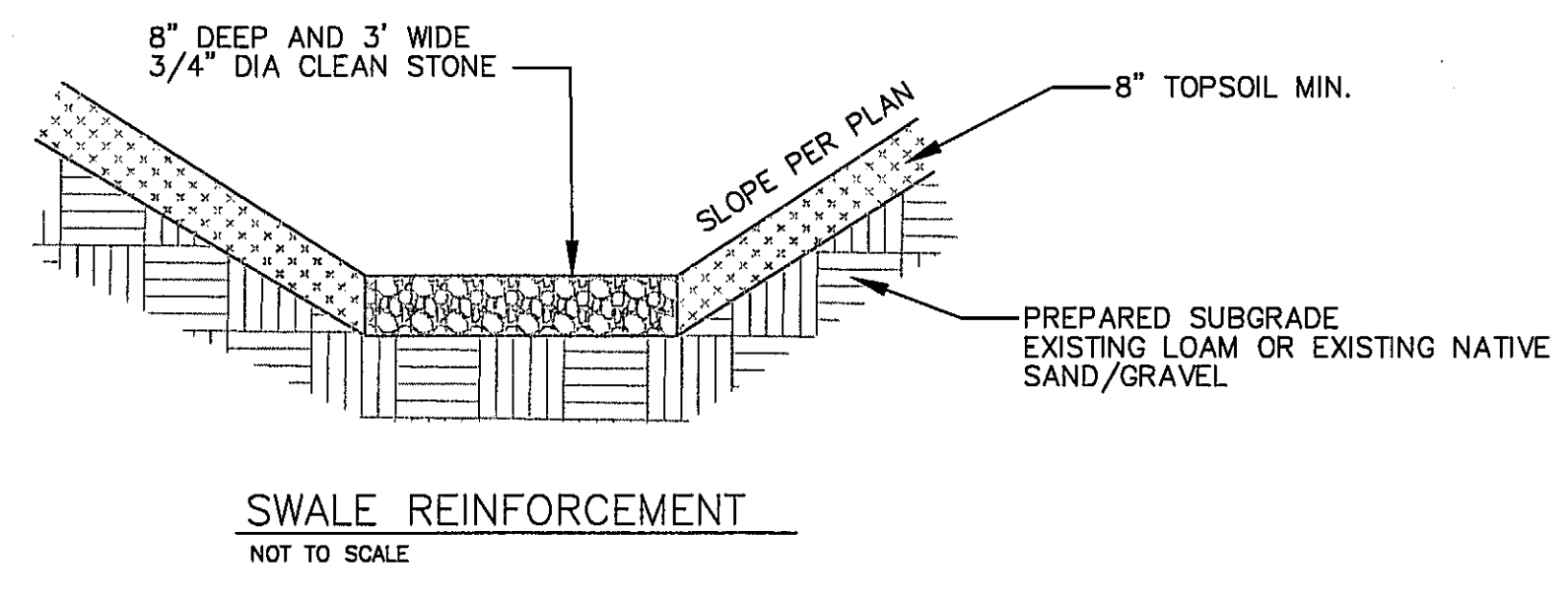
**ANTI-TRACKING PAD**  
AS SHOWN



**SEDIMENTATION CONTROL SYSTEM - STRAW BALES**  
NOT TO SCALE



**SEDIMENTATION CONTROL SYSTEM - STRAW BALES**  
NOT TO SCALE



**SWALE REINFORCEMENT**  
NOT TO SCALE

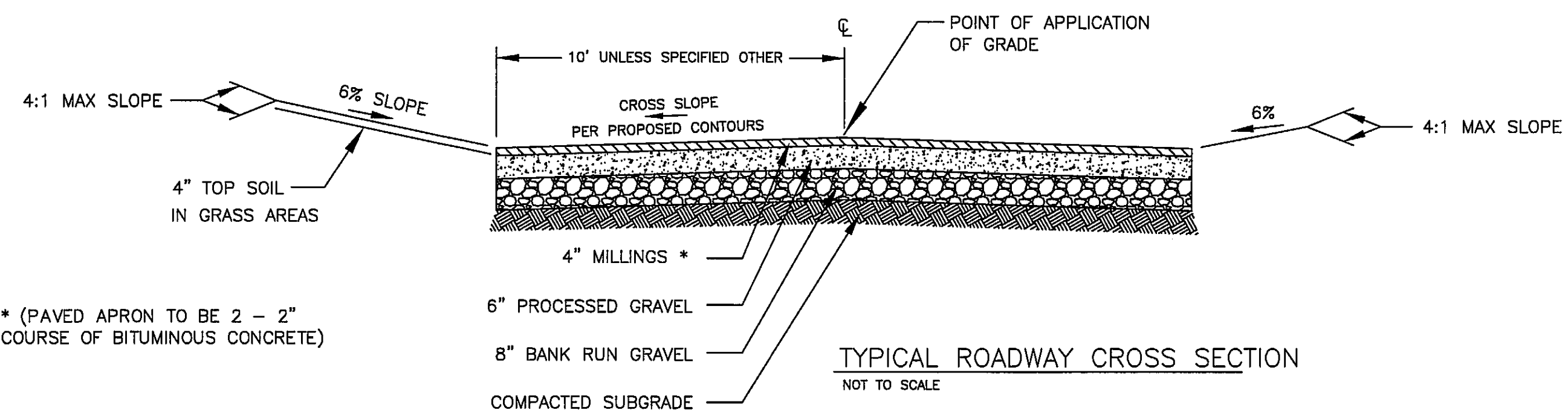
- REV 4 - JULY 22, 2020
- REV 3 - JULY 7, 2020
- REV 2 - JUNE 3, 2020
- REV 1 - MAY 21, 2020

**DETAILS**

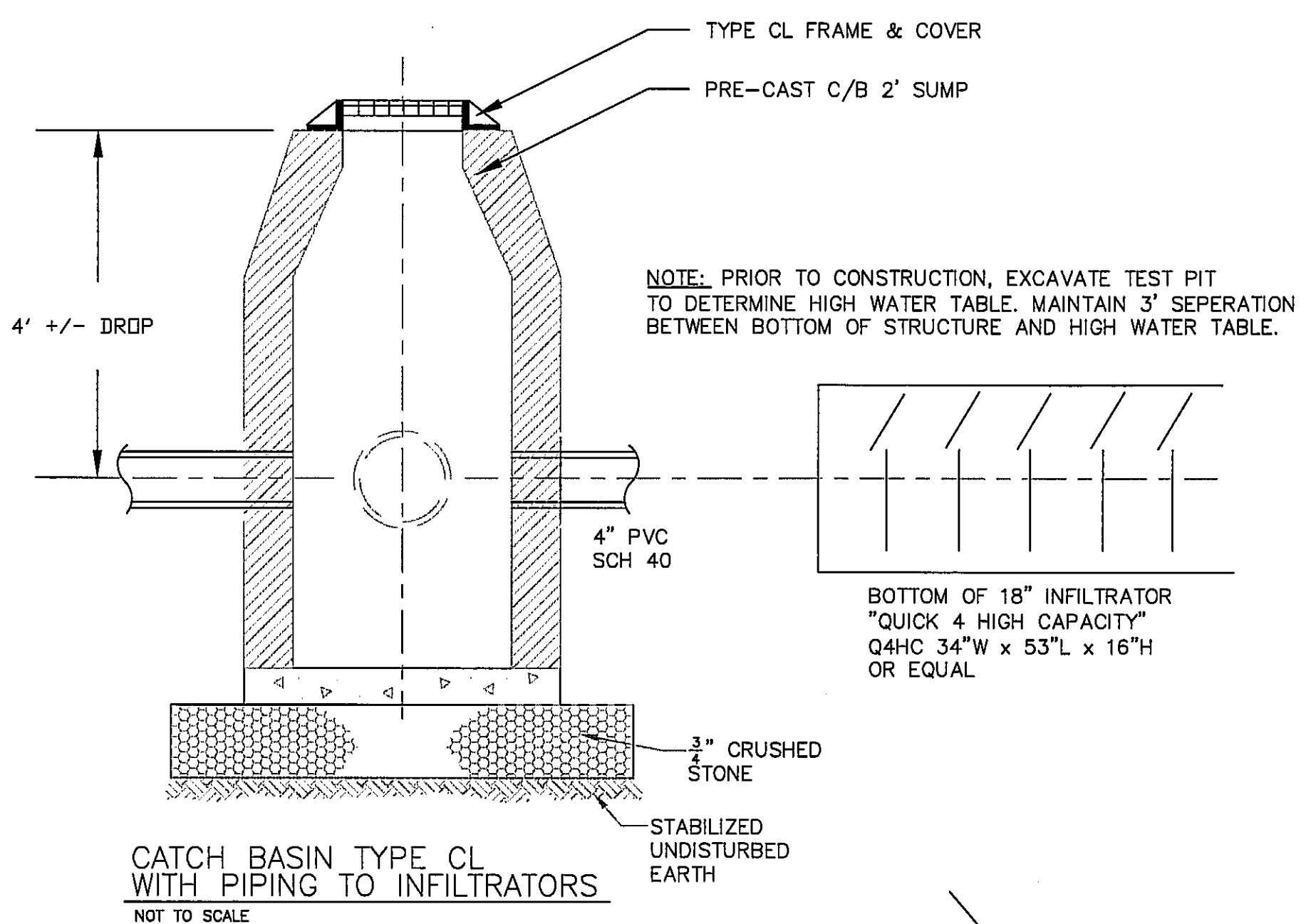
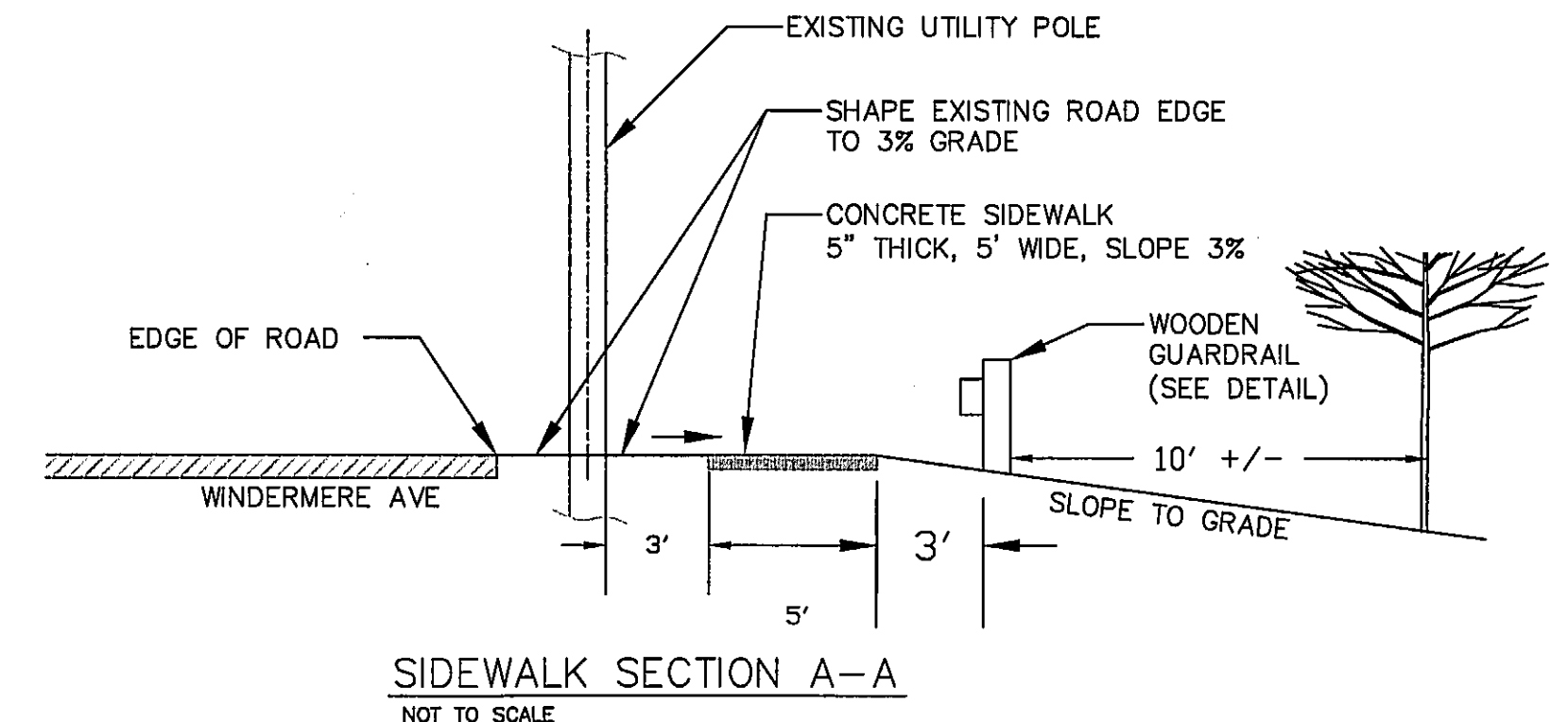
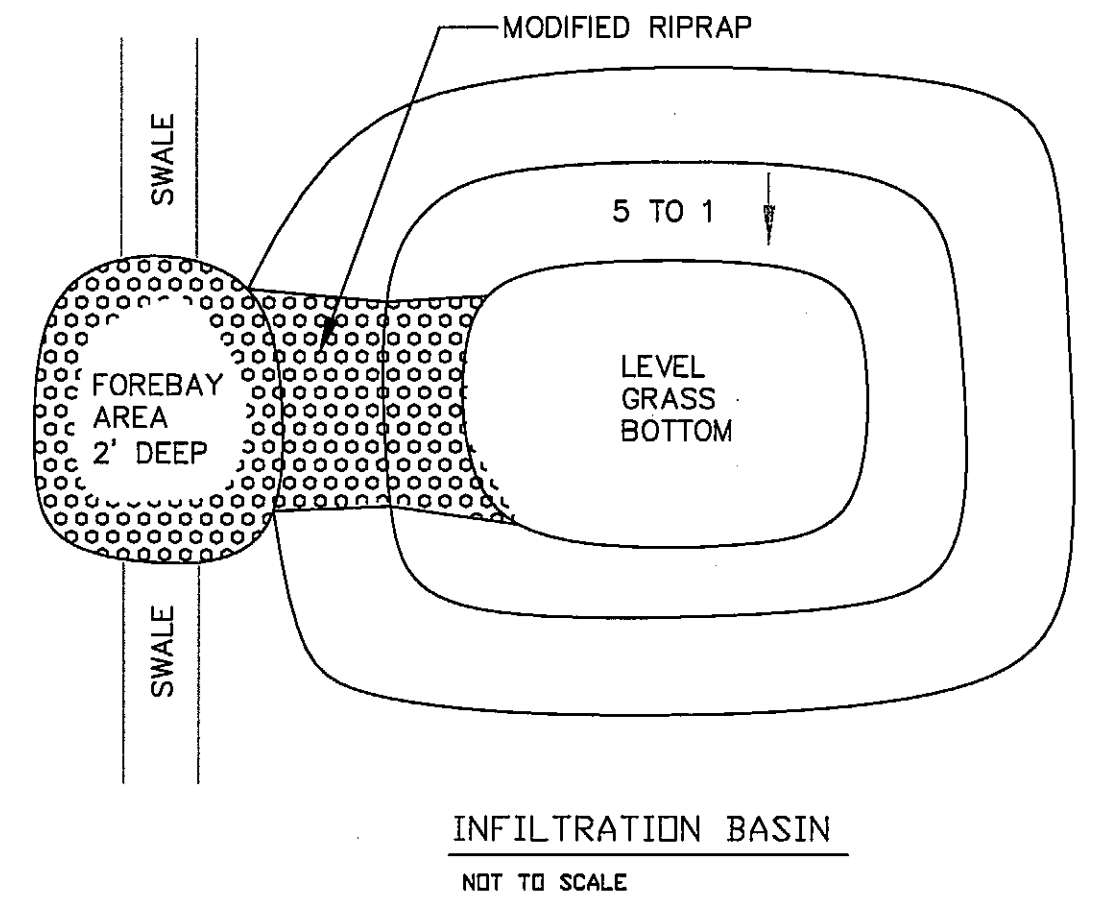
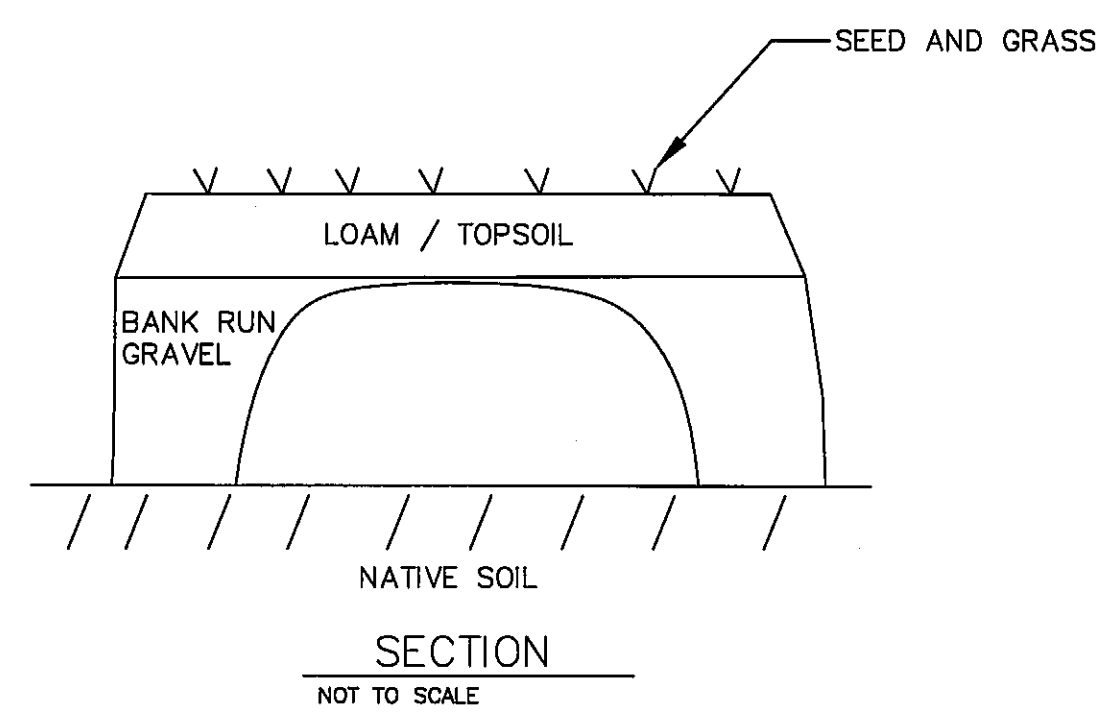
WINDERMERE FIELDS  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT

**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066

SCALE: AS NOTED | DATE: MAY 4, 2020 | SHEET: 7 OF 8  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS



\* (PAVED APRON TO BE 2 - 2" COURSE OF BITUMINOUS CONCRETE)

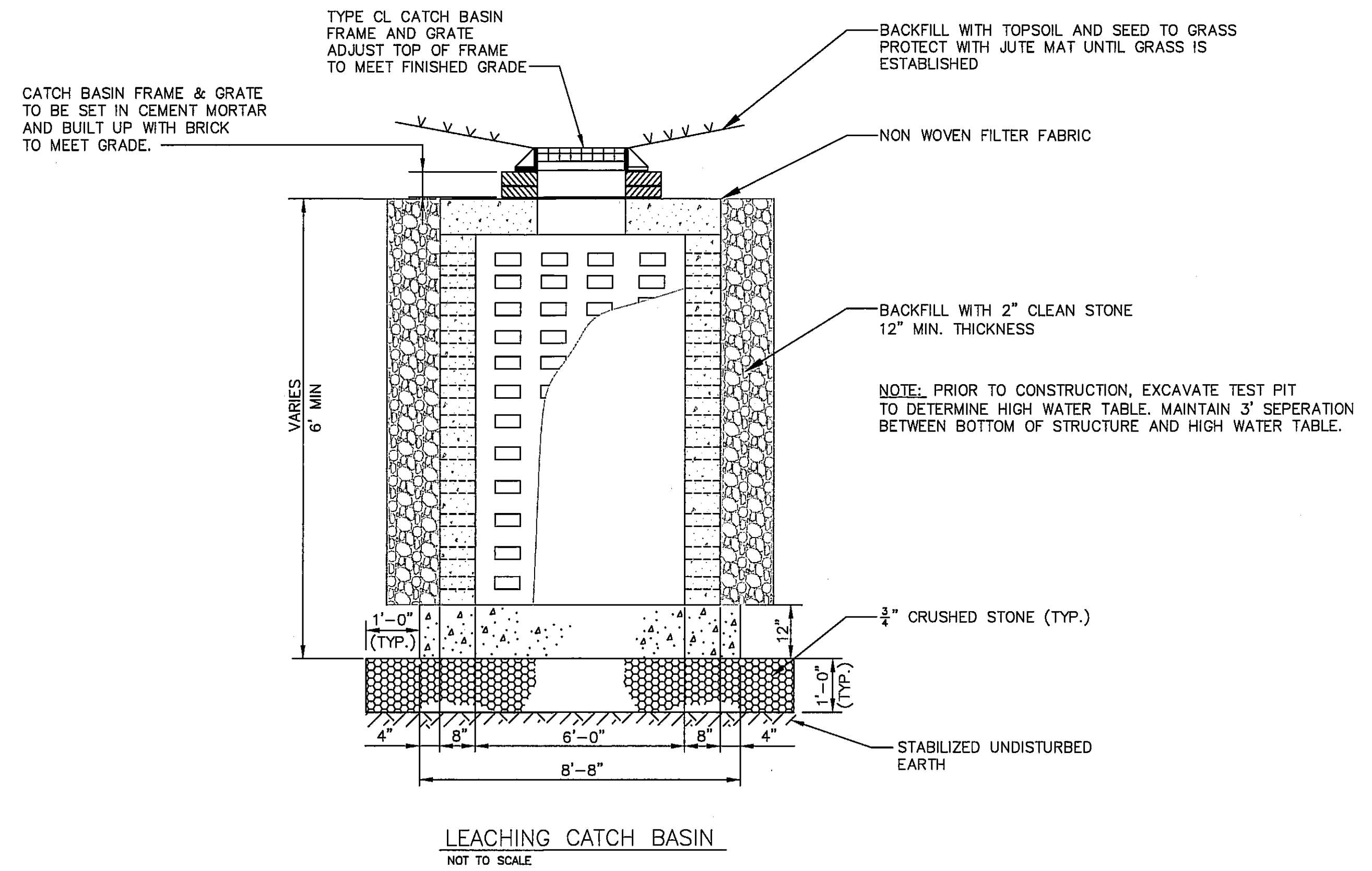


NOTE: PRIOR TO CONSTRUCTION, EXCAVATE TEST PIT TO DETERMINE HIGH WATER TABLE. MAINTAIN 3' SEPERATION BETWEEN BOTTOM OF STRUCTURE AND HIGH WATER TABLE.

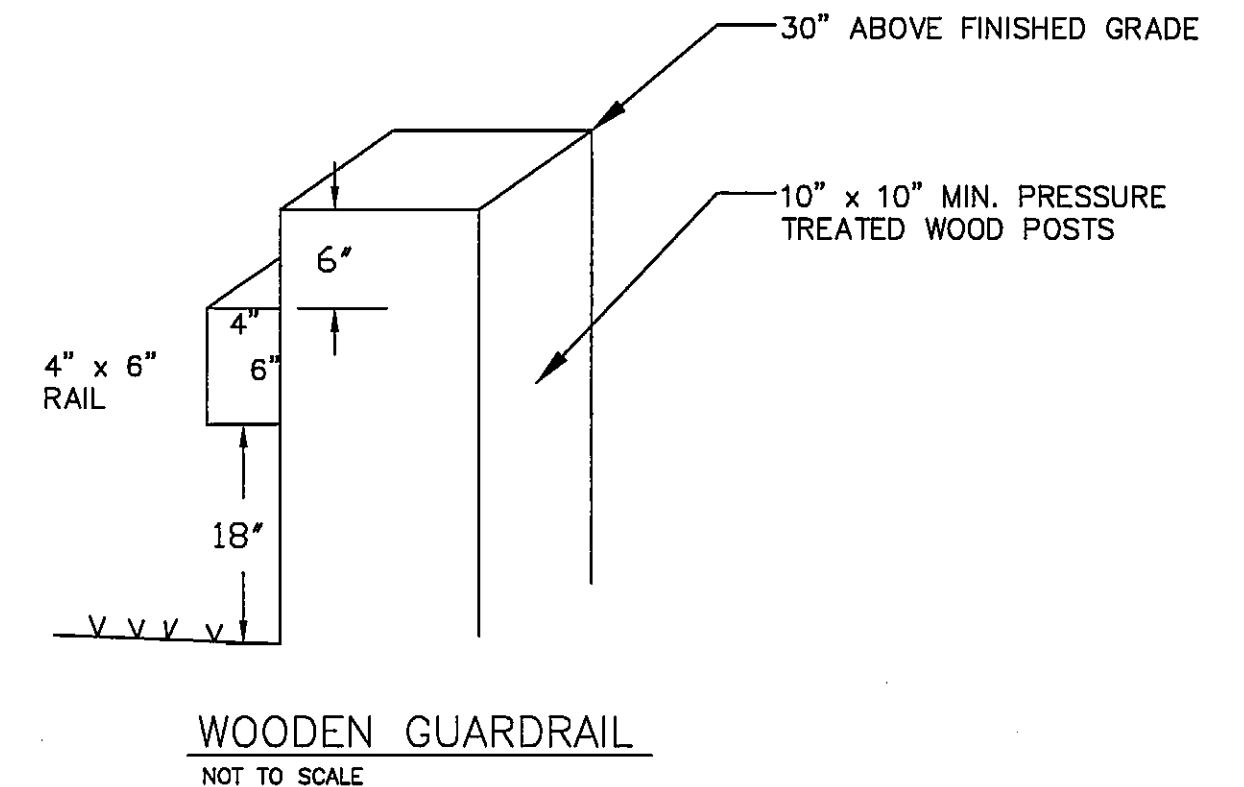
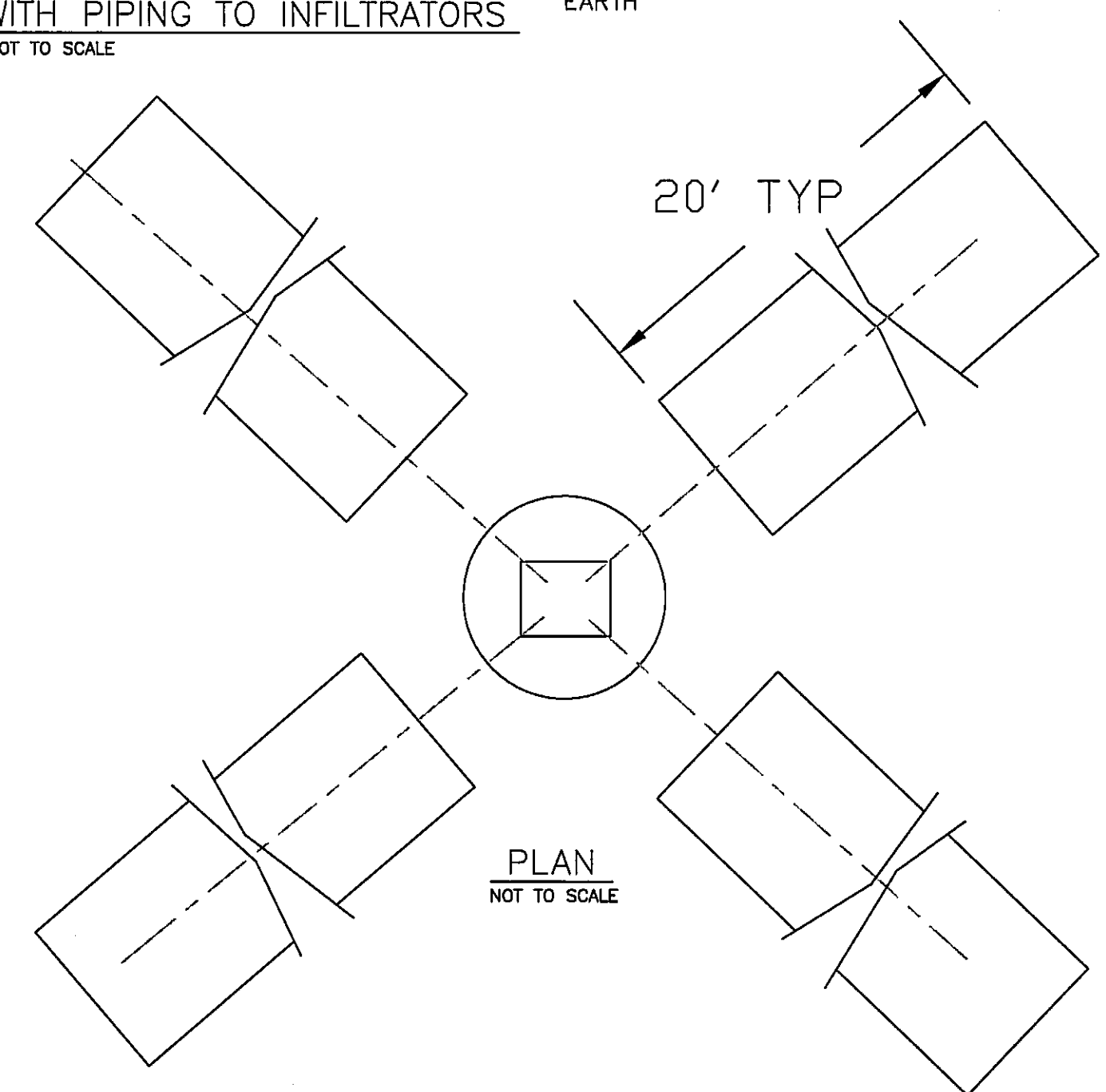
BOTTOM OF 18" INFILTRATOR "QUICK 4" HIGH CAPACITY" Q4HC 34"W x 53"L x 16"H OR EQUAL

**INFILTRATION BASIN SCHEDULE**

Basin #	Contributing Area - sf	WQV - cu ft	basin rim elevation =	area = sf	bottom elevation =	Volume provided cu. Ft.	forebay rim elevation =	area = sf	bottom elevation =	volume provided
Basin #1	29,400	2450	235	8000	233	12200	235	2400	232	4800
Basin #2	28,600	2383	237	5600	235	7250	237	900	234	1575
Basin #3	29,000	2417	234	3500	232	4700	234	900	231	1650
							234	1200	231	2100



NOTE: PRIOR TO CONSTRUCTION, EXCAVATE TEST PIT TO DETERMINE HIGH WATER TABLE. MAINTAIN 3' SEPERATION BETWEEN BOTTOM OF STRUCTURE AND HIGH WATER TABLE.



REV 4 - JULY 22, 2020  
REV 3 - JULY 7, 2020  
REV 2 - JUNE 3, 2020  
REV 1 - MAY 21, 2020



**DETAILS**  
WINDERMERE FIELDS  
WINDERMERE AVENUE  
ELLINGTON & VERNON CT  
**TOWN OF VERNON**  
ENGINEERING DEPARTMENT  
14 PARK PLACE, VERNON, CT 06066  
SCALE: AS NOTED DATE: MAY 4, 2020 SHEET: 8 OF 8  
FILE: Q:\PARKS and REC\WINDERMERE SOCCER FIELDS

# Town of Ellington

## Planning Department



55 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Fax: 860-870-3122/lhoulihan@ellington-ct.gov

## MEMO

DATE: July 22, 2020

TO: Planning and Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: July 27, 2020 Meeting, New Business Agenda Item #1 - Letter from Attorney Bruce Fader for informal discussion to determine if an existing barn with an unpermitted apartment is eligible for Special Permit for dormitory for farm help accessory to an agricultural operation (Section 3.1.1.6) for property at 156 Crystal Lake Road, Joseph & Mary Hollay, owners, and 154 Crystal Lake Road, Heather Hollay-Farr and Christopher Farr, owners, in a Rural Agricultural Residential (RAR) Zone.

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In 2009, after issuance of building and zoning permits, a Certificate of Occupancy was issued for a “Horse Barn” at 156 Crystal Lake Road. In October 2016, the Fire Marshal’s Office notified planning and building that an illegal apartment was observed on the second story of the horse barn. The Zoning Enforcement Official (ZEO) inspected the property and found a bedroom, full bathroom with laundry, half bathroom, and kitchen with island open to a living room on the second story. None of these improvements received health, zoning, or building approvals and each department issued formal violations (copies enclosed). In 2017, Joseph Hollay notified town departments the illegal dwelling was vacated, would no longer be occupied, and kitchen and bedroom elements would be removed.

Earlier this year, Attorney Fader contacted the Planning Department to discuss the situation and possible solutions to the violations including seeking approvals via Section 7.1 Accessory Apartment or Section 3.1.1.6 farm dormitories. Accessory Apartment regulations require primary and accessory units to be attached and appear as a single family structure. Therefore, in order to apply for Special Permit, variance is required. Seeking variance circumvents standards set by the Planning and Zoning Commission.

Section 3.1.1.6 contemplates “dormitories for farm help accessory to an agricultural operation in Ellington”. To determine if this was a viable option, the ZEO reviewed official records for examples of past relevant approvals but none were found. Section 10.2 Definitions was referred to for guidance, however the regulations do not define dormitories. When terms are not defined in local regulations it’s customary to refer to other common sources. Merriam-Webster defines dormitory as “a room for sleeping, especially a large room containing numerous bed; a residence hall providing rooms for individuals or for groups usually without private baths”. The illegal dwelling does not align with the definition of dormitory.

Staff suggests the owners pursue a lot-line adjustment so the existing 3 bedroom home is located on one lot and the horse barn with second story dwelling is located on another lot. The lot-line adjustment will likely require one or more dimensional variances and staff supports this as a possible remedy. The content of this memo was discussed with Attorney Fader in phone conferences in the past recent months.

# JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

[www.jwrbcioa.legal](http://www.jwrbcioa.legal)

MICHAEL J. RICE

DAVID M. BARRY, JR.

MARIA K. TOUGAS

GREGORY W. McCracken

ALEXANDRA B. BOWEN

BRUCE P. FADER

LEONARD JACOBS (RETIRED 2017)

RONALD JACOBS

1927-2017

15 NORTH MAIN STREET

SUITE 100

WEST HARTFORD, CT 06107

July 20, 2020 (Revised)

SENT VIA EMAIL (LHoulihan@ELLINGTON-CT.GOV) ONLY

Ellington Planning & Zoning Commission

57 Main Street

Ellington, CT 06029

ATTN: Lisa Houlihan, Town Planner

Re: Pre-Application Discussion

Special Permit for Agricultural Uses (Section 3.1.1, Item 6)

156 Crystal Lake Road (Owned by Joseph and Mary Hollary)

154 Crystal Lake Road (Owned by Heather Hollay-Farr and Christopher Farr)

Dear Chairman Hoffman, Commission Members, and Ms. Houlihan:

I represent the property owners, Joseph and Mary Hollay, and their daughter, Heather Hollay-Farr, and we are seeking to have a discussion with you about an anticipated Special Permit application to use an existing horse barn for dormitory purposes. Joe and Mary's property at 156 Crystal Lake Road includes the horse barn and dormitory (in addition to a 3 bedroom single family home), and Heather's property at 154 Crystal Lake Road is used exclusively for horse training and riding. In the mid-2000's, the PZC approved the subdivision of 156 Crystal Lake Rd. to create the 154 Crystal Lake Rd. property. Both properties are situated in a Rural Agriculture/Residential zoning district. The zoning regulations at section 3.1.1, item 6, permit "dormitories for farm help accessory to an agricultural operation in Ellington."

In support of my clients' effort to use a portion of the barn for dormitory purposes, they have already obtained the Plan Approval of the NorthCentral Health District, dated April 17, 2019, to "add one bedroom apt. in the upper level of a barn," subject to the septic system design criteria that is stated in the approval letter and to satisfying local zoning requirements. This letter is attached, along with a February 15, 2019, email from CT DPH, the subdivision map filed in the land records, a map showing the footprint of the barn, and a copy of a November 19, 2008 letter from the project engineer, Mark Peterson of Gardner & Peterson, which provides background information for the septic system plan designed to service both the home and the barn.

JACOBS, WALKER, RICE & BARRY, LLC

July 20, 2020  
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The subject dormitory has been the subject of certain actions of the town Zoning Enforcement Officer, Building Inspector, and Fire Marshal regarding the past use of the horse barn as a living unit. My clients seek to comply with the appropriate regulations.

I please ask that the matter be placed on the PZC's next available agenda. My clients and I recognize that, for now, the matter is for discussion purposes only, and that a Special Permit Application would be submitted at a later date.

Thank you.

Very truly yours,

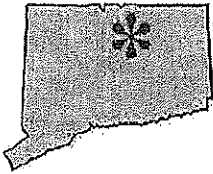
JACOBS, WALKER, RICE & BARRY, LLC

*Bruce Fader*

Bruce P. Fader

Enclosures

Cc: Joe and Mary Hollay  
Heather Hollay – Farr



**North Central District Health Department**

- Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- Vernon - 375 Hafford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax:872-1531
- Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- Stafford - Town Hall, 1 Main Street - Stafford Springs, CT 06076 - (860) 884-5609 Fax 884-1788

# Plan Approval

For

**Building Additions, Conversions, Changes of Use, or Accessory Structures**

156	Crystal Lake Road	Ellington		
Street #	Street Name	Town		
Mary Hollay	156 Crystal Lake Road	Ellington	CT	06029
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. **Permission is hereby granted on 4/17/2019, to construct a add a one bedroom apt. in the upper level of a barn With the CONDITIONS NOTE BELOW and as shown on plan received 12/13/2018.**

**CONDITIONS OF APPROVAL with Modifications:** This Approval is not to be interpreted that other Town Departments or the State Health Department have granted an Approval for the addition of the Proposed Bedroom to be serviced by a full Bathroom within the existing Barn structure at this time.

Currently the existing barn has an Central Subsurface Sewage Disposal System Exception Approval from the State Health Dept. (dated 6/11/2009) for a bathroom that services the Barn only, where the waste water from that bathroom flows to the existing septic leach field that services the existing residential dwelling located at 156 Crystal Lake Road.

Our Dept. reviewed the information in our files and a Letter, dated November 19, 2019, from Gardner and Peterson, that proposes to amend the State Exception to allow that a Bedroom located within the barn be utilized, with the flow of the waste water to drain to the existing septic system that services the 3 bedroom residential dwelling on the property.

The review indicates that it appears that the existing septic system can be upgrade to provide a Code Compliant Area with Modifications, where the minimum length of the Leach Field would be 60' (two of the three existing trenches meet or exceed this length). - CONTINUED -

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:

Michael Garonna, M.P.H., R.S.

Sanitarian

# Plan Approval

For

**Building Additions, Conversions, Changes of Use, or Accessory Structures**

156	Crystal Lake Road	Ellington
Street #	Street Name	Town

The Code Compliant Area would require 900 square feet of leach field - where the proposed Bedroom in the Barn would be considered a Multifamily addition thus requiring the addition of 225 sq. ft. of leach field to the existing System.

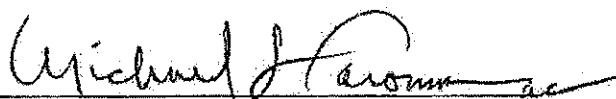
The existing System is currently 675 sq. ft., the size required for the 3 bedroom home. The future addition, of one row of a leach system (minimum length of 60') equal to 225 square feet, to the existing leach field would meet the Code Compliant Area Requirements - but would not have to be constructed at this time.

Our Dept. can endorse the Approval of the proposal to Town Agencies and the State Health Dept. with the following Conditions: 1) A Floor Plan of the proposed living area within the Barn must be submitted for the files. 2) Low flow fixtures be installed to reduce the flow of waste water where ever possible. 3) Where this System is undersized the tanks shall be inspected annually and pumped as needed to determine that the system is functioning properly. 4) The upgrading of the leach field system to the expanded size would only be required if the system is not operating properly. 5) Future desire or need to expand the septic leach field will require confirmation on site soil testing and the submittal of a design plan by a licensed septic contractor or a civil engineer to ensure compliance with the Public Health Code.

6) The Request for an Exception Modification for the Central Sewage Disposal System can only be sent to the State Health Dept. for review if Local Approvals for the proposed bedroom can be granted by the Town Departments.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:



Michael Caronna, M.P.H., R.S.

Sanitarian



## Michael Caronna

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**From:** Merrigan, Sean <Sean.Merrigan@ct.gov>  
**Sent:** Friday, February 15, 2019 11:45 AM  
**To:** Michael Caronna  
**Subject:** 156 Crystal Lake Rd Ellington

Mike – Our office will grant approval for the central system request at 156 Crystal Lake Road in Ellington when it is confirmed P/Z approves the single family structure and detached in-law building on the same property. It is my understanding that this type of proposal is not allowed under Ellington P/Z regulations, however the property owner may be applying for a variance from P/Z. As I'm sure you understand, we avoid issuing approvals to uses or activities that may be in violation of local ordinances or regulations. Let me know the outcome.

Sean Merrigan, SE3  
CT DPH - Environmental Engineering Program  
410 Capitol Avenue, MS#12SEW  
P.O. Box 340308  
Hartford, CT 06134-0308  
Phone # (860)-509-7296 Fax # (860)-509-7295  
Email: [sean.merrigan@ct.gov](mailto:sean.merrigan@ct.gov)  
Website: [www.ct.gov/dph/subsurfacesewage](http://www.ct.gov/dph/subsurfacesewage)



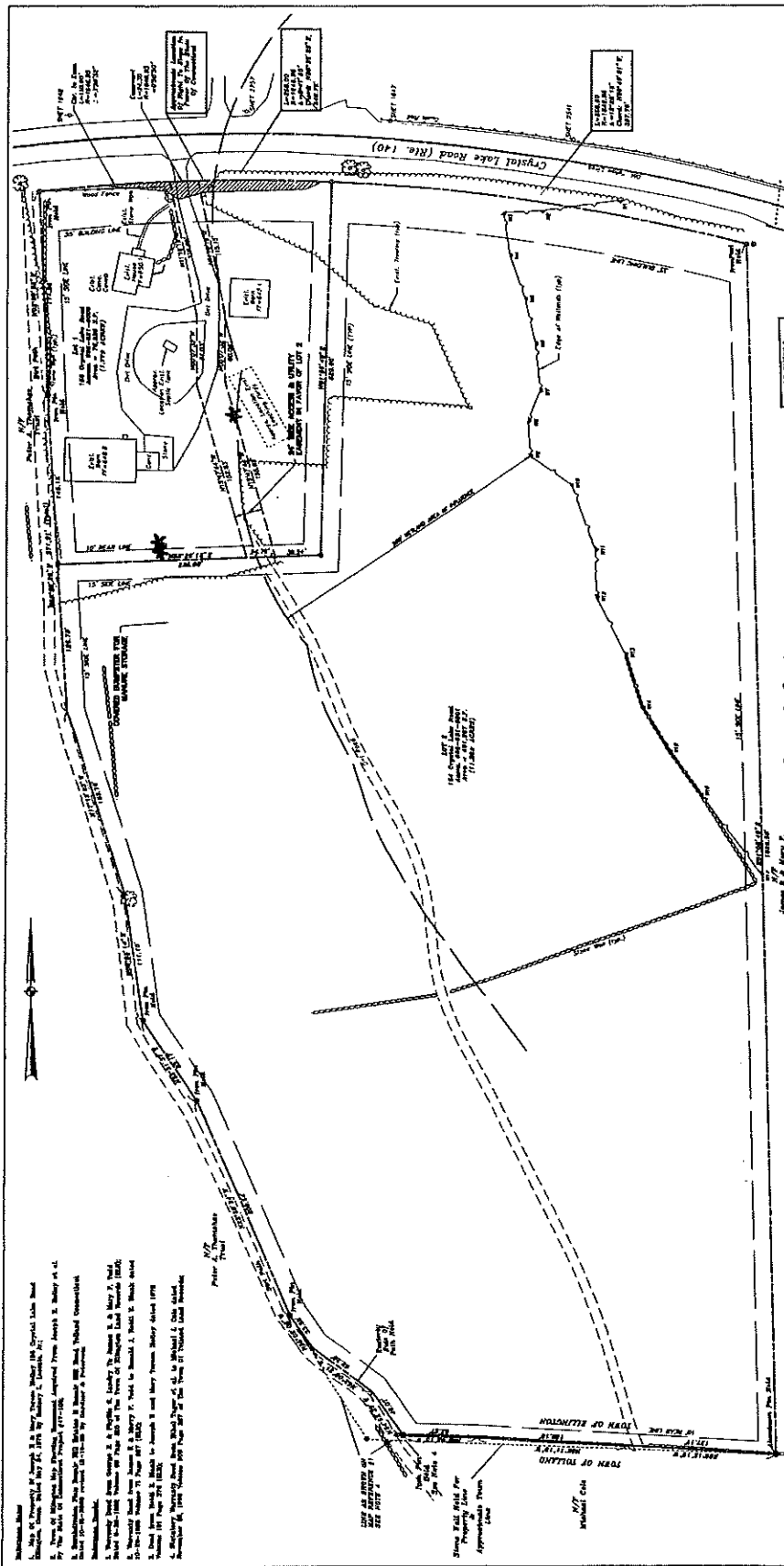
H 844

DRAWING NUMBER

H-844

DRAWING NUMBER

H-844



**Subdivision Plan**  
**Holly Subdivision**  
 Crystal Lake Road

**Mary & Joseph Holly**  
 156 Crystal Lake Road - Rte. 140  
 Ellington, Connecticut  
 Assessors 2025-2026-0000

**J.R. RUSSO & ASSOCIATES**  
 Land Surveyors & Professional Engineers  
 100 Main Street  
 East Windsor, Connecticut 06021  
 Tel: (860) 352-0000  
 Fax: (860) 352-0000

**ALL RIGHTS RESERVED**

**Professional Seal**

**Seal of the State of Connecticut**

**Seal of the Professional Engineer**

Received For Record  
 May 10, 2006 @ 10:15 am  
 County Clerk's Office, Storrs, Conn.

H-844

*[Signature]*

Approved by the State of Connecticut, Office of the State Engineer, Department of Transportation, Division of Highway Safety, on May 10, 2006, for the purpose of recording this subdivision plan in the State of Connecticut. The State Engineer's Office is not responsible for the accuracy of the information provided on this plan. The State Engineer's Office is not responsible for the accuracy of the information provided on this plan.

**GRAPHIC SCALE**

1 inch = 20 feet

**DATA SOURCE**

All Data  
 Aerial Photos  
 GPS  
 Surveying Data  
 Other Data

**PROPERTY SIZE**

CRITICAL ZONE  
 CRITICAL ZONE  
 CRITICAL ZONE  
 CRITICAL ZONE  
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 CRITICAL ZONE  
 CRITICAL ZONE

1. Printed on standard 11 x 17 inch paper, 1/8 inch thick, 100 lb weight.
2. Portions of this plan that are not shown in black ink are not to be used.
3. All dimensions are in feet and inches.
4. The area of the subdivision is approximately 100 acres.
5. The area of the subdivision is approximately 100 acres.
6. The area of the subdivision is approximately 100 acres.
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9. The area of the subdivision is approximately 100 acres.
10. The area of the subdivision is approximately 100 acres.



# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.  
BARRY D. CLARKE, L.S.

TELEPHONE (860) 871-0808  
FAX (860) 875-2086  
info@GardnerPeterson.com  
www.GardnerPeterson.com

November 19, 2018

Mr. Michael Caronna  
North Central District Health Department-NCDHD  
31 North Main Street  
Enfield, CT 06082

Re: Joseph & Mary Hollay  
156 Crystal Lake Road  
Ellington, CT 06029

Dear Mike,

The referenced parcel contains a three bedroom house and numerous outbuildings. Based on a review of your files, a septic repair was designed and installed in 2004 by Skip's Septic for the existing house. The NCDHD asbuilt dated November 01, 2004 consists of a 1,000 gallon septic tank with an outlet filter and three rows of 12" infiltrators backfilled with stone totaling 182' at 3.7sf/lf or 673sf of leaching area. In addition, J.R. Russo & Associates, LLC prepared a map titled "Septic System Plan Hollywood Equine 154-156 Crystal Lake Road Ellington, Connecticut Assessors #095-021-0000 & #095-021-0000 date 05-28-09 NO. 2004-017" to collect waste from a proposed bathroom in the existing barn, east of the house, with a connection to the existing leachfield. A 1000 gallon septic tank was proposed and this was approved by the State of Connecticut and an asbuilt was received by your office on October 21, 2009.

At this time, I am proposing a code compliant septic area in the same location as the existing leachfield for the three bedroom house and an existing one bedroom located within the barn. The soil testing from March 15, 2004 by NCDHD indicates the two test pits in the area of the existing leachfield have a restrictive soil layer at 33" (infiltrators set 15" into grade) and a percolation test rate of 10.1-20 min/in. The slope in the system area, per the available mapping, is 8.1-10% resulting in a MLSS of:  $24 \times 2 \times 1.25 = 60'$ .

The proposed code compliant area consists of three rows of quick 4 standard infiltrators, each 72 l.f., totaling 799sf of leaching area where 787.5sf is required. The Septic System Plan referenced above and attached shows the "Approx. Location of the Exist. Leaching Fields". This area will be used as the code compliant septic area for the existing three bedroom house and one bedroom apartment.

Please contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark A. Peterson', with a long horizontal flourish extending to the right.

Mark A. Peterson, P.E.

Attachment

10776H.doc



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, JUNE 22, 2020, 7:00 PM ZOOM MEETING

**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 Hoffman called the meeting to order at 7:07 PM.

Lisa Houlihan, Town Planner, explained general procedures for how the meeting will be conducted.

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

**III. PUBLIC HEARING(S):**

1. S202003 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential), Zone and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe.
2. Z202005 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with a seventeen (17) lot resubdivision of 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone.

**TIME:** 7:08 PM

**SEATED:** Hoffman, Hogan, Kelly, Sandberg, Hirth, Francis and Swanson

Chairman Hoffman stated the commission received a letter from the applicant's representative requesting applications S202003 and Z202005 be tabled to the next meeting.

**MOVED ( KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO TABLE DISCUSSION AND CONTINUE PUBLIC HEARINGS TO THE NEXT REGULAR MEETING ON JULY 27, 2020, 7PM, VIA ZOOM OR PHYSICAL LOCATION AT 57 MAIN STREET, ELLINGTON, CT, WHICHEVER IS APPLICABLE AND IN ACCORDANCE WITH STATE**

**EXECUTIVE ORDERS AND LOCAL RECOMMENDATIONS RELATING TO COVID-19 FOR S202003** – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR Zone (Rural Agricultural/Residential), and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe, and **Z202005** for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with the seventeen (17) lot re-subdivision (S202003).

3. Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.

**TIME:** 7:09 PM

**SEATED:** Hoffman, Hogan, Kelly, Sandberg, Hirth, Francis and Durao

Commissioner Swanson recused himself from the application.

David Smith, Town of Vernon Professional Engineer, 55 West Main Street, Vernon, and Mike Purcaro, Town Administrator, 14 Park Place, Vernon were present to represent the application.

Mr. Smith explained the proposed project is located on two separate parcels, which will be merged upon purchasing. The Town of Vernon is proposing to construct four full-size soccer fields, associated parking and access road with bituminous millings, a concession building with restrooms and storage and a second building with restrooms and storage. The land was previously used agriculturally for growing corn. He explained there will be a single point of entry from Windermere Avenue.

Mr. Smith explained the application was continued by the Inland Wetland Agency in June and hopes they render a decision at their next meeting. He noted they would like to incorporate any concerns from Ellington's Wetlands Commission, Design Review Board and Planning & Zoning Commission all together and resubmit revised plans to the town before the next wetland's meeting. He said the soils are good on the site and each soccer field is two acres, there will be some regrading and no materials will be leaving the site.

Mr. Smith explained they have not decided exactly what type of trees will be planted, provisions are shown on the plans as placeholders and will be 20 feet apart. Mr. Smith explained the change in grade from Windermere Avenue to western portions of the site and how the changes in grade help screen the project. He said the parking lot will need to be adjusted to accommodate recommendations from Dana Steele, Ellington Town Engineer.

Chairman Hoffman asked if the sidewalks on Windermere Avenue in Vernon and Ellington would be connected and if a crosswalk will be installed at the entrance to the fields as part of this project. Mr. Smith stated most people will be entering the fields by way of vehicle. Chairman Hoffman requested Mr. Smith look into having a conversation with Ellington about

connecting the sidewalks explaining the complex will attract kids from surrounding areas. Windermere Village is across the street and has close to 100 children living within it.

Chairman Hoffman inquired about lighting within the fields. Mr. Smith noted there is a street light on Windermere Avenue near the entrance between Fields 1 and 2. The plans do not include additional pole lighting and no night games are planned to take place on the site. Mr. Smith said the buildings will have single or double, fully-shielded wall packets for security purposes.

Mr. Smith explained they are looking to install a line of dogwood trees to buffer the fields from abutters, with sugar maple trees in the front. As for the parking areas, they are proposing either red oaks or white oaks as shade trees. The site will have one acre of parking and the rest of the land will be grassed. The plans include installing a septic system and connecting public water from Windermere Avenue.

Mike Purcaro, Town Administrator, 14 Park Place, Vernon, explained a draft joint agreement between Ellington and Vernon is under consideration. They want to have a good partnership with Ellington, Vernon will own the property and Ellington would be able to utilize the fields. He said they are looking forward to maintaining a good neighbor relationship and are willing to work with the abutting neighbors to satisfy their needs pertaining to a buffer along the fields.

Lisa Houlihan, Town Planner, noted the Design Review Board granted a favorable referral to the Commission and did not recommend the type of buffer to be used feeling the Commission should work with the Town of Vernon on what provisions should be installed after hearing from the public.

Vice-Chairman Hogan suggested the Town of Vernon reach out to the abutting neighbors and see what they would like for screening between the properties, such as trees, arborvitaes or fencing. He would like to see an agreement and installation of sidewalks and asked to add there will be no night games to the conditions of approval.

Commissioner Kelly requested if any additional lights are necessary, to make it a condition of approval that Vernon come back to the Commission for approval. He asked for more insight on the section labeled "Memorial Playground Area". Mr. Purcaro stated the Poulin family asked about a possible playground area, no agreements have been made at this time and it will not change the scope of work project. He also mentioned there will not be any night games, and will make sure the lighting from the wall mounted lights on the buildings will not overflow into the neighbors back yards.

Commissioner Sandberg inquired about possible fencing along Phase 1 near the street and suggested fencing be installed similar to what's at Pinney Street Park. Mr. Smith stated split rail fencing will be installed.

Commissioner Hirth said he is in favor of the sidewalks being installed along Windermere Avenue and asked how close to the river they will be clearing. Mr. Smith replied there will be no activity near the river. Commissioner Hirth mentioned the Fire Marshal's comments. Mr. Smith explained they will have a pipe to the hydrant, and the road surface is the same as a gravel road that can handle truck traffic and emergency vehicles.



Alternate Duraio noted the parking area has up to 200 spaces and only one point of access. He expressed concerns about traffic. He asked if a traffic study was conducted. Mr. Smith said they did a traffic study in the beginning of March. He reviewed the details of the Traffic Considerations document that's part of the application. He said he noticed vehicles traveling at high speeds on Windermere Avenue on occasion and suggested local law enforcement be asked to monitor the area. The access will have three lanes, one to enter the park and two to exit it.

Janice Messino, 48 Windermere Avenue, Ellington, asked for clarification on where the parking will be in relation to the fields, and said she has concerns about noise and privacy.

Sarah Poulin, 8 Angel Trace, Ellington, explained she had a basic conversation with the Town of Vernon and is still looking to build the playground in her son's honor and name the playground after Jacob.

Gerry Kerachski, 1 Christopher Court, Ellington, stated he thought the sidewalk connection between the two towns is a good idea and is concerned about the high speeds of vehicles traveling on Windermere Avenue.

Jermaine Sewell, 127 Prospect Street, Vernon, noted he is with the Vernon Soccer Club and the town is in need of more fields for sports. He is looking forward to working with Ellington to provide a strong youth program. He said soccer game times are staggered so cars will enter and leave the site at different times.

Maryanne Levesque, 183 Bolton Road, Vernon, mentioned that the traffic study was conducted around the same time as Covid-19 shut down. She asked who will be patrolling the fields.

Mr. Smith reiterated that he will reach out to the abutting neighbors pertaining to the buffer area along their property and reach out to Ellington Public Works to discuss the suggested sidewalk connection between the towns.

**MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CONTINUE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON JULY 27, 2020, 7PM, VIA ZOOM OR PHYSICAL LOCATION AT 57 MAIN STREET, ELLINGTON, CT, WHICHEVER IS APPLICABLE AND IN ACCORDANCE WITH STATE EXECUTIVE ORDERS AND LOCAL RECOMMENDATIONS RELATING TO COVID-19 FOR Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.**

#### **IV. OLD BUSINESS: None**

## V. NEW BUSINESS:

1. Pursuant to memo dated June 10, 2020, from the Board of Selectmen, request for CGS §8-24 review for a donation of land (.72 acres) within the RAR Zone (Rural Agricultural Residential) on Webster Road, APN 108-008-0001.

Ms. Houlihan stated John Ridzon is the owner of the parcel and would like to donate it to the town. She explained the oddly shaped piece of land is .72 acres and the site has topography issues. The land isn't suitable for open space and has drainage on the site. The Public Works Department sees a benefit to controlling the land for access to maintain or fix the drainage.

Vice Chairman Hogan asked if there was any liabilities with the property. Ms. Houlihan explained the Board of Selectmen would have to hire a third party consultant to evaluate environmental issues. The Board works with other staff, including to Town Attorney, when considering acceptance of land to be donated.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL** to the Board of Selectmen pursuant to CGS §8-24 review for a donation of land (.72 acres) within the RAR Zone (Rural Agricultural Residential) on Webster Road, APN 108-008-0001.

## VI. ADMINISTRATIVE BUSINESS:

1. Approval of May 18, 2020 Regular Meeting Minutes

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE MAY 18, 2020 REGULAR MEETING MINUTES.**

2. Correspondence:
  - a. Verogy letter (dated June 8, 2020) regarding intent to submit 4.975 mw solar array to the Connecticut Siting Council for 30 acres of a 73 acre parcel at 341 East Road, East Windsor, CT, near Ellington town line.

Ms. Houlihan noted the Planning Department received notification from Verogy pertaining to the proposed project that abuts the Town of Ellington.

- b. SBA Communications letter (dated June 8, 2020) notice of exempt modification to replace 3 antennas on existing cellular tower at 101 Burbank Road, Ellington, CT.

Ms. Houlihan stated SBA Communications will be replacing three antennas on the cellar tower on Burbank Road.

Ms. Houlihan informed the commission that the Town received a grant to replace the sidewalks and will be adding three pedestrian crossings on Main Street. Request for bids are going out soon and they anticipate to start early August and project to be completed by November. She noted that Windermere Village is almost completed. John Colonese, Zoning Enforcement Officer, and Dana Steele, Town Engineer, have been working with Bill Coons, site developer, to complete the project. There are eight units left to complete, four units are built, sold and getting ready for Certificate of Occupancies and last four

units are being built, but no sold. Sections of the road need to be addressed prior to final coat and the topcoat will be installed shortly.

Connecticut is now in Phase 2 for reopening of businesses and there's still a lot of social distancing requirements. The Town Hall remains closed to the public until July 6<sup>th</sup>, the offices that have public interaction will have plexiglass installed at public counters, signs will be posted, and anyone wishing to enter must have a mask on and maintain 6 foot social distancing. The next meeting will still need to be conducted via Zoom, due to having public hearings. The commissioners had a brief discussion on the topic and how to move forward in August.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO  
ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT  
8:31 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk