



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FX (860) 870-3122

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 18, 2020, 7:00 PM
ZOOM MEETING**

(IN-PERSON 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): (Notice requirements met, hearings may commence)

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.
3. Z202004 - Big Y Foods, Inc., owner/Graphic Impact Signs, Inc., applicant, request for a Special Permit for the installation of a detached digital LED gas price sign at 140 West Road, APN 046-001-0000, in a PC (Planned Commercial) Zone.
4. Z202006 - Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit for light industrial uses and Site Plan Modification to previously approved plan for Building "C", parking, outdoor storage and associated site improvements at 10 Nutmeg Drive, APN 017-022-0005, in an I (Industrial) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z201507-2020 – Gale Construction Inc., owner/Gregory J. Gale, applicant, request for a five (5) year extension of Special Permit granted May 18, 2015 for the earth excavation, screening, crushing and reopening of phases 1,2,3, and 4 at 90 Sadds Mill Road, APN 079-002-0000 in a RAR (Rural Agricultural Residential) Zone.
2. Z202007 – Request from the Board of Selectmen for minor site modification and Connecticut General Statute Section 8-24 review for gravel parking area and path leading to walking trails off of Stein Road on Assessor Parcel Number 037-005-0082, town-owned open space.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of April 22, 2020 Special Meeting Minutes and April 27, 2020 Regular Meeting Minutes
2. Correspondence:
 - a. Executive Order No. 7MM – Protection of Public Health and Safety During COVID-19 Pandemic and Response – Expedited Approval and Permitting for Expanded Outdoor Dining

VII. ADJOURNMENT:

Next PZC Regular Meeting is scheduled for June 22, 2020

Join Meeting via ZOOM Video Communications:

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Meeting ID: 996 9944 2203

Password: 627428

Town of Ellington Planning & Zoning Commission Subdivision Application

SUBDIVISION NAME: <u>Ridge Crossing</u>	Application # S202003
LOCATION: <u>West side of Tripp Road</u>	Date Received <u>4/6/2020</u>
ASSESSOR'S PARCEL NUMBER (APN): <u>023 - 001 - 0000</u> (If unaware of APN, ask staff for assistance)	

Application: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-subdivision <input type="checkbox"/> Modification Approval Requested: <input type="checkbox"/> Final <input checked="" type="checkbox"/> Conditional	
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested. Owner's Information Name: <u>Hastillo Properties, LLC</u> Mailing Address: <u>425 East Road</u> <u>Broad Brook, CT 06016</u> Email: _____ WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Primary Contact Phone #: <u>860-871-1481</u> Secondary Contact Phone #: _____ Signature: <u>Ruth Hastillo</u> Date: <u>3-18-20</u> <small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.</small>	Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested. Applicant's Information (if different than owner) Name: <u>TYMAC Holdings, LLC</u> Mailing Address: <u>7 Azalea Lane</u> <u>Ellington, CT 06029</u> Email: <u>msmith@tymacllc.com</u> WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Primary Contact Phone #: <u>312-404-3747</u> Secondary Contact Phone #: _____ Signature: <u>John Smith</u> Date: <u>3/19/20</u> <small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.</small>

Total Acreage of Property: 61.56 **Zone of Property:** RAR **Required Density Factor (R/LR =.6, RAR =.5):** 0.5

Open Space Proposal (check one): 10% Land Set-Aside Fee in Lieu of Land Combination N/A
acres (outside wetlands)

Amount (square feet & acres): >25% **Slopes:** 0.80 **Wetlands & Watercourses:** 24.02 **100-Year Floodplain:** 2.42

Developable Land: 34.32 **Lot Yield:** 17 **Remaining Land:** None **Area to be subdivided:** All

of Proposed Development Lots: 17

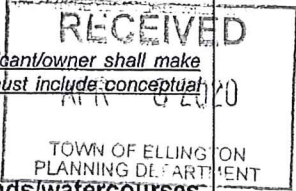
Public Water: Yes No **Public Sewer:** Yes No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.

Is parcel located within 500' to any municipal boundary? Yes No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

Is the project in a public water supply watershed area? Yes No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.



Please forward all correspondence to:
 Mark Peterson, Gardner & Peterson Assoc., LLC
 178 Hartford Tpke., Tolland, CT 06084
 email: mpeterson@gardnerpeterson.com

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

March 18, 2020

Mrs. Lisa Houlihan
Town Planner
Town of Ellington
PO Box 187
Ellington, CT 06029

Re: Ridge Crossing
Waiver Request

Dear Lisa,

We have submitted Resubdivision Plans and applications for a proposed 17 lot subdivision off the west side of Tripp Road. During our pre-application meeting I discussed three proposed waivers with the Planning Staff and Director of Public Works and received their support. At this time, I would formally request the following three waivers associated with the construction of the proposed Garnet Lane.

1. Subdivision Regulation, Section 4.06 (iii)

I hereby request to a waiver to construct the proposed permanent cul-de-sac road a distance of 1,350' where the subdivision regulations limit the road to 1,000'. It is my opinion that the additional length will not be prejudicial to the needs of public health and safety by unduly delaying or inhibiting access to lots.

2. Subdivision Regulation, Section 4.07, Table 1

I hereby request to construct the proposed local road with a street width of 24' instead of 26' as required. We feel the reduction in pavement will reduce the amount of stormwater runoff and still provide adequate lane width.

3. Subdivision Regulation, Appendix C.3, Section 3.13(a)

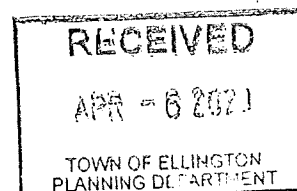
I hereby request a waiver to install HDPE pipe instead of RCP, as required.

Please contact me if you have any questions and I look forward to discussing the project with the Planning & Zoning Commission.

Yours truly,


Mark A. Peterson P.E.

10820waiver





North Central District Health Department

- Enfield—31 North Main Street, Enfield, CT 06082 * (860) 745-0383 Fax (860) 745-3188
- Vernon—375 Hartford Turnpike, Room 120, Vernon, CT 06066 * (860) 872-1501 Fax (860) 872 1531
- Windham—Town Hall, 979 Main Street, Willimantic, CT 06226 * (860) 465-3033 Fax (860) 465-3034
- Stafford—Town Hall, 1 Main Street, Stafford Springs, CT 06076 * (860) 684-5609 Fax (860) 684-1768

Patrice A. Sulik, MPH, R.S.
Director of Health

Hastillo Properties
425 East Road
East Windsor, Ct. 06016

March 17, 2020

Subject: Subdivision Tripp Road Ellington Connecticut, Subsurface Disposal System Design prepared by Gardner & Peterson Associates, LLC. Prepared for Tymac Holdings, LLC. "Ridge Crossing" APN: 023-001-000. Plan dated 08-01-2019 revised to 02-12-2020 prepared by Gardner & Peterson Associates, LLC. Sheet no 1 through 13.

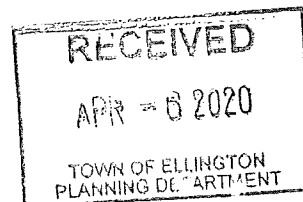
The above referenced Plan has been reviewed in accordance with the CT. Public Health Code Sections 19-13-B103a thru f, On-site Sewage Disposal Regulations and the pursuant Technical Standards for Subsurface Sewage Disposal System.

The proposed Subdivision plan, lots 1 through 17 exhibited areas of suitable soil conditions for supporting subsurface sewage systems based upon soil deep testing pits and percolation results. Lots 1 through 17 as shown all demonstrated potentially suitable areas meeting the minimum requirements of the public health code for the construction of subsurface sewage systems based upon up to four-bedroom residences serviced by a public water supply and private onsite subsurface sewage disposal system.

Approval to construct a subsurface sewage disposal system for the newly created individual lots may be granted upon demonstration of compliance with the Public Health Code, the Technical Standards and other appropriate Town and State regulations. This demonstration of compliance shall be done through a site specific Engineers site plan showing the proposed house, septic system details and water supply connection. The individual site plan will require additional soil testing with a minimum of two deep pits within the area of the proposed primary septic system areas (within 10') and the reserve on individual lots. Further investigation may be required as a result of site alteration or lot re-configuration. Care must be taken to protect the septic system areas from sedimentation, compaction or any disturbance activity that could compromise the quality of the soils in the area. Final approval of the subdivision plan shall be granted from the appropriate boards, commissions, or Departments within the Town of Ellington Connecticut.

Respectfully,

Westford Lirot B.S. R.S
Registered Sanitarian



CC: Gardner & Peterson Associates, LLC, Ellington P & Z

* SERVING: EAST WINDSOR * ELLINGTON * ENFIELD * STAFFORD * SUFFIELD * VERNON * WINDHAM * WINDSOR LOCKS

GARDNER & PETERSON ASSOCIATES, LLC

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TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

March 18, 2020

Mr. Kenneth Braga
Chairman-Inland Wetlands Agency
P.O. Box 187
Ellington, Connecticut 06029

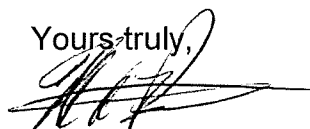
Re: Ridge Crossing

Dear Mr. Braga and Agency Members,

At the request of the applicant, TYMAC Holdings, LLC, I hereby request a positive referral from the Inland Wetland Agency to the Planning & Zoning Commission for the proposed Resubdivision titled Ridge Crossing.

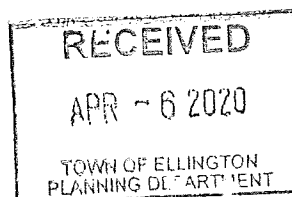
Ridge Crossing is a 17 lot single family subdivision located on the west side of Tripp Road which includes a new road, Garnet Lane, commencing at the intersection of Tripp and Standish Roads. Inland Wetlands were field delineated on site by Richard Zulick, C.S.S. and he has signed the enclosed resubdivision plan. All proposed construction activities are located outside the wetlands and beyond the 100' upland review area. The resubdivision plan includes proposed sedimentation and erosion controls to protect areas downgrade of site construction. The project been reviewed and approved by the North Central District Health Department.

Yours truly,



Mark A. Peterson, P.E.

10820IWC



Ellington Mer 2/2002
323-001-0009

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT EDWARD J. HASTILLO, of the Town of Ellington, County of Tolland and State of Connecticut

for the consideration of One Dollar and other valuable consideration

received to his full satisfaction of the TOWN OF ELLINGTON, a municipal corporation with its territorial limits within the Town of Ellington, County of Tolland and State of Connecticut

does give, grant, bargain, sell and confirm unto the said TOWN OF ELLINGTON, its successors and assigns forever a certain piece or parcel of land more particularly bounded and described on exhibit A attached hereto and made a part hereof:

Said premises are subject to taxes due the Town of Ellington on the Grand Lists of October 1, 1997 which the grantee herein agrees and assumes to pay as part consideration for this deed.

Said premises are further subject to an easement to Connecticut Light and Power Company as of record appears.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, the said grantor does for his heirs, executors and administrators, covenant with the said grantee its successors, and assigns, that at and until the ensembling of these presents, he is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said grantor does by these presents bind himself and his heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee, its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of June in the year of our Lord nineteen hundred and ninety-eight.

Signed, Sealed and Delivered in presence of:

Sigmund A. Barcroft
Sigmund A. Barcroft
Tollard
STATE OF CONNECTICUT)
COUNTY OF TOLLAND)

Edward J. Hastillo
Edward J. Hastillo

On this the 22nd day of June, 1998, before me, the undersigned officer, personally appeared Edward J. Hastillo known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sigmund A. Barcroft

NO CONVEYANCE TAX RECEIVED
STATE \$ _____ LOCAL \$ _____
Christina M. ...

My Commission Exp. Aug. 31, 1999



RECEIVED
APR - 6 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT

EXHIBIT A

A certain piece or parcel of land containing 8 acres, more particularly described in a certain plan prepared for Edward J. Hastillo, Tripp Road, Ellington, CT dated May 1998 by JC Sommers Associates Inc., PO Box 304 Vernon, CT, LS 9678. This map is to convey 8 acres to the Town of Ellington to satisfy the open space requirement set forth by the Town of Ellington for the 80 acres owned by the Grantor Edward J. Hastillo in the Town of Ellington. The premises are more particularly bounded and described as follows:

Beginning at a point in the general westerly line of Tripp Road at the south easterly corner of the premises herein described, which point is located in a stone wall;

Thence from said point and place of beginning N00°07' east, a distance of 20.2 feet along the general westerly line of Tripp Road;

Thence North 82°30' West, a distance of 28.8 feet to a point;

Thence South 88°05' West, a distance of 49.6 feet to a point;

Thence North 88°18' West, 99.6 feet to a point;

Thence South 88°33', 78.1 feet to a point;

Thence North 87°33' West, 102.1 feet to a point;

Thence South 88°58' West, 73.7 feet to a point;

Thence North 89°21' West, 62.1 feet to a point;

Thence South 88°19' West, 78.1 feet to a point;

Thence South 89°42' West, 160.2 feet to a point;

Thence North 89°47' West, 117.4 feet to a point;

Thence South 88°33' West, 44.2 feet to a point;

Thence North 89°55' West, 166.4 feet to a point;

Thence North 03°10' East, 25.8 feet to a point;

Thence North 00°10' East, 106.2 feet to a point;

Thence North 02°11' East, 133.4 feet to a point;

Thence North 05°31' East, 71.7 feet to a point;

Thence North 12°10' West, 83.9 feet to a point;

Thence North 89°43' West, 327.00 feet to an iron pin;

Thence in a general northerly direction 862 feet to a point on the northerly line of the premises herein conveyed at a corner of a stone wall along land now or formerly of Robert L. and William J. Norton Jr.;

Thence in a general westerly direction 135 feet to a point along land now or formerly of Robert L. and William J. Norton;

Thence in a general southerly direction 1302 feet to a point marking the southwesterly corner of the premises herein described;

Thence South 89°55' East, a distance of 480 feet to a point;

Thence South 89°50' East, a distance of 1059.8 feet to the point and place of beginning.

RECEIVED

AT

June 29 1998
Neilson
Cynthia J. G. G. Lucia
TOWN CLERK

**RIDGE CROSSING
Tripp Road
APN: 023-001-000
Ellington, Connecticut**

STORMWATER MANAGEMENT REPORT

Date: January 24, 2020

PREPARED FOR: TYMAC Holdings, LLC
7 Azalea Lane
Ellington, Connecticut

PREPARED BY: Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084

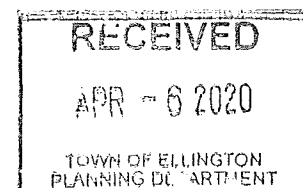


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Ridge Crossing

Summary:

This application is requesting an approval to subdivide a 61.56-acre parcel into 16 building lots. This parcel is located on the west side of Tripp Road with access to Tripp Road through a 50-foot wide strip across from the intersection of Tripp Road and Standish Road. The subdivision will also result in the creation of a new Town road approximately 1,350 feet in length.

Existing Conditions:

The easterly 1,000 of this property is currently used as an agricultural field for harvesting of corn. The agricultural field is terraced with some crop residue. The westerly portion of this property is mostly wetlands totaling approximately 29 acres. Stormwater runoff from this site drains from Tripp Road in a westerly direction to the wetland where it crosses into East Windsor, eventually reaching Ketch Brook.

According to the NRCS Web Soil Survey, the upland soils consist of Cheshire fine sandy loam (63B, 63C), Narragansett silt loam (66B) and Sudbury sandy loam (23A). The Cheshire soils are located along the slope on the easterly portion of the property where the new road and residential lots are proposed, while the Narragansett soils are located in the two lower agricultural fields where the stormwater basin is proposed, and the Sudbury soils are located further west adjacent to the wetland areas. All these soils are classified as Hydrologic Soil Group B. Test pits have been evaluated and percolation tests have been run to determine areas suitable for septic systems. This data appears on sheet 13 of the subdivision plan set.

The upland portion of this parcel is located within Flood Hazard Zone 'X' (area determined to be outside 500-year floodplain), per "FIRM Flood Insurance Rate Map Town of Ellington, Connecticut, Tolland County, Community-Panel Number 090158 0005 C, Map Revised February 5, 1997". The remaining portion of the parcel is located within Special Flood Hazard Area Inundated by the 100-year Flood: Zone 'AE' (base flood elevations determined). This application is not proposing any construction activities within the 'AE' zone.

Stormwater Management:

The proposed stormwater management system has been designed to comply with the Town of Ellington Subdivision Regulations and the 2004 Connecticut Stormwater Quality Manual. The objective of the stormwater management system is to prevent an increase in peak flow rates for the 2-year, 10-year & 50-year frequency, and to provide adequate stormwater treatment from the runoff discharging from the stormwater management system that will ultimately be maintained by the Town of Ellington.

Runoff will be collected in catch basins located within the new subdivision road and conveyed to a basin located in one of the lower agricultural fields. Drainage piping has been designed to convey runoff from the 10-year frequency storm. An analysis of the

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Password: 627428

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1-929-205-6099 US (New York)

Meeting ID: 996 9944 2203

Password: 627428

pre-development conditions and the post development conditions is provided in this report. The SCS method was used to determine the peaks rates of runoff for the 2-year, 10-year and 50-year frequency storms. The curve numbers for various existing and proposed land cover were derived from the TR-55 Urban Hydrology for Small Watersheds. The existing land cover includes lawn areas (CN=61), wooded areas (CN=55), impervious areas (CN=98) and rows of crops for the agricultural fields (CN=70). This curve number for the row of crops is for contoured and terraced rows with crop residue cover. This is the most conservative CN value for a row of crops. It is expected during the post-development conditions that the fields will no longer be used for agricultural purposes. They will be incorporated into the building lots and it is expected that they will become lawn areas and possibly newly wooded areas. For the purpose of this analysis we considered these areas as grassland or lawns (CN= 61) as a conservative means to determine the post-development ground cover. The results of the pre-development and post-development analysis are tabulated below:

Hydrograph Description	2-Yr	10-Yr	50-Yr
#1 Proposed to Wetlands	12.26	38.25	66.23
#2 Existing to Wetlands	16.38	44.99	74.82

The runoff analysis of the pre-development and post-development conditions indicates that a decrease in peak runoff will occur for the post-development conditions. Therefore, detention is not necessary. According to the MS4 requirements, the stormwater exiting the proposed drainage system needs to be treated prior to being discharged. Based on the evaluation of test pits and percolation testing, the soil conditions on this property are not suitable to infiltrate runoff collected by the drainage system. The test pits indicate a compact till located approximate 2½ feet below grade with sandy loam and loamy sands below the topsoil.

A wet pond was designed at the terminus of the drainage system to treat the runoff collected in the proposed drainage system. The wet pond consists of two cells. The first is a sediment forebay that will provide pre-treatment by settling out coarse sediment particles, which will enhance treatment performance, reduce maintenance, and increase the longevity of the wet pond. The forebay was designed to store at a minimum 10% of the Water Quality Volume (WQV). The second cell is a wet pool, which is separated from the forebay by an earthen berm. The wet pool contains a 10-foot wide aquatic bench along its perimeter that is 1-foot below the normal pool water surface elevation and will be planted with wetland vegetation. The remaining portion of the wet pool will be seeded with a wetland seed mix to stabilize slopes with vegetation that can thrive under wet conditions. The wet pool was designed to store at a minimum the entire WQV, have a 3:1 to 4:1 length to width ratio, and an outlet at the far end of the basin from the inlet, that was designed to convey the 50-year storm frequency storm entering the basin. The wet pool's design will enhance the removal of pollutants by increasing the residence time of the stormwater in the pond and by providing a habitat for aquatic plantings. The treated stormwater will exit the pond when it is "pushed" out by new water entering the pond. A 1-foot tall berm has been designed around the entire basin to provide freeboard and force water to exit the basin only through the designed outlet. The previously

discussed volume calculations within the pond do not include the volume above the outlet.

The outlet to the basin was also designed to prevent erosion of the downstream flow path. The outlet is lined with an erosion control mat designed to tolerate the shear stress from the flow of the 50-year storm exiting the basin.

Erosion & Sediment Control:

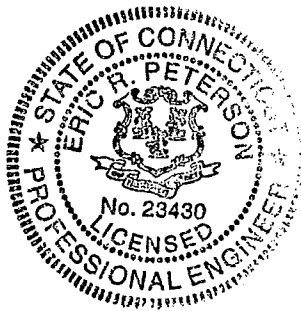
The erosion & sediment control plan for this site consists of the use of soil stockpile areas, and silt fence and/or hay bales down gradient of all disturbed areas. An anti-tracking pad will be installed at the entrance to the site and at each driveway entrance during the development of each lot.

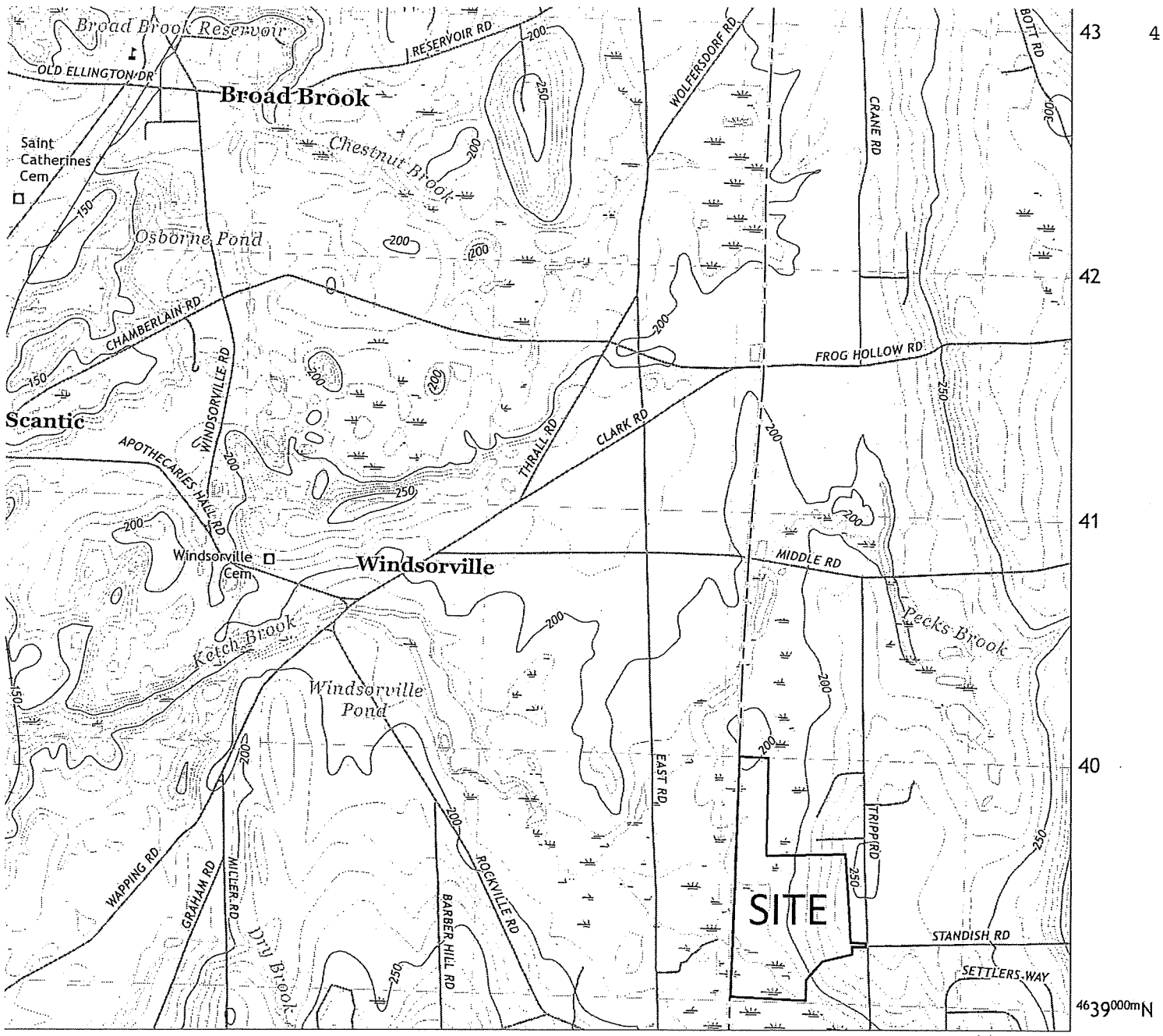
The proposed wet pond will be initially constructed as temporary sediment basin. Once the site has been stabilized the basin will be cleaned, planted and seeded per the design plans.

All sediment and erosion control procedures and construction of all stormwater drainage structures shall essentially be in accordance with the "2002 Connecticut Guidelines For Soil Erosion and Sediment Control" by the Connecticut Council on Soil and Water Conservation.

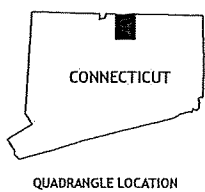
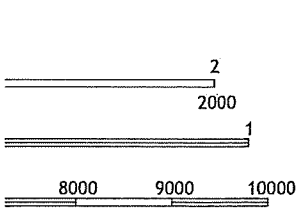


Eric R. Peterson, P.E. 23430





-72.5000° 41.8750°



ROAD CLASSIFICATION

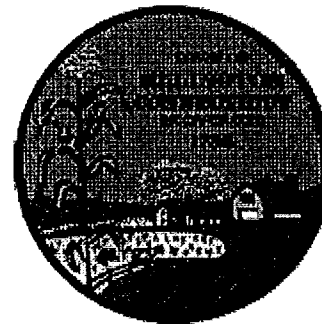
Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	
	Interstate Route		US Route
			State Route

1	2	3	1 West Springfield
4		5	2 Springfield South
6	7	8	3 Hampden
			4 Windsor Locks
			5 Ellington
			6 Hartford North
			7 Manchester
			8 Rockville

ADJOINING QUADRANGLES

BROAD BROOK, CT
2018

Town of Ellington Planning Department



MEMO

DATE: May 13, 2020

TO: Planning & Zoning Commission
PZC File #S202003

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

SUBJECT: Proposed seventeen (17) lot resubdivision
Hastillo Properties, LLC (Owners)
Assessor Parcel No. 023-001-0000, West side of Tripp Road


The Inland Wetland Agency made a determination for a proposed seventeen (17) lot resubdivision of 61.56 acres at their May 11, 2020 regular meeting. The following motion was made in reference to PZC application #S202003:

MOVED (BURNS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION PURSUANT TO CONN. GEN. STAT. 8-26(e) – Hastillo Properties, LLC owner/ TYMAC Holdings, LLC, applicant, for a 17-lot resubdivision application (S202003) involving land regulated as an inland wetland or watercourse at property located on Tripp Road, APN 023-001-0000.

Town of Ellington
Department of Town Fire Marshal



Memorandum

To: Planning & Zoning Commission
From: James S. York II, Fire Marshal 
Date: May 13, 2020
Subject: Ridge Crossing – Hastillo Property West of Tripp Rd; AKA Garnet La
Copy(ies): Lisa Houlihan, Town Planner
File

This memo is sent in support of the waiver being sought to have a dead end street (cul-de-sac) of 1350' instead of 1000'

This support is dependent upon installation of two fire hydrants. The locations are as follows:

1. Intersection of Tripp & Garnet La (proposed street name). Preferably on the NW corner of the intersection or SW corner.
2. Midway along the new road in the vicinity of Lot 3

The cul-de-sac also needs to meet minimum turning radius requirement for fire apparatus. The radius required is >41' with 50' preferred.



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

Department of Public Works

Timothy Webb
Director/WPCA Admin.

21 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
TEL 860-870-3140 FAX 860-870-3147
www.ellington-ct.gov

MEMORANDUM

TO: Lisa Houlihan, Town Planner

FROM: Timothy M. Webb, Director of Public Works *TMW*

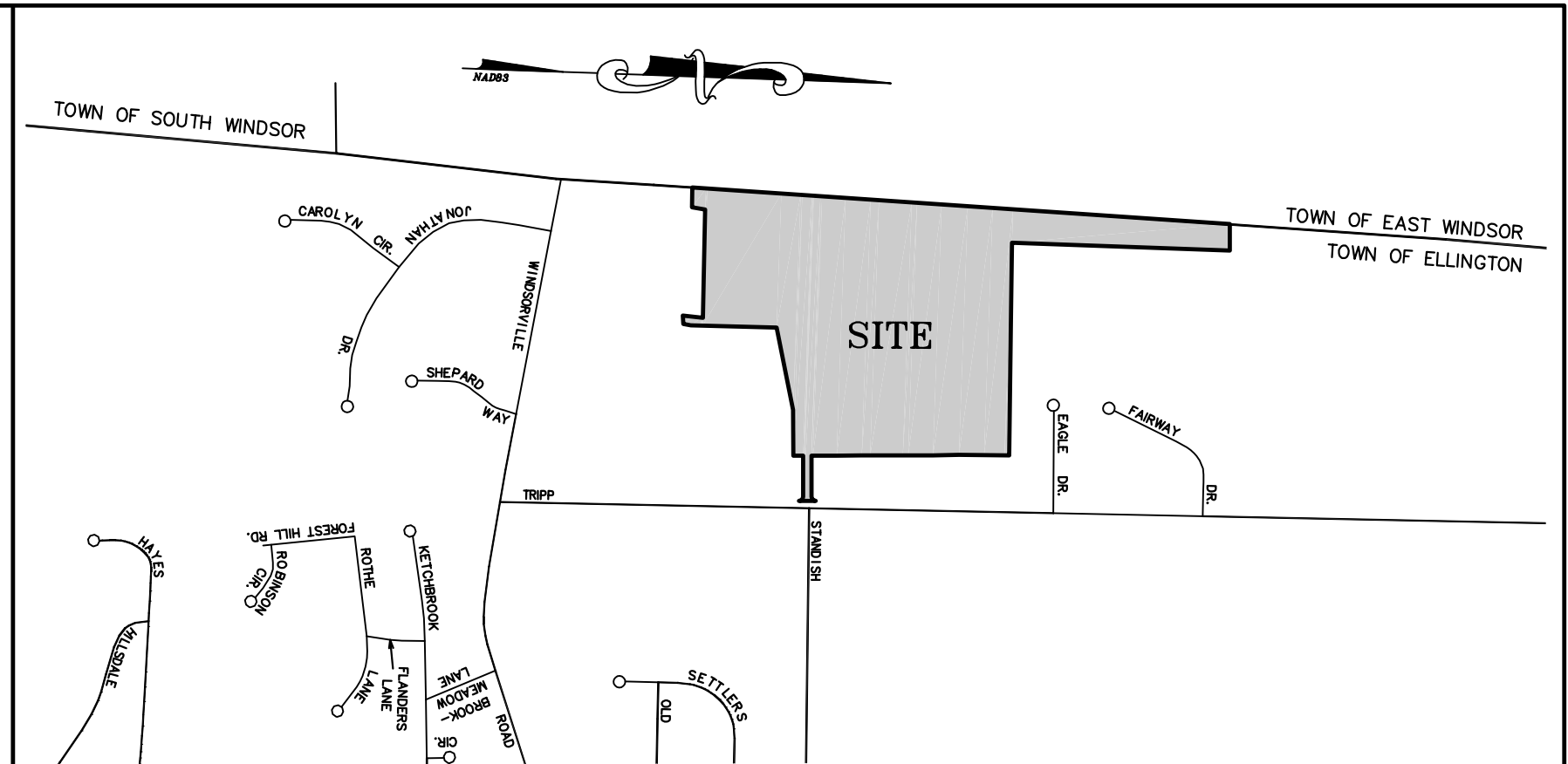
RE: Ridge Crossing – Hastillo Property

DATE: May 13, 2020

To follow up on the meeting regarding the proposed subdivision located off of Tripp Road on the Hastillo Property, I can offer the following recommendations:

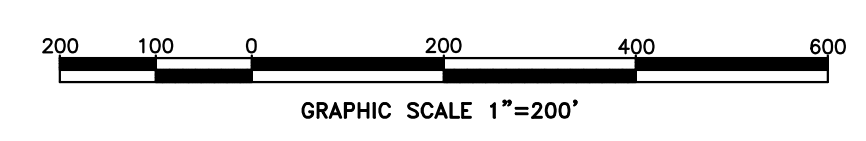
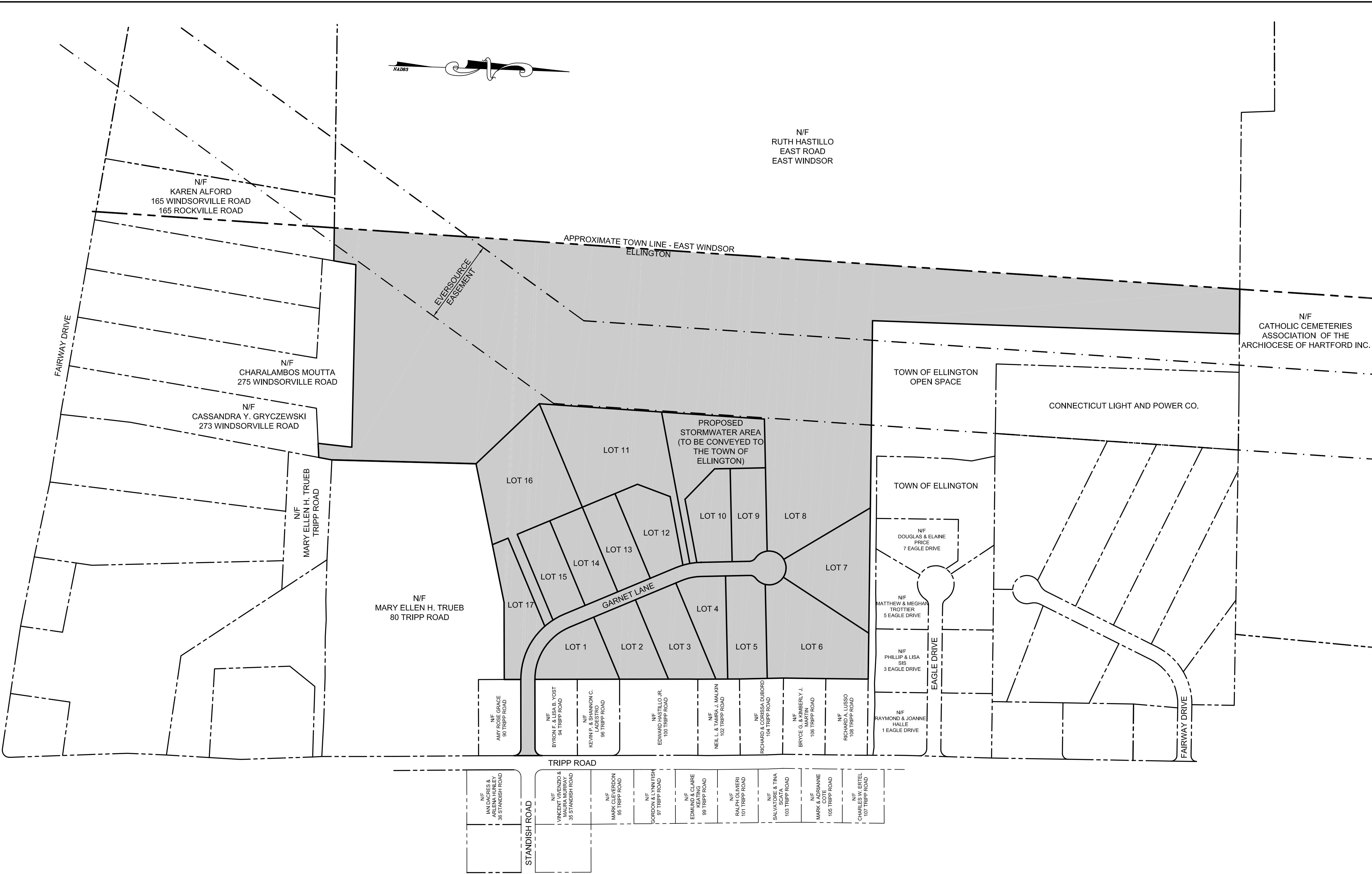
- 1) Although the road will exceed the 1,000 foot length, the impact to the Town's obligations as related to Public Works are not impacted. The cul-de-sac will have enough turning radius.
- 2) Also assisting in the long term impact is the proposed 24 foot width of the road way. This will assist in long term maintenance of the road in the overall cost to maintain the road.
- 3) The proposed width will also act as traffic and speed control as a narrow roadway has a greater effect to the operators as they drive along.
- 4) The use of advance drainage system, ADA piping is permitted. The use of RCP, reinforced concrete pipe, has gone by the way side because of the long term deterioration of concrete in today's environment to maintain black road ways during a winter event and the ease in which ADA piping can be installed.

ljs



KEY MAP - SCALE: 1" = 1,000'

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY AND TOPOGRAPHIC SURVEY AND FIRST SURVEY OF THE PERIMETER BOUNDARY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3.
 - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
 - TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY GOLDEN AERIAL SURVEYS.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - RESUBDIVISION PLAN HASTILLO ACRES II ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 1-27-99, REVISED 3-9-99. MAP NO. 9522 H.
 - SUBDIVISION PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES, INC. DATED: MAY, 1994, REVISED: 9/30/94.
 - PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT BY JC SOMMERS ASSOCIATES INC. DATED: MAY, 1998.
 - PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 10-29-01, REVISED 11/02/01. MAP NO. 9522 B.
 - PROPERTY SURVEY/RESURVEY PREPARED FOR SHEPARD FARMS SUBDIVISION WINDSORVILLE ROAD & TRIPP ROAD ELLINGTON, CONNECTICUT BY DESIGN PROFESSIONALS, INC. DATED: 10/15/02, REVISED: 07/25/03.
 - PLAN PREPARED FOR ADRIAN GROOT III 275 WINDSORVILLE ROAD ELLINGTON, CONN. PREPARED BY MEEHAN & GOODIN, DATED: SEPT. 25, 1998.
 - SUBDIVISION PLAN PROPERTY OF HANS HACKNER JR. & ALFRED MEIER ELLINGTON, CONNECTICUT BY STANLEY SZESTOWICKI L.S. DATED: JUNE 5, 1972.
 - RESUBDIVISION PLAN OF WINDSORVILLE MEADOWS PROPERTY OF HANS HACKNER JR. & ALFRED MEIER EAST WINDSOR, CONNECTICUT BY STANLEY SZESTOWICKI L.S. REVISED: APRIL 15, 1977.
 - PLAN PREPARED FOR CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD MIDDLE, EAST AND TRIPP ROADS EAST WINDSOR AND ELLINGTON, CONN BY MEEHAN & GOODIN, DATED: 12-08-2009. SHEET 3 OF 3.
 - LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF VICTORIA HASTILLO ET AL TOWNS OF EAST WINDSOR & ELLINGTON COUNTIES OF HARTFORD & TOLLAND: STATE OF CONNECTICUT DATED: APRIL 1963. SHEET 1-2 OF 2.
 - SUBDIVISION PLAN EAGLE ESTATES TRIPP ROAD ELLINGTON, CONNECTICUT OWNER/APPLICANT ANTHONY, MARK & EDWARD SPAZZARINI 50 POST OFFICE ROAD ENFIELD, CONNECTICUT 06082 ASSESSOR'S #023-003-0000 BY J.R. RUSSO & ASSOCIATES. DATED: 9-19-03, REVISED: 9-2-04.
 - THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAR) ZONE.
 - WETLANDS DEPICTED ON THIS PARCEL WERE DELINEATED BY RICHARD ZULICK R.S.S.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - THE OPEN SPACE CONTRIBUTION FOR THIS PARCEL HAS BEEN SATISFIED PER WARRANTY DEED RECORDED IN THE TOWN OF ELLINGTON VOLUME 242, PAGE 571.
 - WHERE FOOTING DRAINS HAVE TO DISCHARGE TO A CATCH BASIN, A BACKFLOW PREVENTER AND A HOLD HARMLESS AGREEMENT ARE REQUIRED.
 - PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THE PROPOSED LOTS.
 - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
 - LOTS ARE TO BE SERVED BY PUBLIC WATER AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
 - THIS PARCEL IS MAINLY LOCATED IN FLOOD HAZARD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, COMMUNITY-PANEL NUMBER 090158 005 C, MAP REVISED FEBRUARY 5, 1997. A PORTION OF THE PROPERTY IS LOCATED IN ZONE AE.
 - THE PROPOSED GRAVEL ACCESS DRIVE TO THE STORMWATER AREA WILL BE COMPLETED PRIOR TO CONVEYING LOTS 10&11.



SHEET NO.	TITLE	SCALE	DESCRIPTION
1	COVER SHEET	1"=200'	PLAN OVERVIEW
2	RESUBDIVISION MAP	1"=40'	LOTS 1-7, 12-17
3	RESUBDIVISION MAP	1"=40'	LOTS 7-17
4	RESUBDIVISION MAP	1"=50'	LOTS 8, 11, DRAINAGE AREA
5	RESUBDIVISION MAP	1"=50'	LOT 8
6	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 1-7, 12-17
7	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 8-16, DRAINAGE AREA
8	EROSION CONTROL PLAN	1"=40'	LOTS 1-7, 12-17
9	EROSION CONTROL PLAN	1"=40'	LOTS 8-16, DRAINAGE AREA
10	PLAN & PROFILE	1"=4' & 40'	STA 0+00-5+00, DRAINAGE AREA
11	PLAN & PROFILE	1"=4' & 40'	STA 5+00-14+50
12	CONSTRUCTION DETAILS		
13	EROSION CONTROL DETAILS, SOIL DATA & MLSS		

LEGEND

—————	PROPERTY LINE
-----	ABUTTING PARCEL
- - - - -	EXISTING EASEMENT
- - - - -	APPROXIMATE TOWN LINE

ZONING TABLE

RAR ZONE	REQUIRED
MIN. LOT SIZE	40,000 SQ.FT.
MIN. LOT WIDTH	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET
MAX. LOT COVERAGE	25%

DENSITY CALCULATION:
 AREA OF SUBDIVISION: 61.56 Acres
 SLOPES > 25%: 0.80 Acres
 WETLANDS AND 100-YR FLOODPLAIN: 26.44 Acres
 Developable Land = 34.32 Acres
 Lot Yield = 34.32 x 0.5(RAR) = 17.16 Lots
 The resubdivision proposes 17 lots. The proposed lots can not be resubdivided again to create additional building lots.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20____ IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY _____ 20____.

SECRETARY _____ CHAIRMAN _____

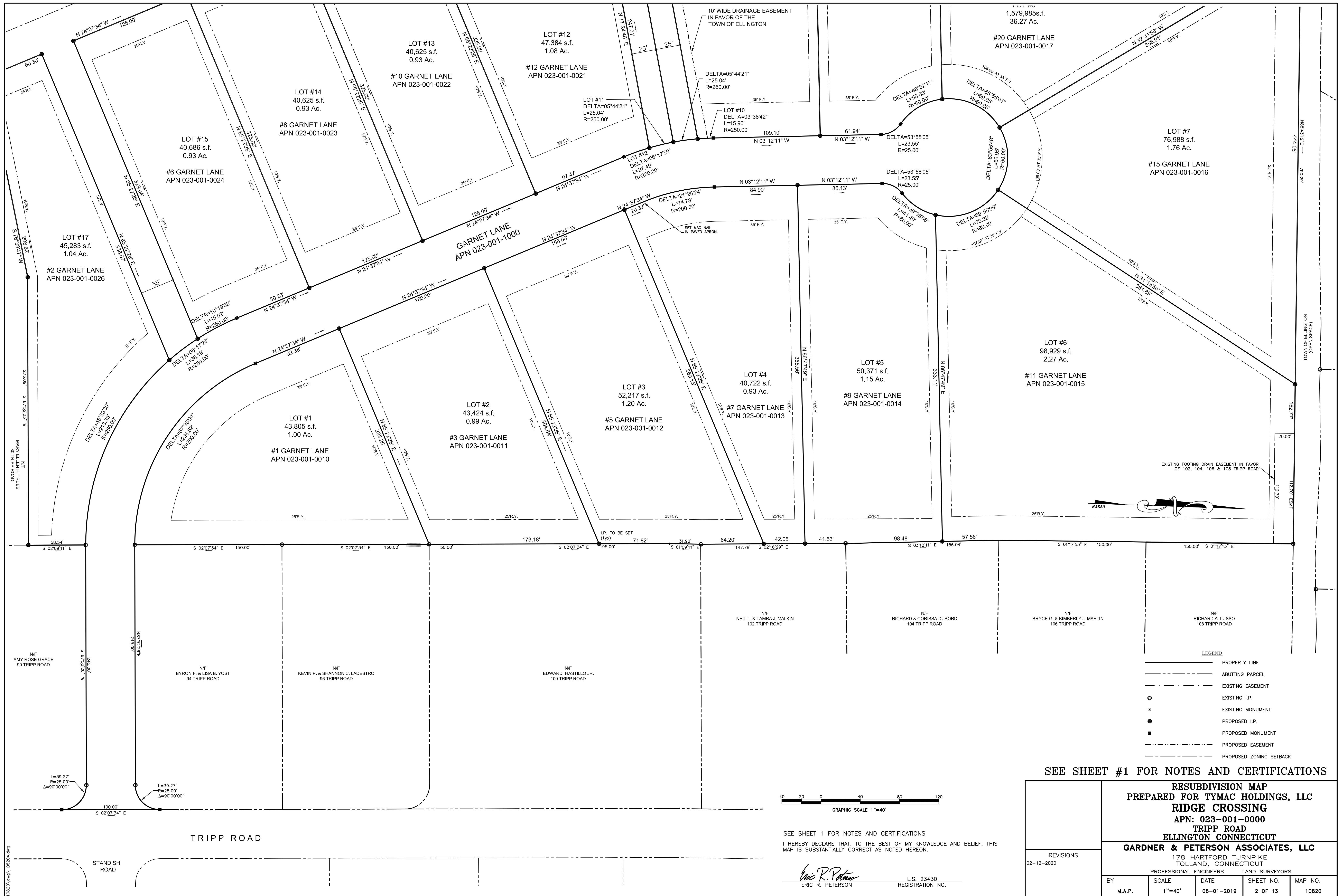
OWNER
 HASTILLO PROPERTIES, LLC
 425 EAST ROAD
 BROAD BROOK, CT 06016

APPLICANT
 TYMAC HOLDINGS, LLC
 7 AZALEA LANE
 ELLINGTON, CT 06029

ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

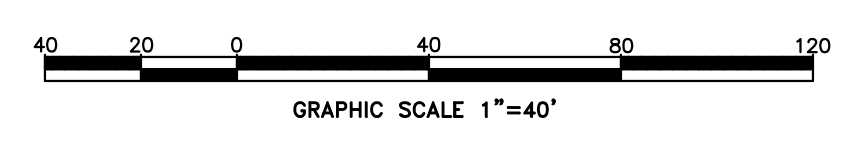
COVER SHEET				
PREPARED FOR TYMAC HOLDINGS, LLC				
RIDGE CROSSING				
APN: 023-001-0000				
TRIPP ROAD				
ELLINGTON CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE				
TOLLAND, CONNECTICUT				
REVISIONS				
02-12-2020				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	08-01-2019	1 OF 13	10820

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- LEGEND**
- PROPERTY LINE
 - - - ABUTTING PARCEL
 - - - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - - - PROPOSED EASEMENT
 - - - PROPOSED ZONING SETBACK

SEE SHEET #1 FOR NOTES AND CERTIFICATIONS



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
 I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
 ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

RESUBDIVISION MAP
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

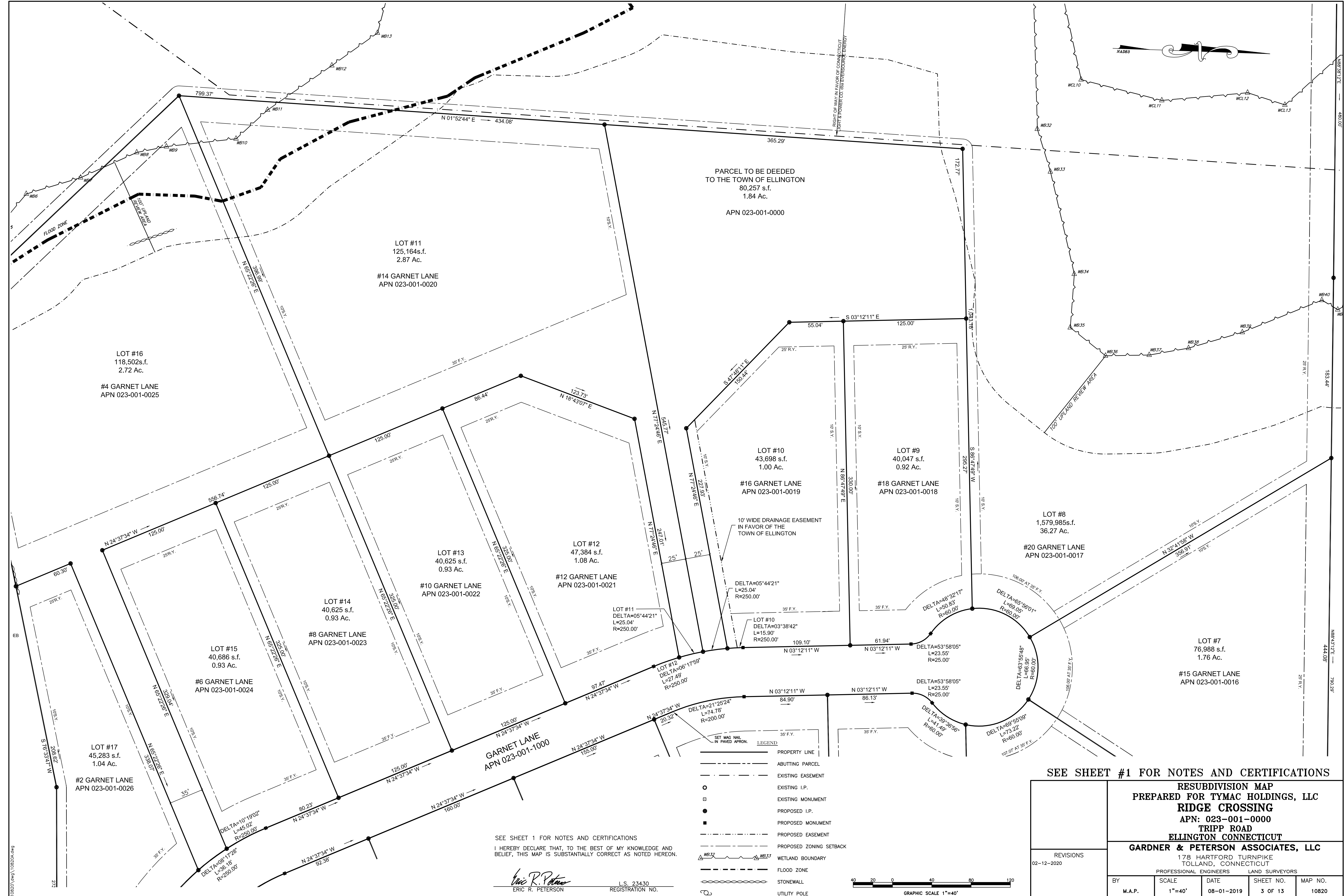
178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
 02-12-2020

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	08-01-2019	2 OF 13	10820

10820.dwg



PARCEL TO BE DEEDED
TO THE TOWN OF ELLINGTON
80,257 s.f.
1.84 Ac.
APN 023-001-0000

LOT #11
125,164s.f.
2.87 Ac.
#14 GARNET LANE
APN 023-001-0020

LOT #16
118,502s.f.
2.72 Ac.
#4 GARNET LANE
APN 023-001-0025

LOT #10
43,698 s.f.
1.00 Ac.
#16 GARNET LANE
APN 023-001-0019

LOT #9
40,047 s.f.
0.92 Ac.
#18 GARNET LANE
APN 023-001-0018

LOT #8
1,579,985s.f.
36.27 Ac.
#20 GARNET LANE
APN 023-001-0017

LOT #13
40,625 s.f.
0.93 Ac.
#10 GARNET LANE
APN 023-001-0022

LOT #12
47,384 s.f.
1.08 Ac.
#12 GARNET LANE
APN 023-001-0021

LOT #14
40,625 s.f.
0.93 Ac.
#8 GARNET LANE
APN 023-001-0023

LOT #15
40,686 s.f.
0.93 Ac.
#6 GARNET LANE
APN 023-001-0024

LOT #7
76,988 s.f.
1.76 Ac.
#15 GARNET LANE
APN 023-001-0016

LOT #17
45,283 s.f.
1.04 Ac.
#2 GARNET LANE
APN 023-001-0026

GARNET LANE
APN 023-001-1000

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ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

LEGEND

- PROPERTY LINE
- - - ABUTTING PARCEL
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- EXISTING I.P.
- EXISTING MONUMENT
- PROPOSED I.P.
- PROPOSED MONUMENT
- - - PROPOSED EASEMENT
- - - PROPOSED SETBACK
- - - PROPOSED ZONING SETBACK
- WETLAND BOUNDARY
- - - FLOOD ZONE
- STONEWALL
- UTILITY POLE

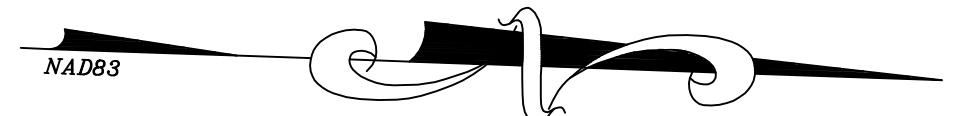
SET MAG NAIL IN PAVED APRON

GRAPHIC SCALE 1"=40'

SEE SHEET #1 FOR NOTES AND CERTIFICATIONS

RESUBDIVISION MAP PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
REVISIONS	SCALE	DATE	SHEET NO.	MAP NO.
02-12-2020	1"=40'	08-01-2019	3 OF 13	10820
BY	M.A.P.			

N/F
RUTH HASTILLO
EAST ROAD



N/F
KAREN ALFORD
165 WINDSORVILLE ROAD
165 ROCKVILLE ROAD

N/F
CHARALAMBOS MOUTTA
275 WINDSORVILLE ROAD

N/F
CASSANDRA Y. GRYZCZEWSKI
273 WINDSORVILLE ROAD

N/F
MARY ELLEN H. TRUEB
TRIPP ROAD

N/F
MARY ELLEN H. TRUEB
80 TRIPP ROAD

LOT #16
118,502 s.f.
2.72 Ac.

#4 GARNET LANE
APN 023-001-0025

LOT #11
125,164 s.f.
2.87 Ac.

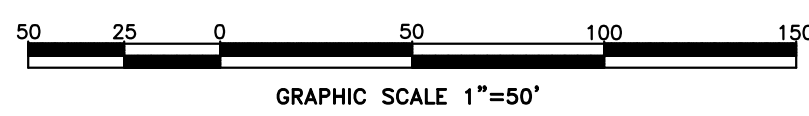
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0.93 Ac.

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1.08 Ac.

PARCEL TO BE DEEDED
TO THE TOWN OF ELLINGTON
80,257 s.f.
1.84 Ac.

APN 023-001-0000



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Eric R. Peterson
ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

LEGEND

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- - - PROPOSED EASEMENT
- - - PROPOSED ZONING SETBACK
- △ WETLAND BOUNDARY
- - - FLOOD ZONE
- STONEWALL
- UTILITY POLE

SEE SHEET #1 FOR NOTES AND CERTIFICATIONS

RESUBDIVISION MAP
PREPARED FOR TYMAC HOLDINGS, LLC
RIDGE CROSSING
APN: 023-001-0000
TRIPP ROAD
ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

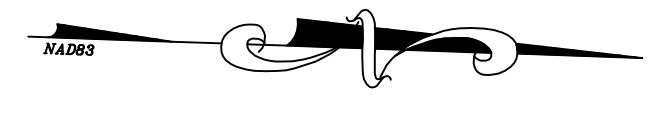
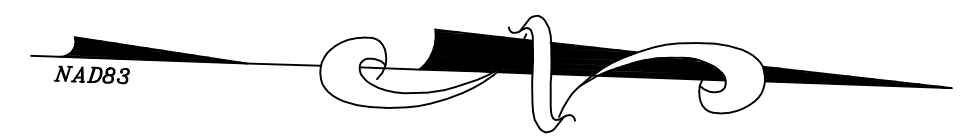
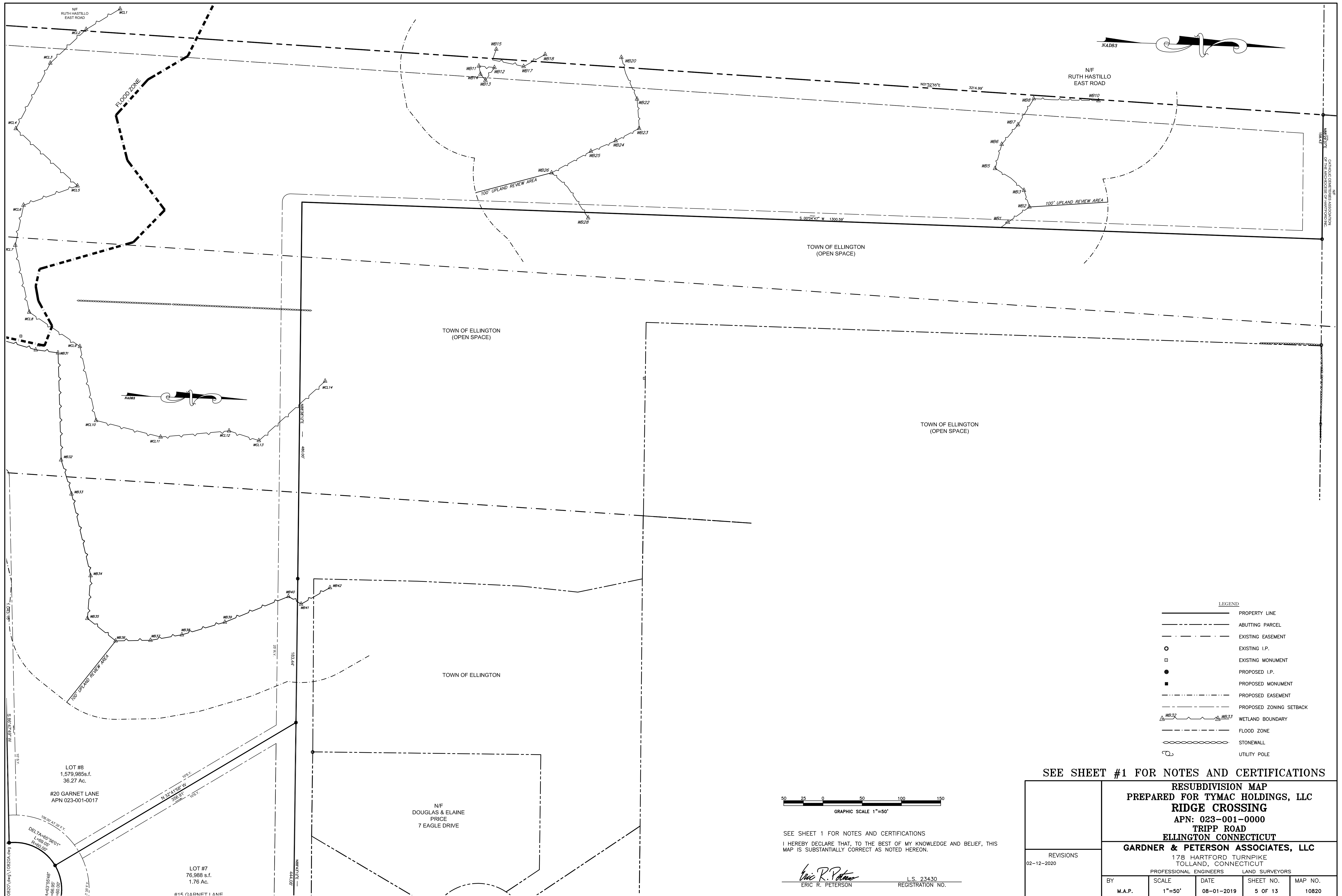
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
02-12-2020

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=50'	08-01-2019	4 OF 13	10820

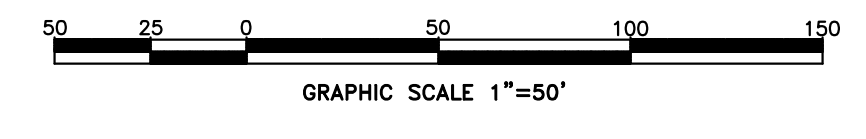
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LEGEND

- PROPERTY LINE
- - - ABUTTING PARCEL
- - - EXISTING EASEMENT
- EXISTING I.P.
- EXISTING MONUMENT
- PROPOSED I.P.
- PROPOSED MONUMENT
- - - PROPOSED EASEMENT
- - - PROPOSED ZONING SETBACK
- △ WB.32 △ WB.33 WETLAND BOUNDARY
- FLOOD ZONE
- STONEMALL
- UTILITY POLE

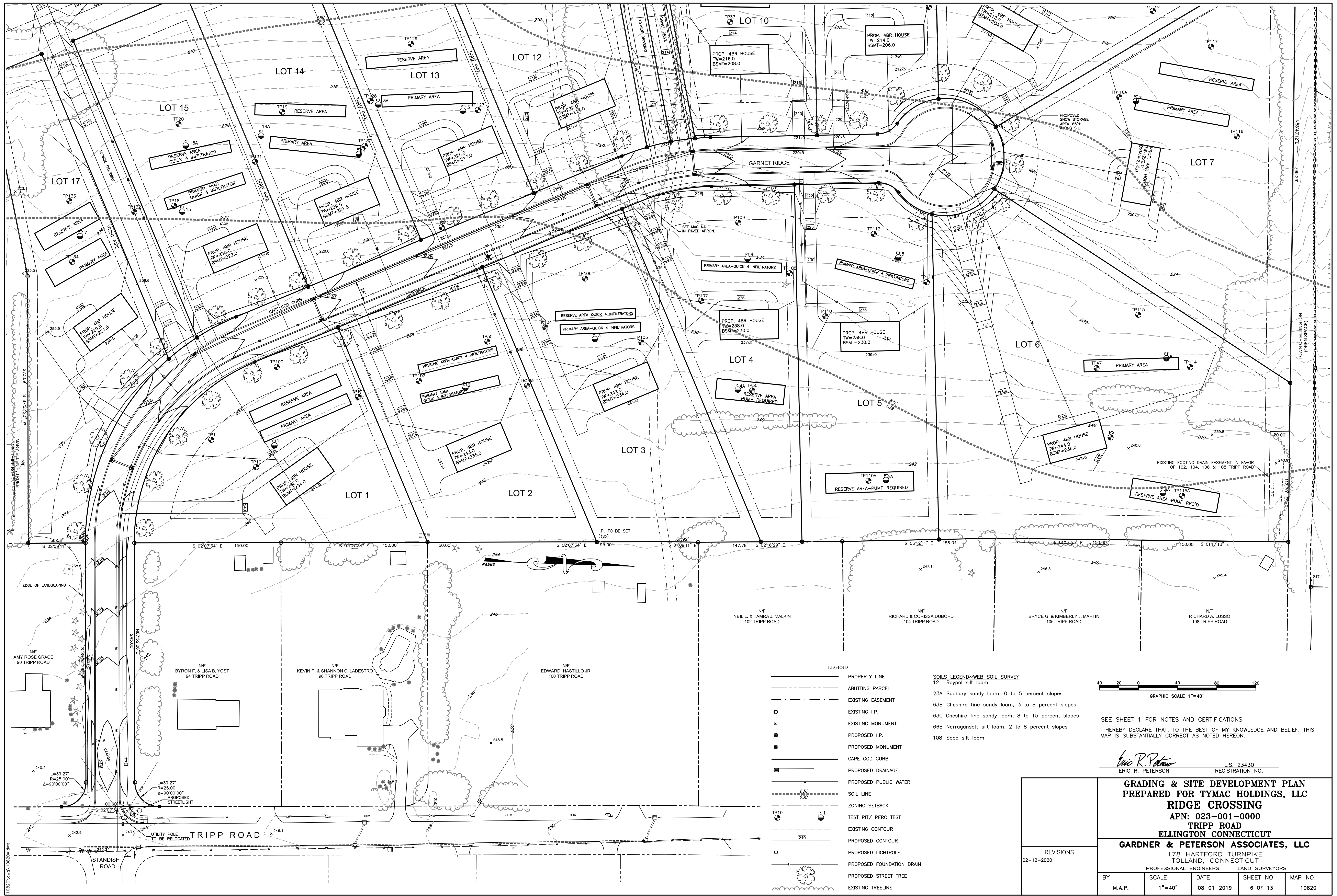
SEE SHEET #1 FOR NOTES AND CERTIFICATIONS



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
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 ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

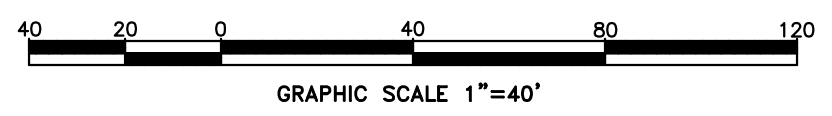
RESUBDIVISION MAP PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS					
REVISIONS 02-12-2020		SCALE 1"=50'	DATE 08-01-2019	SHEET NO. 5 OF 13	MAP NO. 10820



- LEGEND**
- PROPERTY LINE
 - - - ABUTTING PARCEL
 - - - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE COD CURB
 - - - PROPOSED DRAINAGE
 - - - PROPOSED PUBLIC WATER
 - SOIL LINE
 - ZONING SETBACK
 - TEST PIT/ PERC TEST
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - ☆ PROPOSED LIGHTPOLE
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED STREET TREE
 - EXISTING TREELINE

SOILS LEGEND—WEB SOIL SURVEY

- 12 Raypol silt loam
- 23A Sudbury sandy loam, 0 to 5 percent slopes
- 63B Cheshire fine sandy loam, 3 to 8 percent slopes
- 63C Cheshire fine sandy loam, 8 to 15 percent slopes
- 66B Narragansett silt loam, 2 to 8 percent slopes
- 108 Saco silt loam



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS
 I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

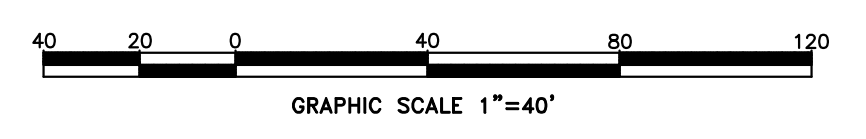
Eric R. Peterson
 ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

GRADING & SITE DEVELOPMENT PLAN PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING TRIPP ROAD ELLINGTON CONNECTICUT				
APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
PROFESSIONAL ENGINEERS LAND SURVEYORS 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS 02-12-2020	SCALE 1"=40'	DATE 08-01-2019	SHEET NO. 6 OF 13	MAP NO. 10820



- LEGEND**
- PROPERTY LINE
 - - - ABUTTING PARCEL
 - - - EXISTING EASEMENT
 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - CAPE COD CURB
 - - - PROPOSED DRAINAGE
 - - - PROPOSED PUBLIC WATER
 - - - SOIL LINE
 - - - ZONING SETBACK
 - TEST PIT/ PERC TEST
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - ☆ PROPOSED LIGHTPOLE
 - - - PROPOSED FOUNDATION DRAIN
 - - - PROPOSED STREET TREE
 - - - EXISTING TREELINE

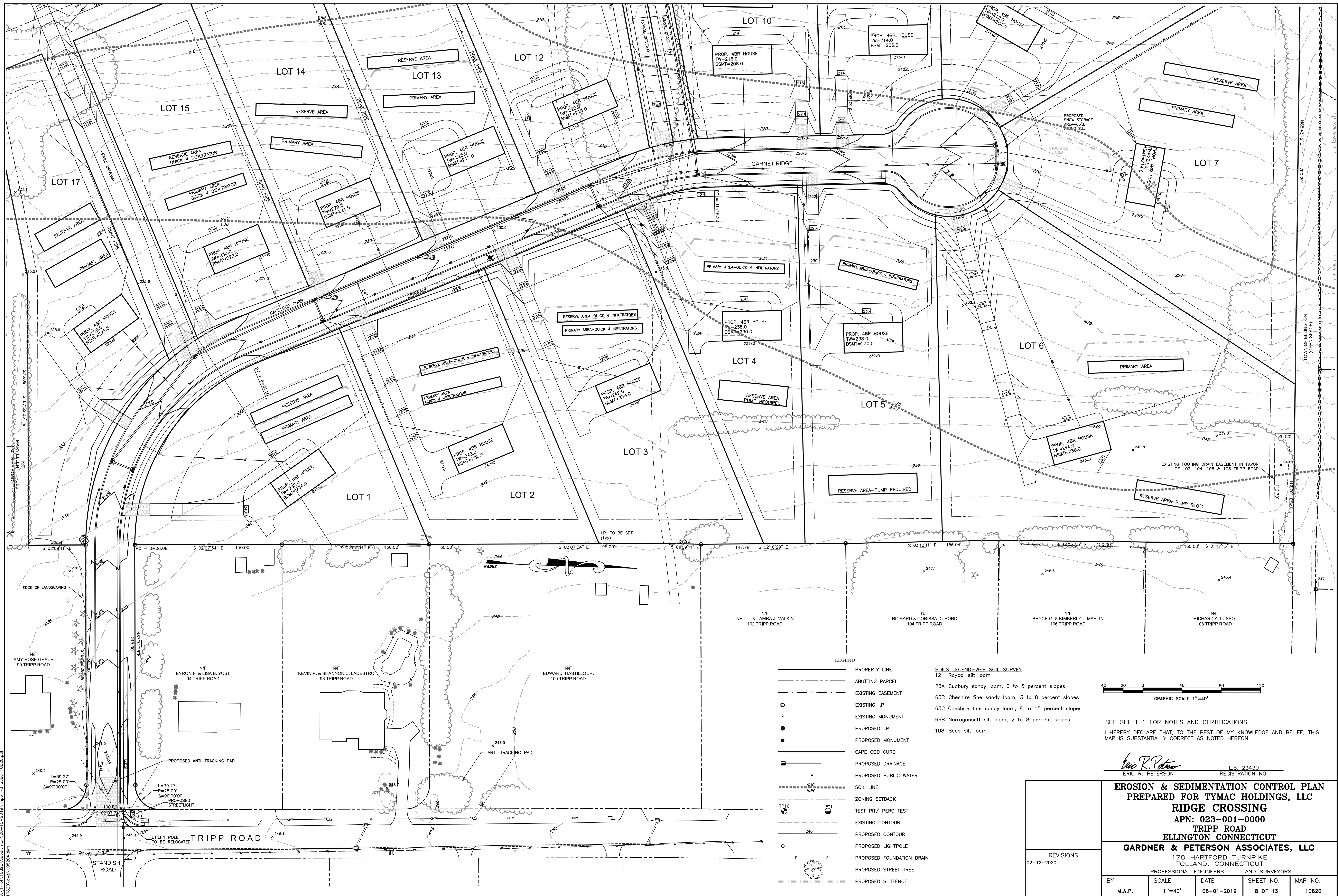
- SOILS LEGEND—WEB SOIL SURVEY**
- 12 Raypol silt loam
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 - 63B Cheshire fine sandy loam, 3 to 8 percent slopes
 - 63C Cheshire fine sandy loam, 8 to 15 percent slopes
 - 66B Narragansett silt loam, 2 to 8 percent slopes
 - 10B Saco silt loam



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GRADING & SITE DEVELOPMENT PLAN PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS 02-12-2020		BY: M.A.P. SCALE: 1"=40' DATE: 08-01-2019 SHEET NO.: 7 OF 13 MAP NO.: 10820		

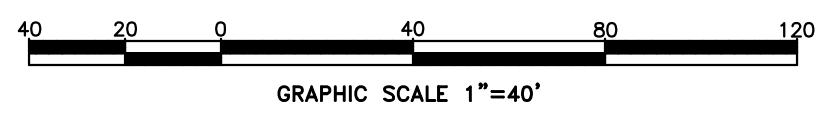


LEGEND

- PROPERTY LINE
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- EXISTING MONUMENT
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- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED LIGHTPOLE
- - - PROPOSED FOUNDATION DRAIN
- - - PROPOSED STREET TREE
- - - PROPOSED SILTFENCE

SOILS LEGEND-WEB SOIL SURVEY

- 12 Rayol silt loam
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- 108 Saco silt loam



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Eric R. Peterson
 ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

**EROSION & SEDIMENTATION CONTROL PLAN
 PREPARED FOR TYMAC HOLDINGS, LLC
 RIDGE CROSSING
 APN: 023-001-0000
 TRIPP ROAD
 ELLINGTON CONNECTICUT**

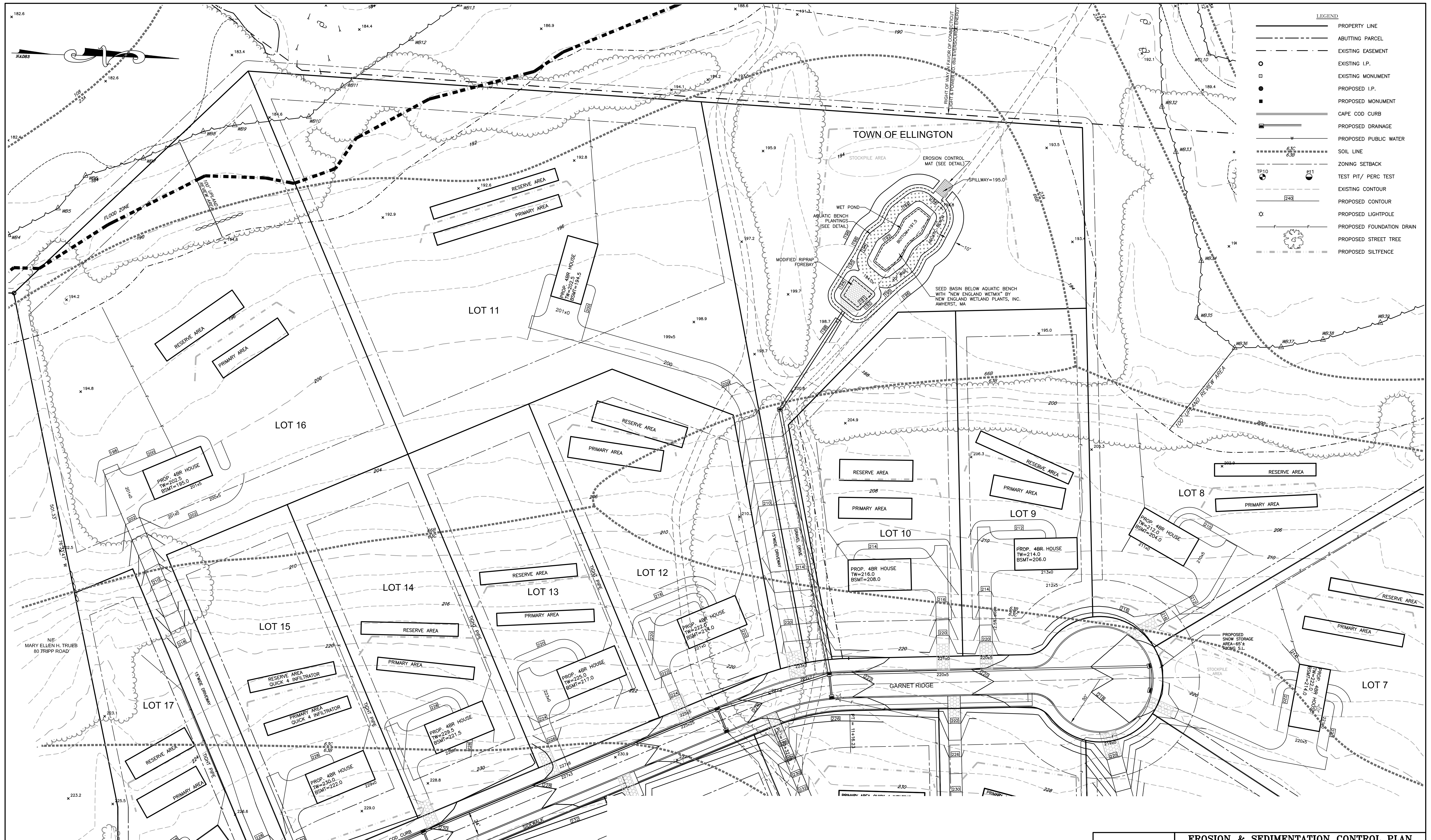
GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
 02-12-2020

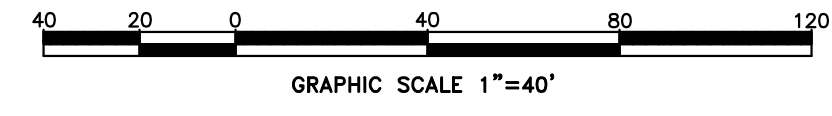
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	08-01-2019	8 OF 13	10820

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LEGEND

—	PROPERTY LINE
- - -	ABUTTING PARCEL
- - -	EXISTING EASEMENT
○	EXISTING I.P.
□	EXISTING MONUMENT
●	PROPOSED I.P.
■	PROPOSED MONUMENT
—	CAPE COD CURB
—	PROPOSED DRAINAGE
—	PROPOSED PUBLIC WATER
- - -	SOIL LINE
- - -	ZONING SETBACK
TP10	TEST PIT / PERC TEST
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
☆	PROPOSED LIGHTPOLE
—	PROPOSED FOUNDATION DRAIN
—	PROPOSED STREET TREE
—	PROPOSED SILTFENCE



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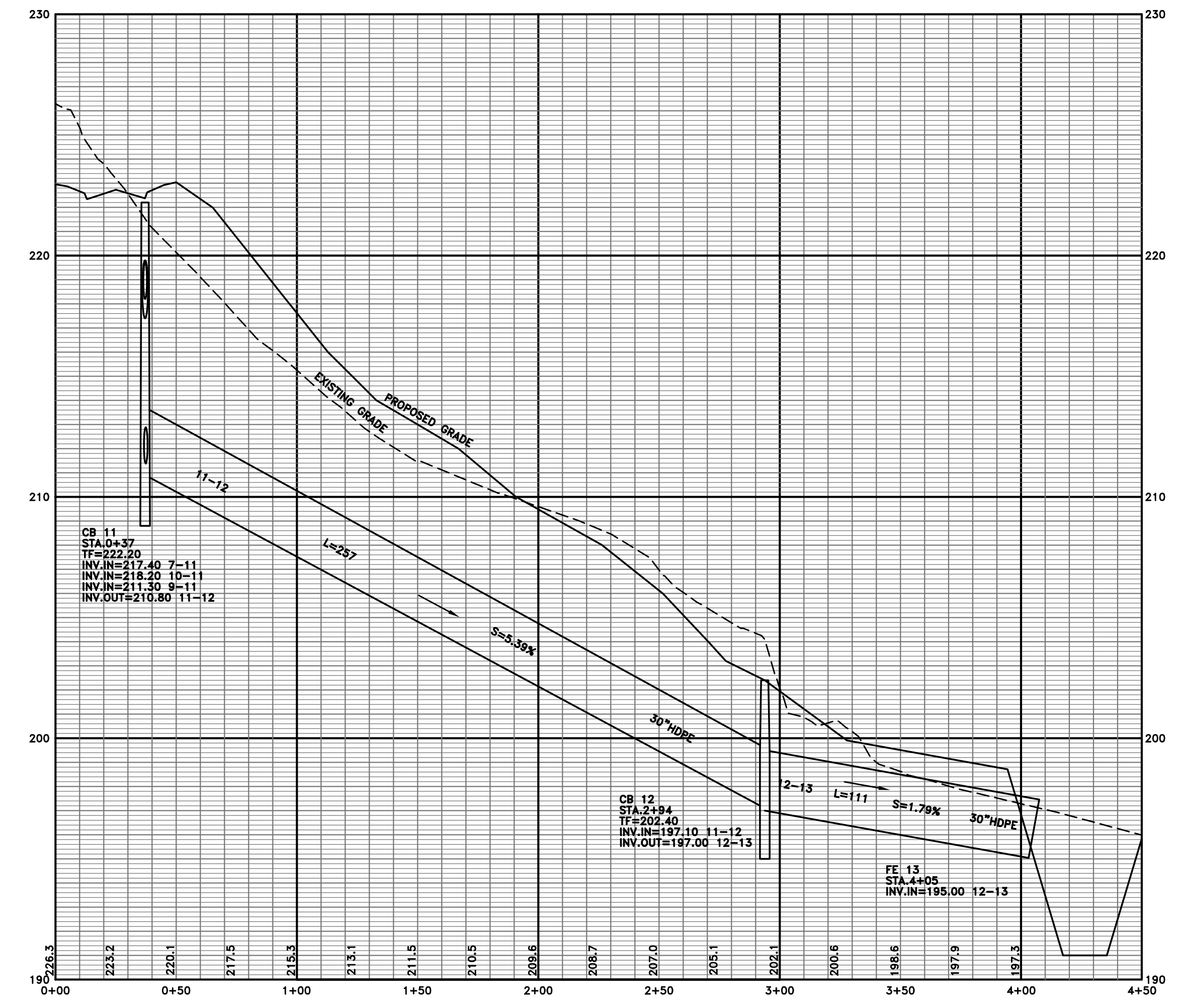
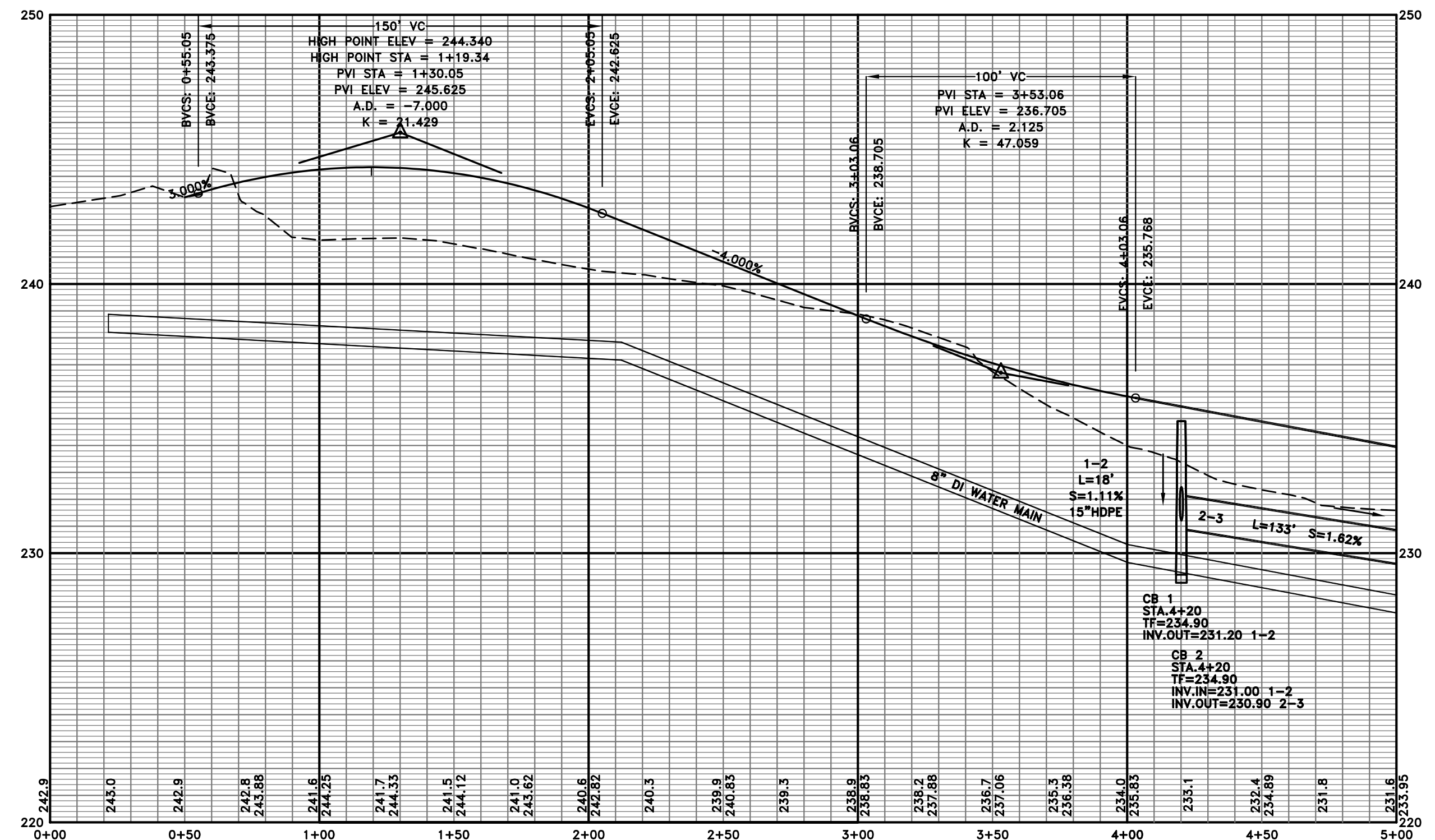
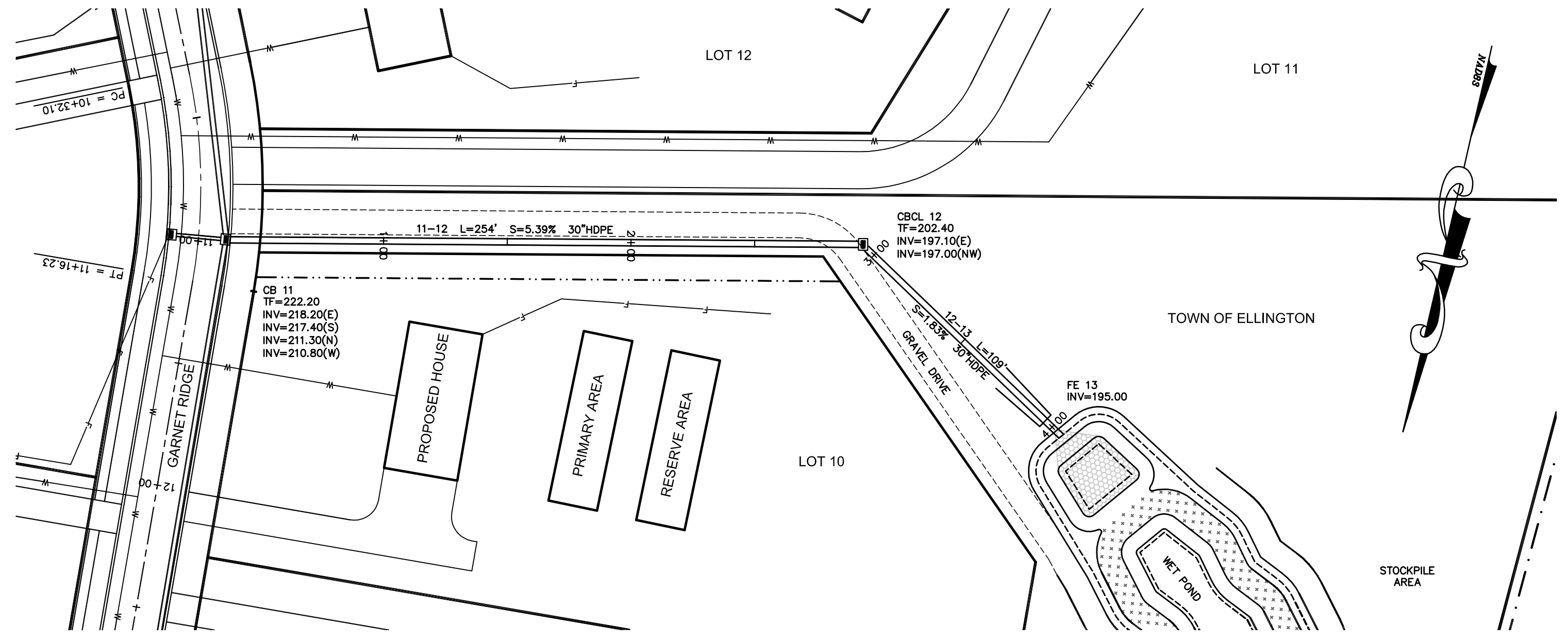
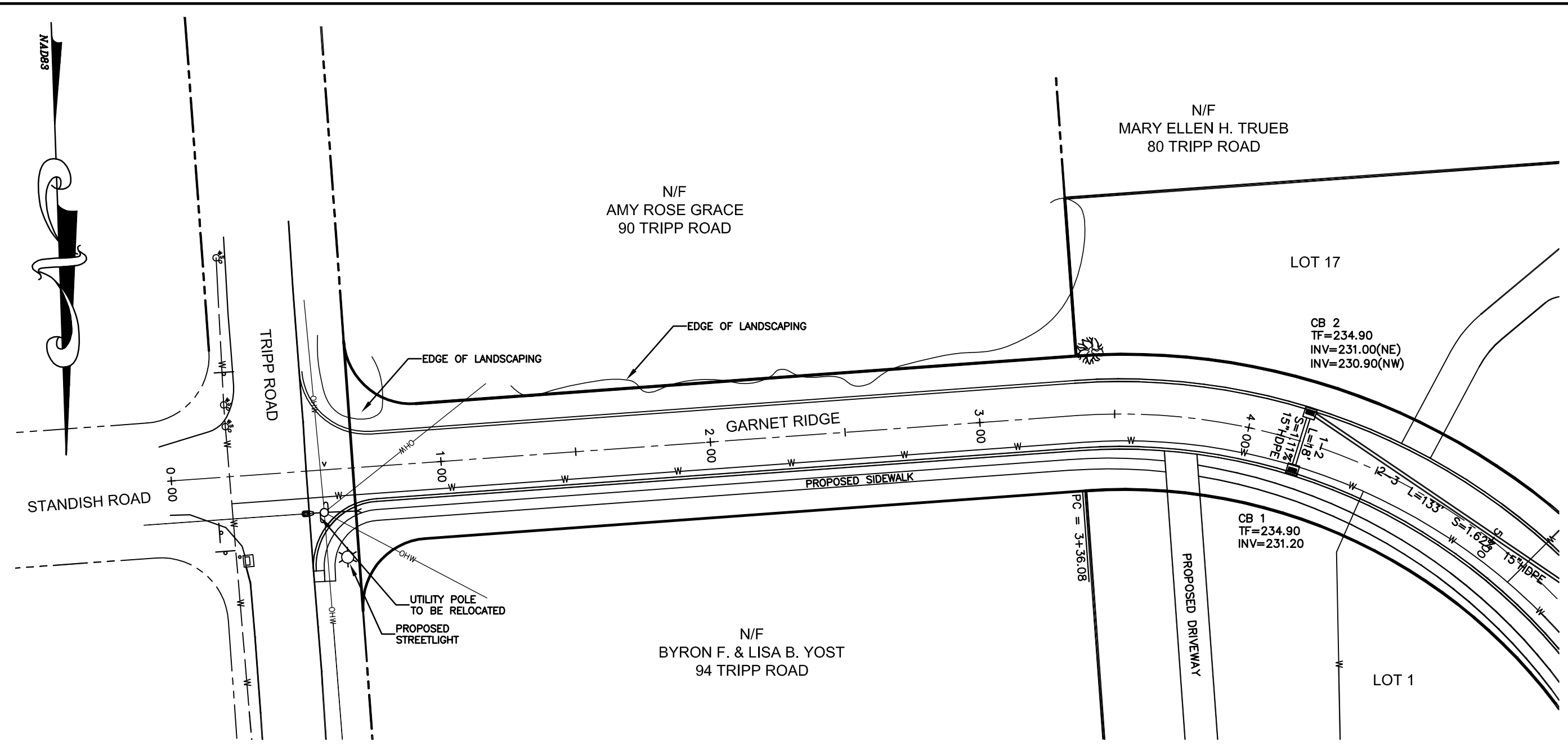
Eric R. Peterson
 ERIC R. PETERSON L.S. 23430
 REGISTRATION NO.

SOILS LEGEND—WEB SOIL SURVEY

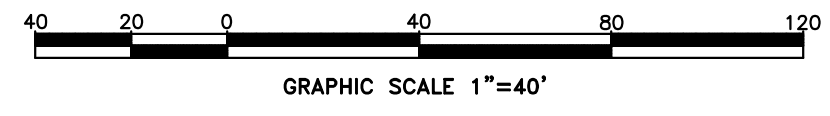
12	Roypl silt loam
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108	Saco silt loam

EROSION & SEDIMENTATION CONTROL PLAN PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS 02-12-2020	SCALE 1"=40'	DATE 08-01-2019	SHEET NO. 9 OF 13	MAP NO. 10820

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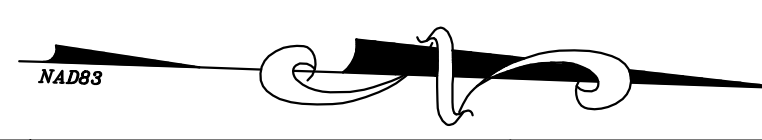
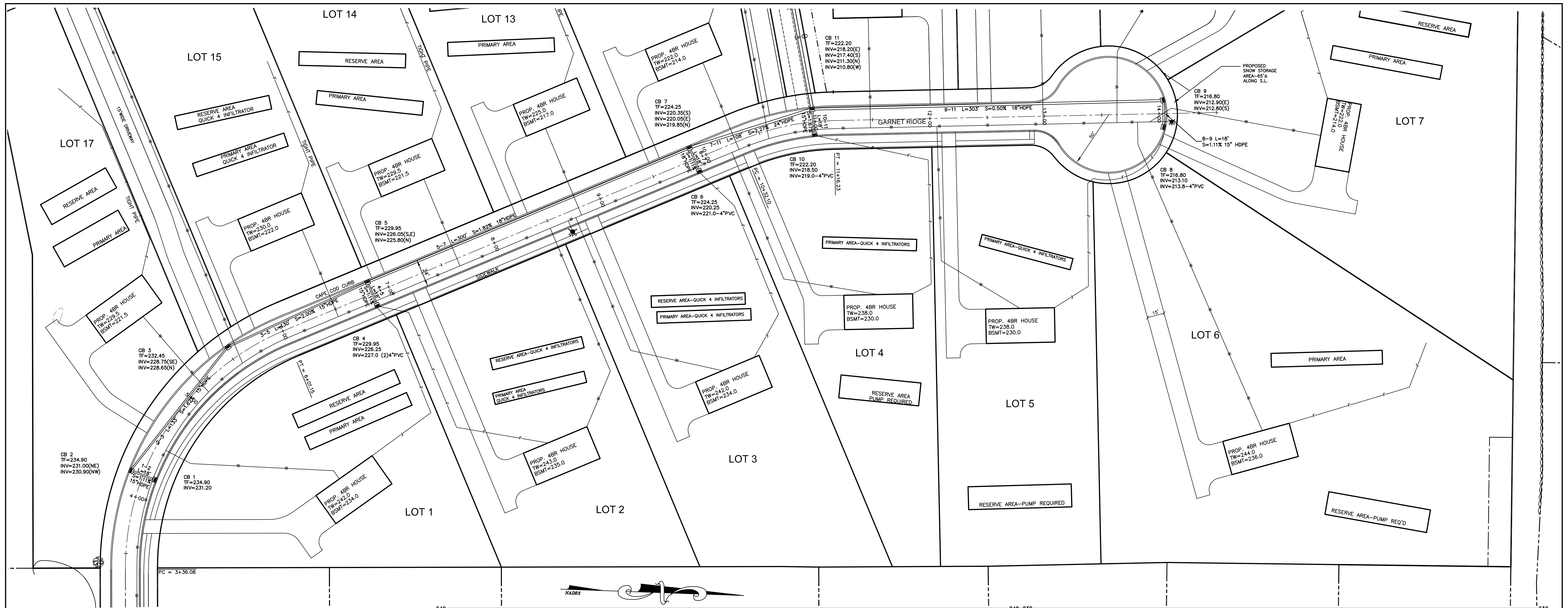


- LEGEND**
- PROPERTY LINE
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 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - - - PROPOSED EASEMENT
 - - - PROPOSED ZONING SETBACK
 - △ WETLAND BOUNDARY
 - - - FLOOD ZONE
 - STONEWALL
 - UTILITY POLE
 - - - CENTERLINE ROAD
 - PROPOSED CB AND PIPE
 - PROPOSED WATERLINE
 - PROPOSED SIDEWALK

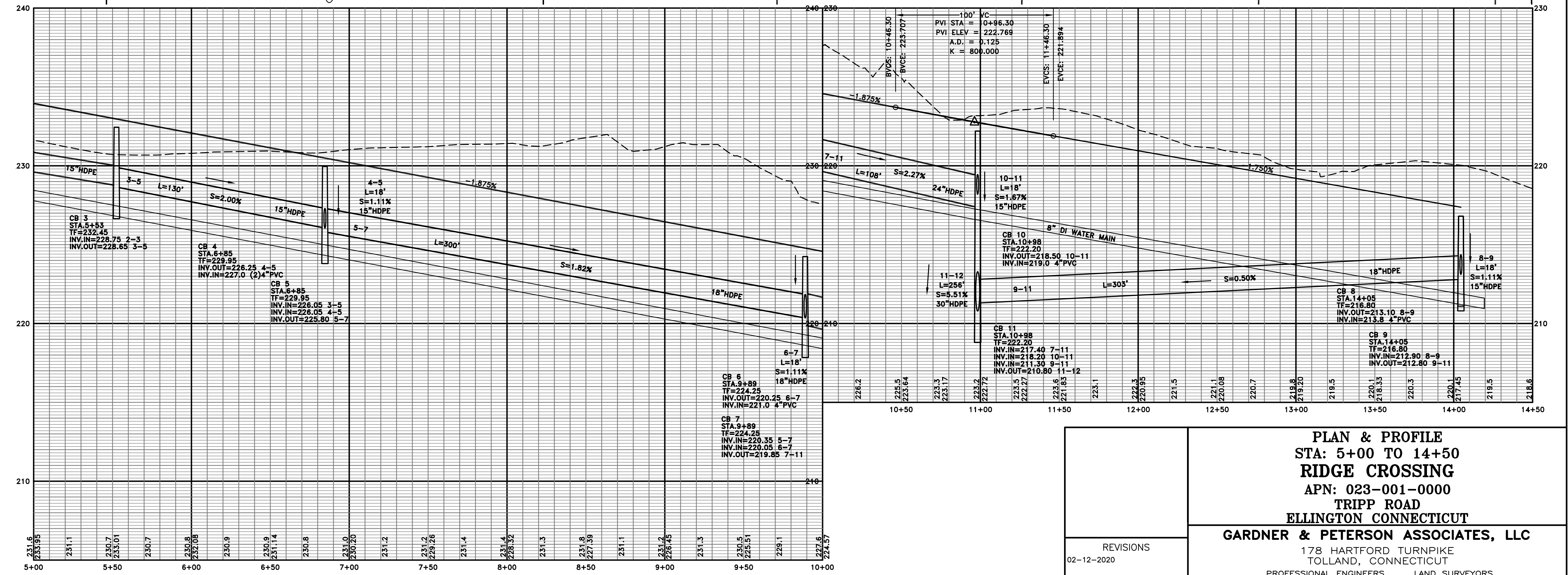
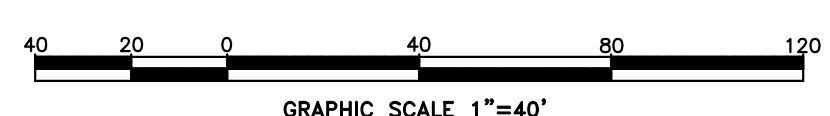


PLAN & PROFILE STA: 0+00 TO 5+00 & DRAINAGE OUTLET RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS					
REVISIONS 02-12-2020		SCALE 1"=40'	DATE 08-01-2019	SHEET NO. 10 OF 13	MAP NO. 10820

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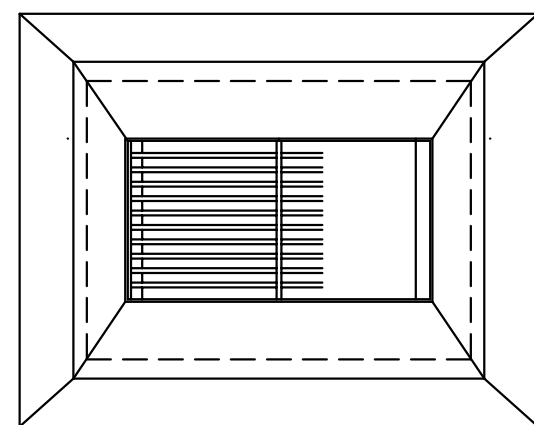


- LEGEND**
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 - EXISTING I.P.
 - EXISTING MONUMENT
 - PROPOSED I.P.
 - PROPOSED MONUMENT
 - - - PROPOSED EASEMENT
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 - FLOOD ZONE
 - STONEMALL
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 - CENTERLINE ROAD
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 - PROPOSED WATERLINE
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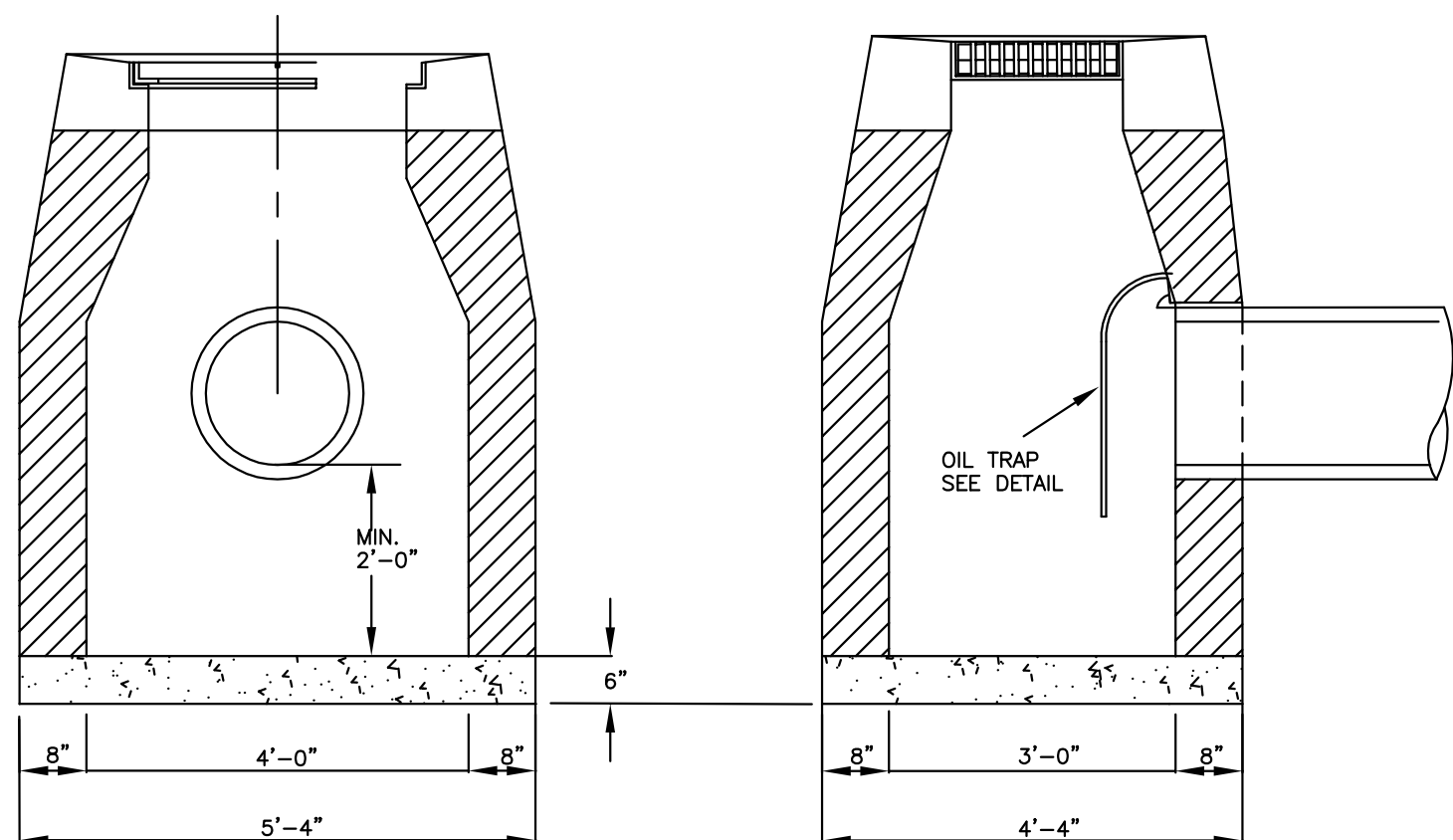


PLAN & PROFILE STA: 5+00 TO 14+50 RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS 02-12-2020	SCALE 1"=40'	DATE 08-01-2019	SHEET NO. 11 OF 13	MAP NO. 10820
PROFESSIONAL ENGINEERS LAND SURVEYORS				

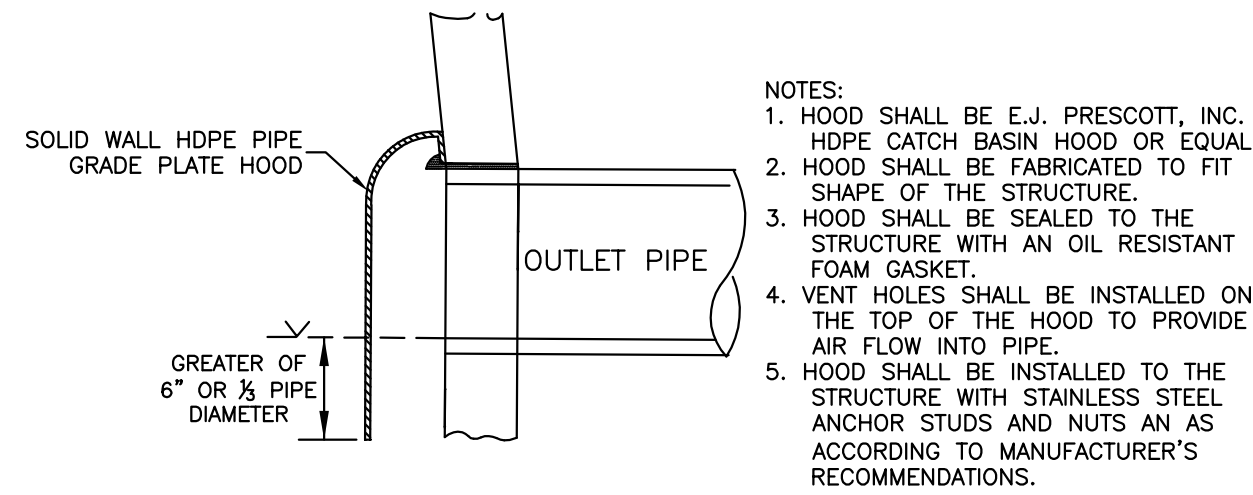
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- NOTES:
- TYPE "C-L" CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
 - STRUCTURE TO BE PRECAST CLASS "A" CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORRELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
 - SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.
 - WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.

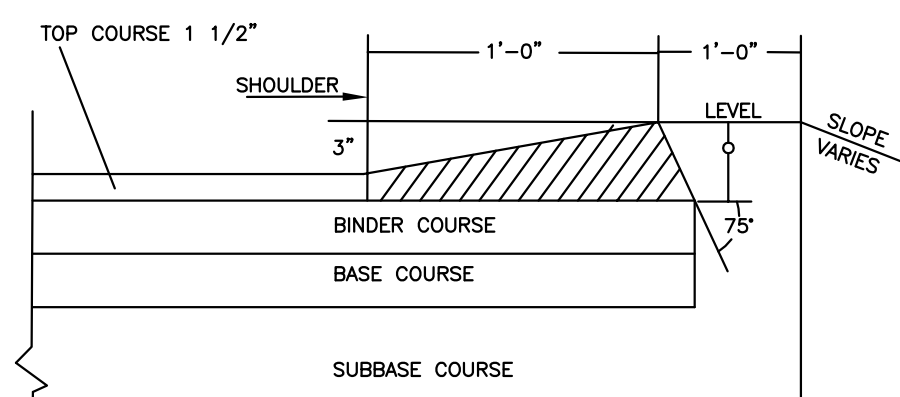


TYPE "C-L" CATCH BASIN



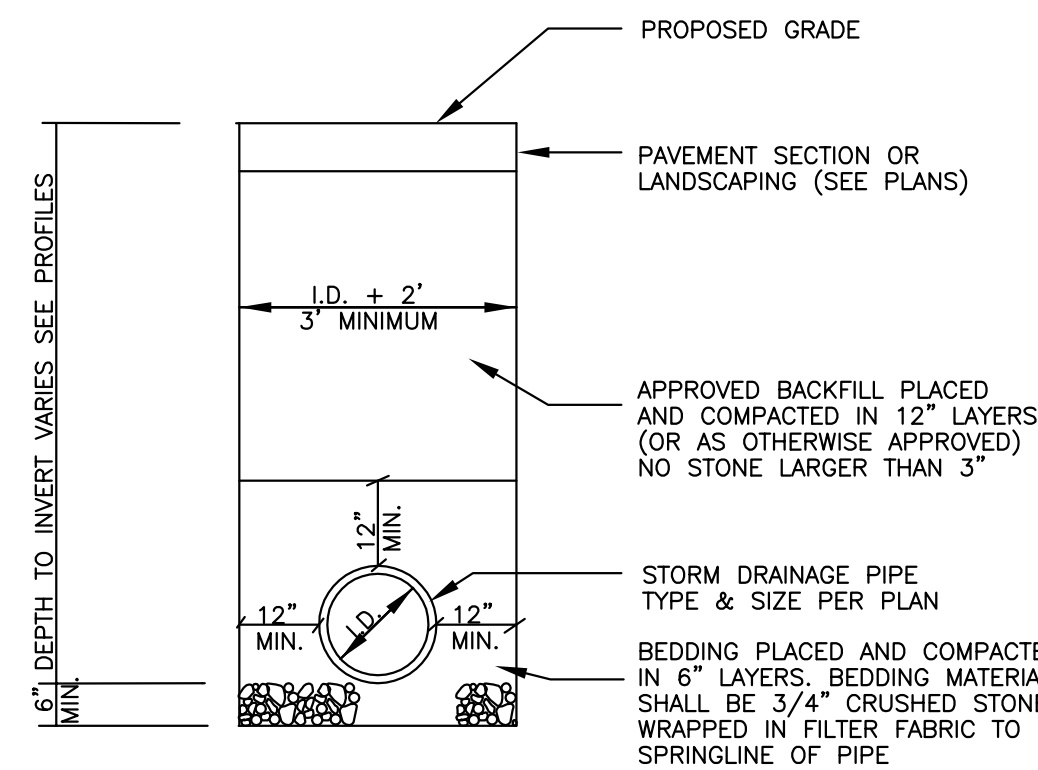
CATCH BASIN HOOD DETAIL (CB 11)

- NOTES:
- HOOD SHALL BE E.J. PRESCOTT, INC. HOPE CATCH BASIN HOOD OR EQUAL.
 - HOOD SHALL BE FABRICATED TO FIT SHAPE OF THE STRUCTURE.
 - HOOD SHALL BE SEALED TO THE STRUCTURE WITH AN OIL RESISTANT FOAM GASKET.
 - VENT HOLES SHALL BE INSTALLED ON THE TOP OF THE HOOD TO PROVIDE AIR FLOW INTO PIPE.
 - HOOD SHALL BE INSTALLED TO THE STRUCTURE WITH STAINLESS STEEL ANCHOR STUDS AND NUTS AS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

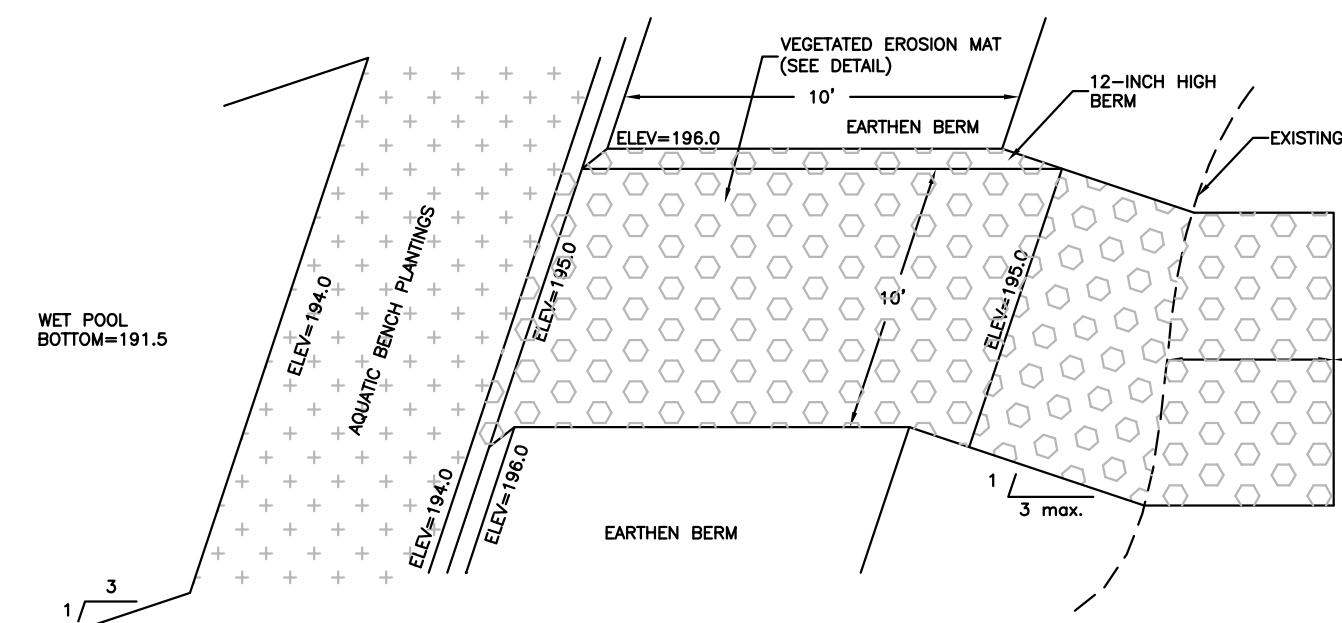


BITUMINOUS CONCRETE CURB CAP COD CURB

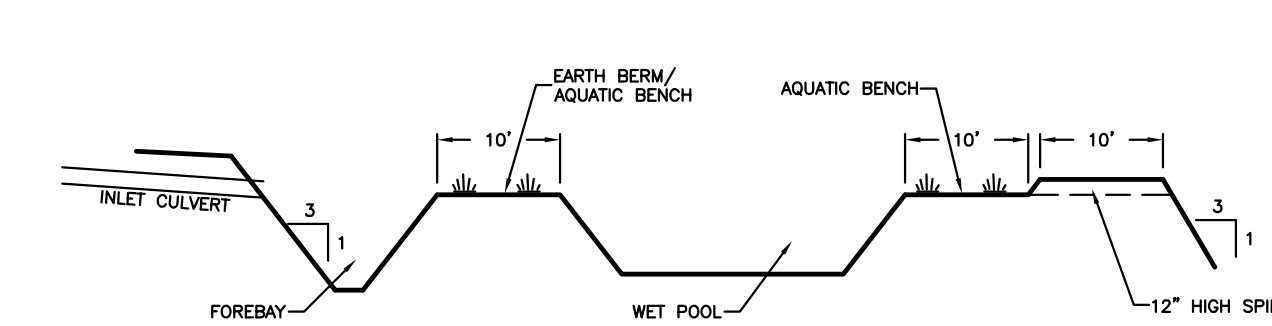
THIS DIMENSION VARIES WITH THE THICKNESS OF THE TOP COURSE AND SLOPE SHOULDER.



STORM DRAIN TRENCH DETAIL

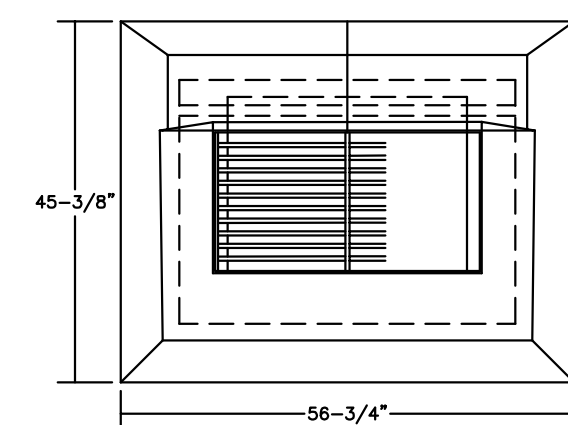


WET POOL SPILLWAY

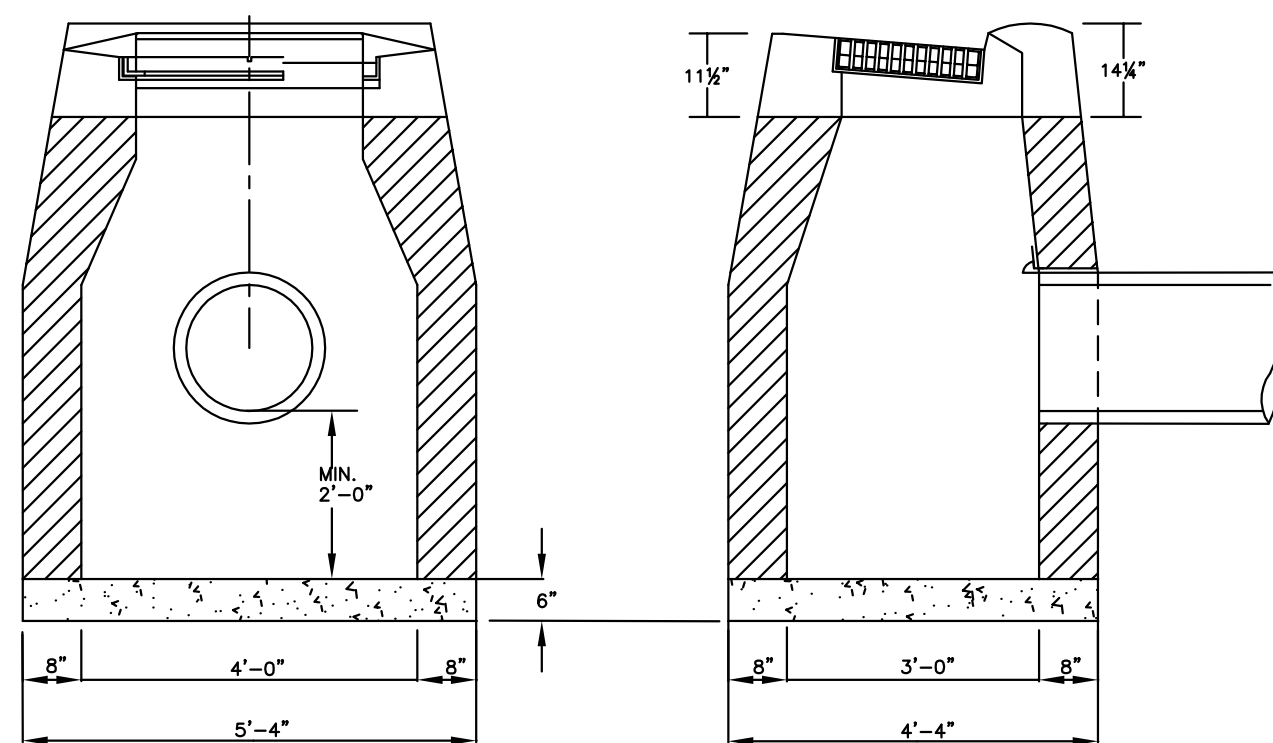


WET POND DETAIL

- NOTES:
- EARTH EMBANKMENTS SHALL BE NATIVE TILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOIL, OR ORGANIC MATERIAL. THE MATERIAL SHALL HAVE NO STONES LARGER THAN 6-INCHES AND NO STONES LARGER THAN 3-INCHES WITHIN TWO-FEET OF THE INLET OR OUTLET. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
 - FOREBAY TO BE LINED WITH MODIFIED RIP RAP.
 - AQUATIC BENCH ELEVATION TO BE 1-FOOT BELOW OUTLET SPILLWAY ELEVATION AND SHALL BE PLANTED WITH CARREX SPICATA, AML FRUITED SEDGE, 2" PLUGS. SPACE 18"-24" APART.
 - BOTTOM OF WET POOL TO BE SEEDED WITH NEW ENGLAND WET MIX (WETLAND SEED MIX) NEW ENGLAND WETLAND PLANTS INC. AMHERST, MA.
 - SEE OUTLET SPILLWAY DETAIL FOR CONSTRUCTION OF SPILLWAY.

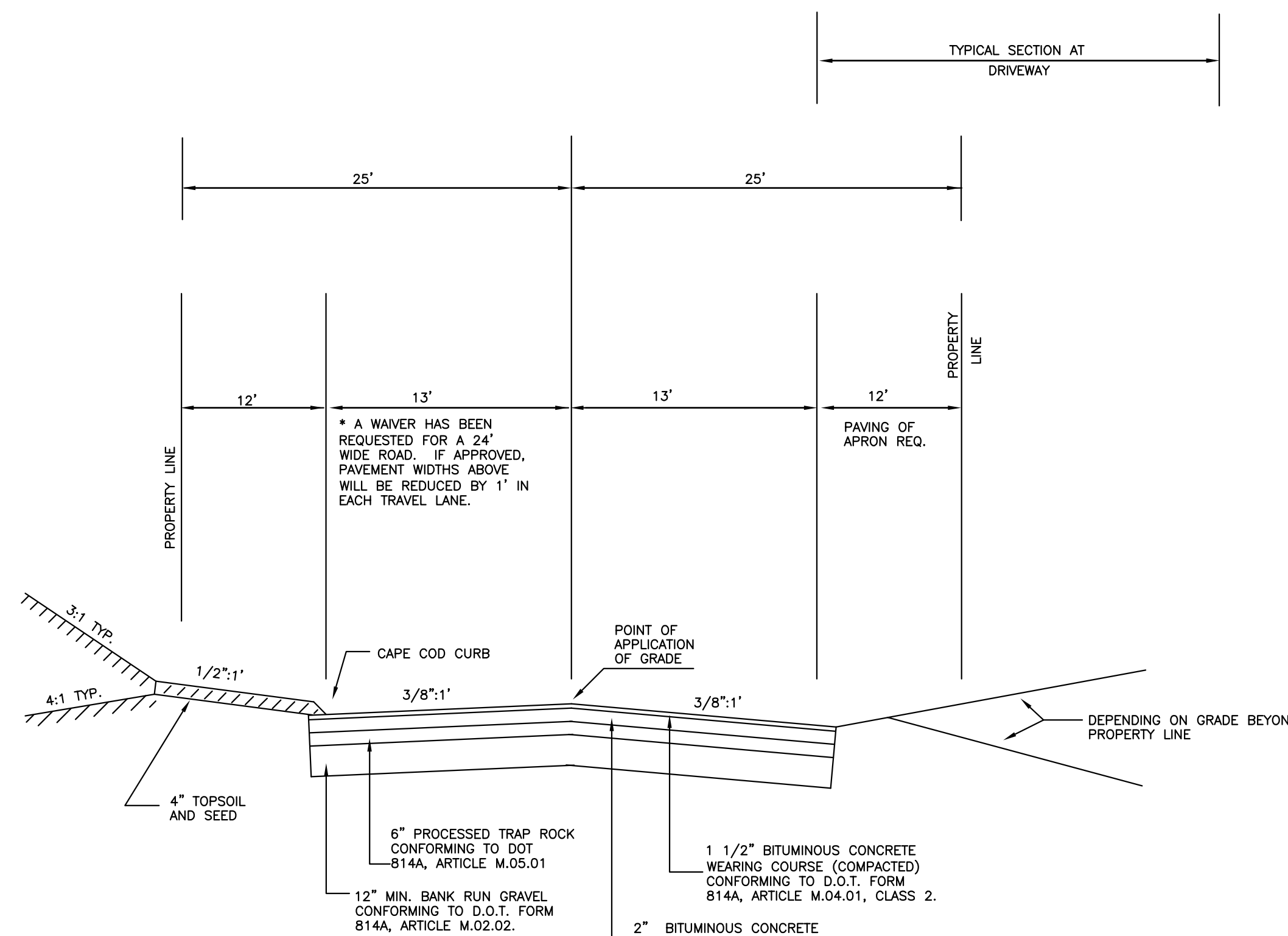


- NOTES:
- PARK TYPE CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
 - STRUCTURE TO BE PRECAST CLASS "A" CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORRELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
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 - WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.

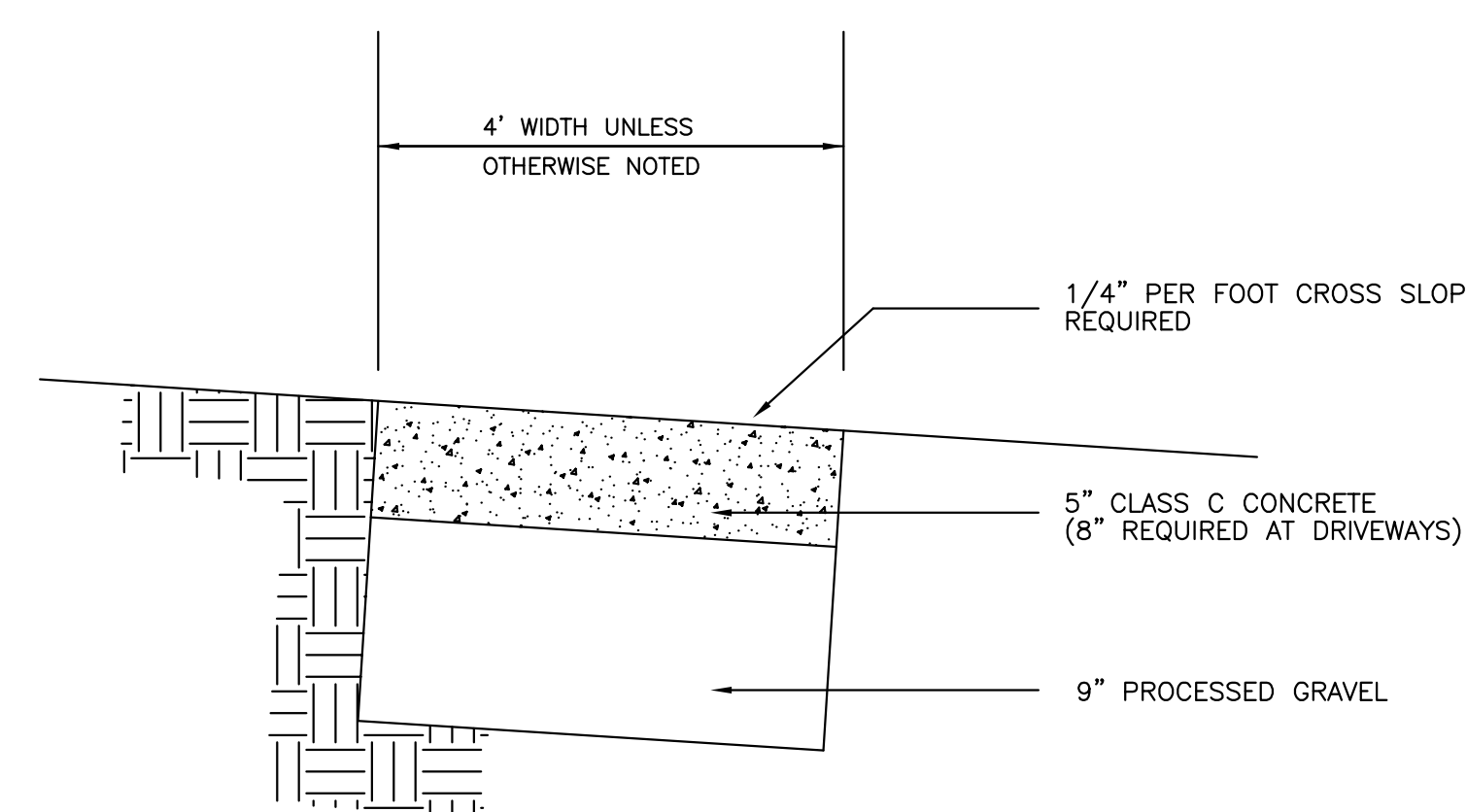


PARK TYPE CATCH BASIN

N.T.S.



TYPICAL ROADWAY SECTION



SIDEWALK CROSS-SECTION

N.T.S.

MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF D.O.T. FORM 814A, ARTICLE M.03.01, CLASS C. SIDEWALK SHALL BE INSTALLED ON THE NORTH AND EAST SIDE OF THE ROADS AS SHOWN. REAR OF WALK TO BE SET 1' OFF STREETLINE.

CONSTRUCTION DETAILS
 PREPARED FOR TYMAC HOLDINGS, LLC
 RIDGE CROSSING
 APN: 023-001-0000
 TRIPP ROAD
 ELLINGTON CONNECTICUT
 GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS	SCALE	DATE	SHEET NO.	MAP NO.
02-12-2020	NONE	08-01-2019	12 OF 13	10820

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF

HYDRAULIC FACTOR (HF)

Table with columns for Hydraulic Gradient (% of Slope) and rows for TOPOSOIL, REDDISH LOAMY SAND WITH GRAVEL, BROWN LOAMY SAND WITH GRAVEL, etc.

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300

PERCOLATION FACTOR: Up to 10.0 Minutes/inch = 1.0

Up to 20.0 Minutes/inch = 1.25

20.1 - 30.0 Minutes/inch = 1.5

DEEP TEST PIT RESULTS

BY: NORTH CENTRAL DISTRICT HEALTH DEPARTMENT AND GARDNER & PETERSON ASSOCIATES, LLC

DATE TESTED: APRIL 4, 2019

Table with columns for TOPSOIL, REDDISH LOAMY SAND WITH GRAVEL, BROWN LOAMY SAND WITH GRAVEL, etc.

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FLOW FACTOR (FF) = DESIGN FLOW / 300

PERCOLATION FACTOR: Up to 10.0 Minutes/inch = 1.0

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20.1 - 30.0 Minutes/inch = 1.5

DEEP TEST PIT RESULTS

BY: NORTH CENTRAL DISTRICT HEALTH DEPARTMENT AND GARDNER & PETERSON ASSOCIATES, LLC

DATE TESTED: JULY 24, 2019

Table with columns for TOPSOIL, REDDISH LOAMY SAND WITH GRAVEL, BROWN LOAMY SAND WITH GRAVEL, etc.

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

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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.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

Table with columns: WORK DESCRIPTION, EROSION & SEDIMENT CONTROL MEASURES, DATE INSTALLED, INITIALS

TEMPORARY SEEDING SCHEDULE: SPECIES, LBS/ACRE, SEEDING DATES

FINAL SEEDING SCHEDULE: SPECIES, LBS/ACRE, SEEDING DATES

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBSTACLES.

STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL FOR SOIL EROSION AND SEDIMENT CONTROL FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

CONSTRUCTION ENTRANCE (AT TRIPP ROAD)

STOCKPILE EROSION PROTECTION DETAIL N.T.S.

EROSION CONTROL DETAILS

SOIL DATA & MLSS PREPARED FOR TYMAC HOLDINGS, LLC

RIDGE CROSSING APN: 023-001-0000

TRIPP ROAD ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

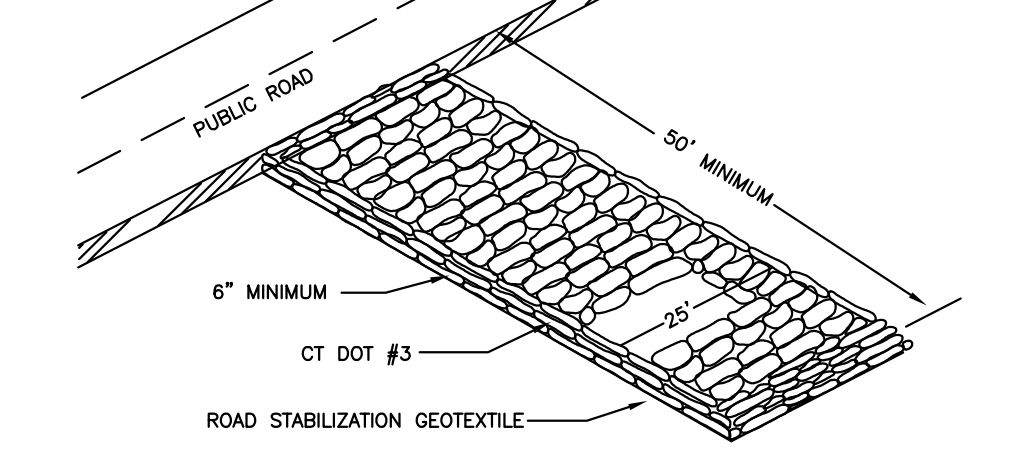
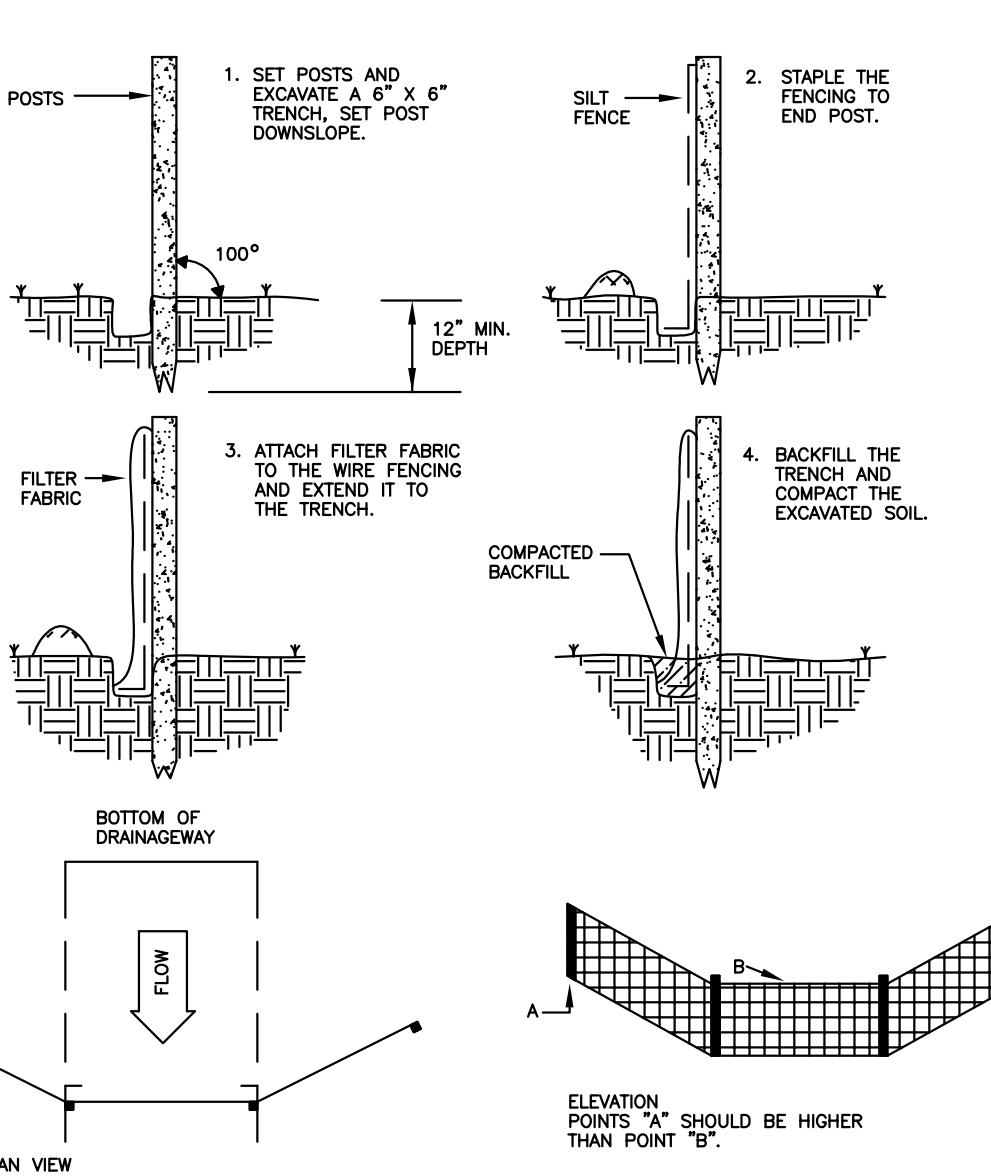
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 02-12-2020

BY M.A.P. SCALE NONE DATE 08-01-2019 SHEET NO. 13 OF 13 MAP NO. 10820

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

(AT TRIPP ROAD)

STOCKPILE EROSION PROTECTION DETAIL

N.T.S.

EROSION CONTROL DETAILS

SOIL DATA & MLSS PREPARED FOR TYMAC HOLDINGS, LLC

RIDGE CROSSING APN: 023-001-0000

TRIPP ROAD ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 02-12-2020

BY M.A.P. SCALE NONE DATE 08-01-2019 SHEET NO. 13 OF 13 MAP NO. 10820

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; padding: 2px;">2202005</div> Date Received <div style="background-color: yellow; padding: 2px;">4/6/2020</div>
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Hastillo Properties, LLC

Mailing Address: 425 East Road
Broad Brook, CT 06016

Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 860-871-1481

Secondary Contact Phone #: _____

Signature: [Signature] Date: 3-18-20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Applicant's Information (if different than owner)

Name: TYMAC Holdings, LLC

Mailing Address: 7 Azalea Lane
Ellington, CT 06029

Email: msmith@tymacllc.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 312-404-3747

Secondary Contact Phone #: _____

Signature: [Signature] Date: 3/19/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: west side of Tripp Road

Assessor's Parcel Number (APN): 023 - 001 - 0000 Existing Zone: RAR Proposed Zone: _____
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? Yes No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)

The applicant requests approval of two rear lots associated with the
17 lot resubdivision titled Ridge Crossing.

RECEIVED

APR - 6 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Please forward all correspondence to:
 Mark Peterson, Gardner & Peterson Assoc., LLC
 178 Hartford Tpke., Tolland, CT 06084
 email: mpeterson@gardnerpeterson.com

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; padding: 2px;">7202004</div> Date Received 4/2/2020
---	---

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: BIG Y FOODS, INC
 Mailing Address: 2145 ROOSEVELT AVENUE
SPRINGFIELD, MA 01102
 Email: psmith@bigy.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 413-219-1588

Secondary Contact Phone #: 413-504-4721

Signature: Pete Smith Date: 3-30-2020

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Applicant's Information (if different than owner)

Name: GRAPHIC IMPACT SIGNS, INC
 Mailing Address: 575 DALTON AVENUE
PITTSFIELD, MA 01201
 Email: johnrenzi@gisigns.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 518-441-1395

Secondary Contact Phone #: 800 458 2376

Signature: John Renzi Date: 3-30-20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 140 WEST ROAD

Assessor's Parcel Number (APN): 046 - 001 - 0000 Existing Zone: PC Proposed Zone: _____
 (If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

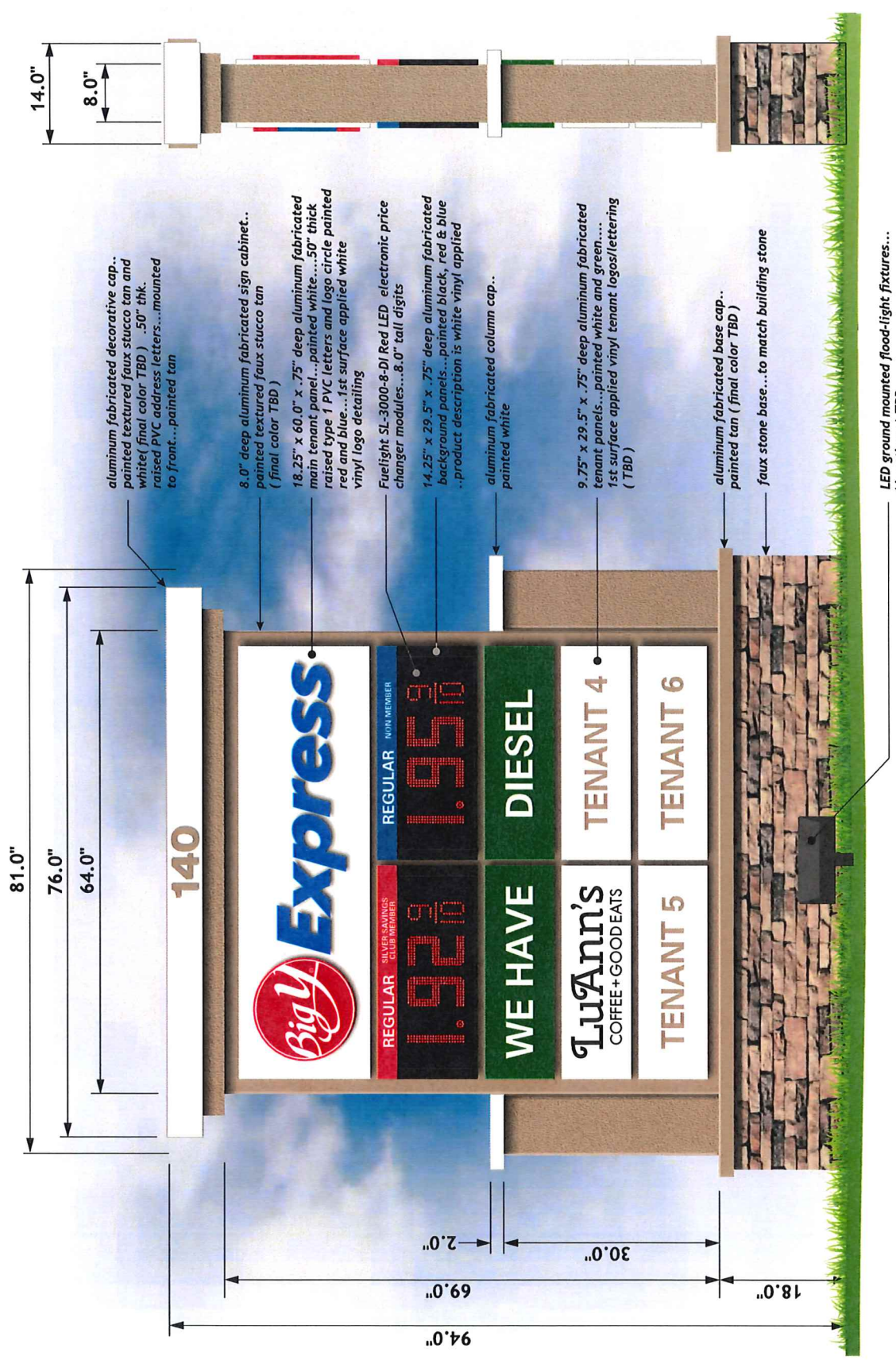
Is parcel within 500' to any municipal boundary? Yes No


Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)


MODIFY PREVIOUSLY APPROVED MONUMENT SIGN TO INCLUDE LED ILLUMINATED GAS PRICE SIGNS. INCLUDES AUTOMATIC DIMMING TECHNOLOGY. SIGN WILL STILL HAVE GROUND LIGHTING FOR OVERALL SIGN WHICH WILL TRIGGER AUTOMATIC DIMMING AT EVENING HOURS. THIS CONDITION WILL ALLOW THE SIGN TO MEET THE BRIGHTNESS LEVELS SET FORTH IN THE ZONING CRITERIA. THE OVERALL DESIGN OF THE PREVIOUSLY APPROVED MONUMENT SIGN WILL NOT CHANGE, SAME SIZE, HEIGHT & SETBACK.





graphic impact signs

800.458.2376
fax 413.443.0034
575 ellington ave. ellington, ma 01201
gisigns.com



Express

Sales Rep: J. Renzi
Job Name: Big Y Express
Job Location: Ellington, CT
Sheet: 1 of 1
Date: 9/12/19
Job #:
Scale: as noted
Drawn by: LH
Big Y Express
140 West Road
Ellington, CT
Rev 3/30/20

APPROVED
 APPROVED AS NOTED

CLIENT SIGNATURE _____
DATE _____

NOTICE OF DRAWING:
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A...(1)...Double Sided Externally Illuminated Tenant Monument Sign...NTS...31 sq. ft. area @15' setback
Note: design, sizes, etc. have been previously approved by planning/zoning board of Ellington



graphic impact signs

800.458.2376
fax 413.443.0034
975 dillon way, pittsfield, ma 01201
gtsigns.com



Sales Rep: J. Renzi
Job Name: Big Y Express
Job Location: Ellington, CT

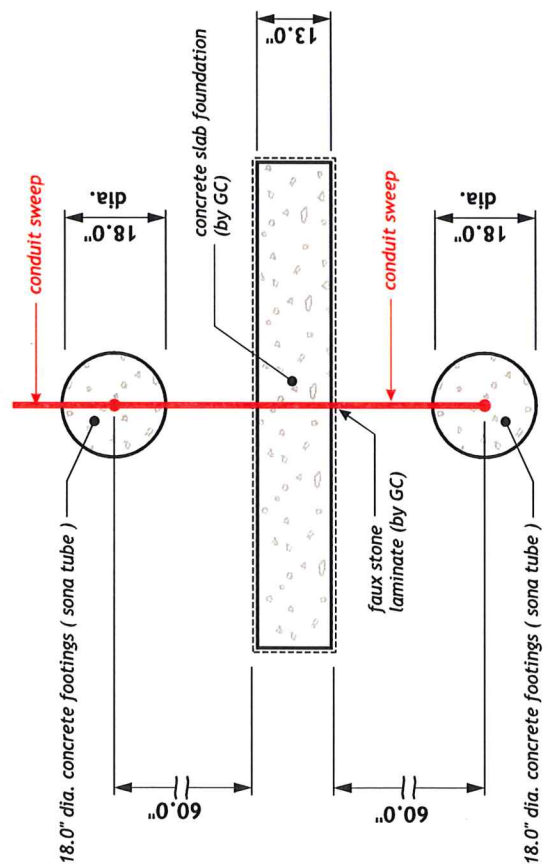
Sheet: 1 of 2
Date: 11/14/19
Job #:
Scale: as noted
Drawn by: LH

Big Y Express
140 West Road
Ellington, CT

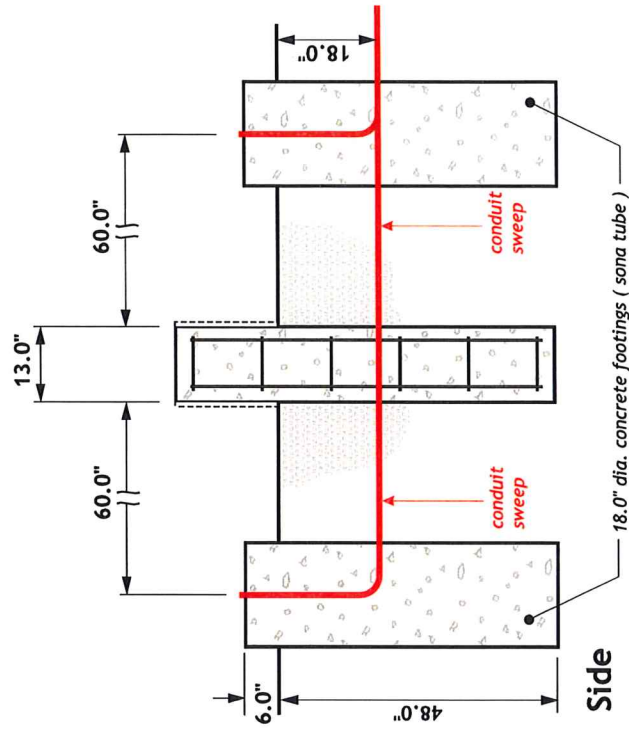
Rev 3/30/20

APPROVED
 APPROVED AS NOTED
CLIENT SIGNATURE
DATE

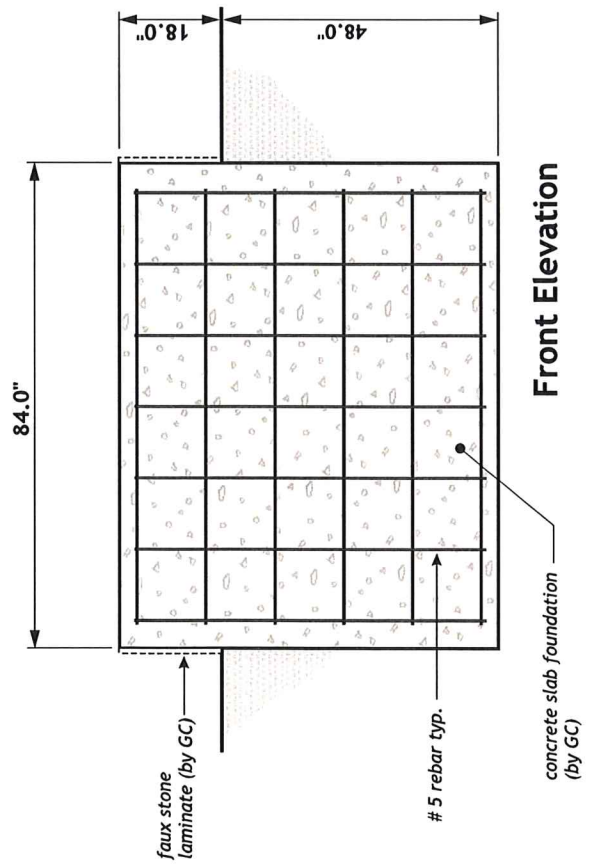
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This graphic design is subject to change without notice. The contractor shall be responsible for the proper installation of the graphic impact signs. The contractor shall ensure that the signs are properly installed and that the surface is properly prepared. This drawing may not be used for any other project without the written consent of Graphic Impact Signs.




Top



Side



Front Elevation



graphic impact signs

800.458.2376
 fax 413.443.0034
 375 cotton ave. ellington, ct 07011
 gjsigns.com

Big Y Express

Sales Rep: J. Renzi
 Job Name: Big Y Express
 Job Location: Ellington, CT
 Sheet: 2 of 2

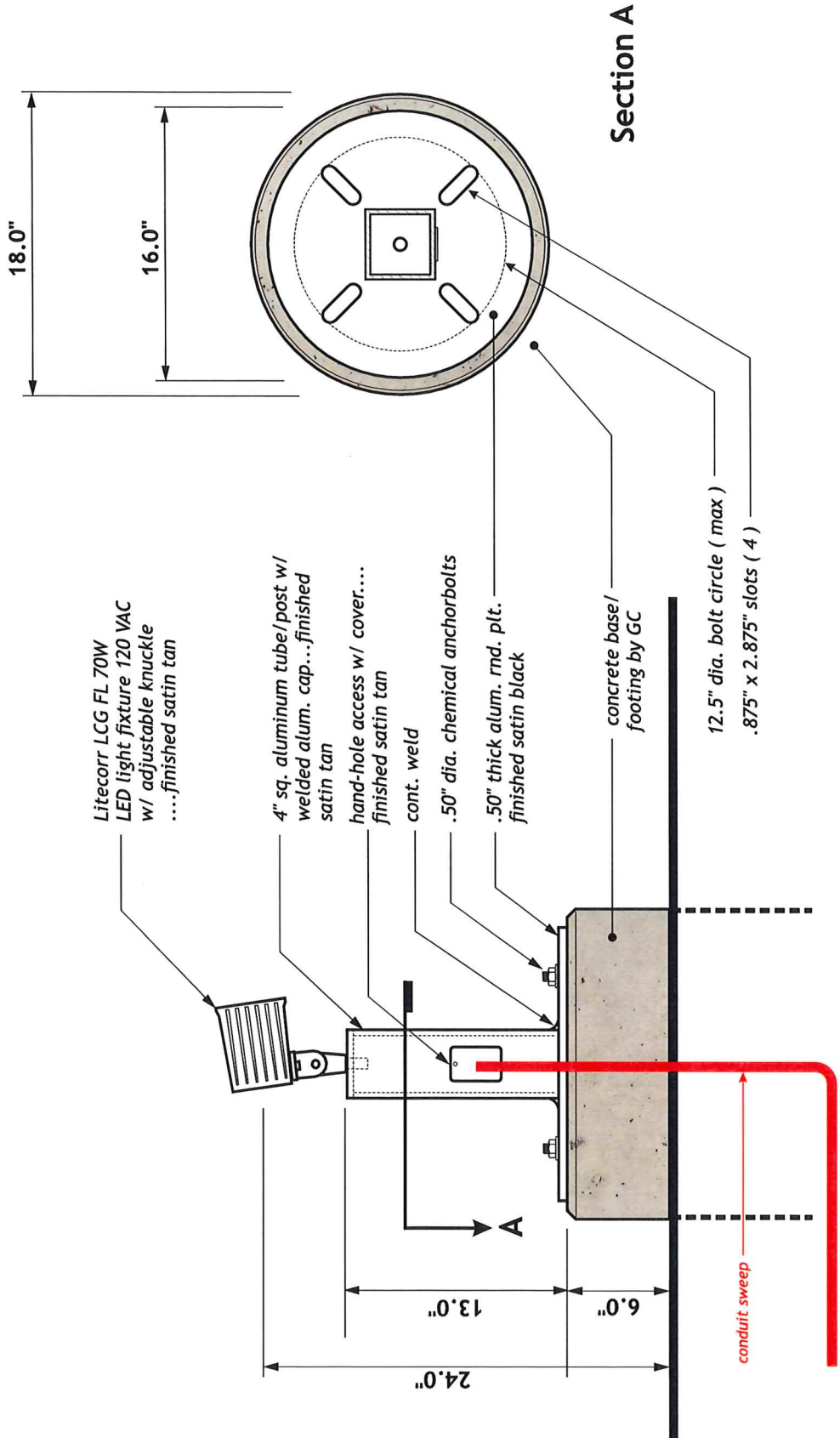
Date: 11/14/19
 Job #:
 Scale: as noted
 Drawn by: LH

Big Y Express
 140 West Road
 Ellington, CT

Rev 3/30/20

APPROVED _____
 APPROVED AS NOTED _____
 CLIENT SIGNATURE _____
 DATE _____

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Section A

Details...(2)...LED Light and Mounting Post...2.0" = 1'-0"

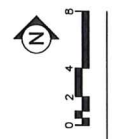
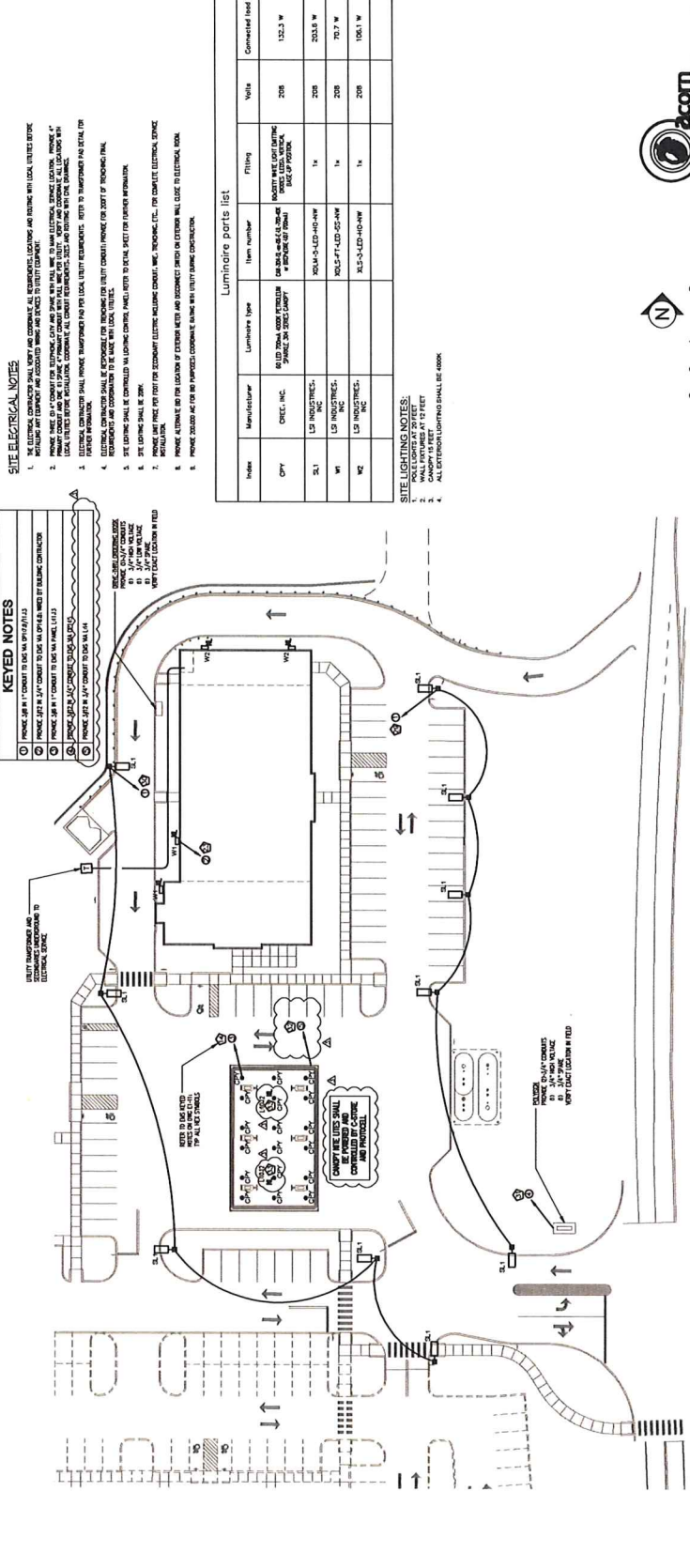
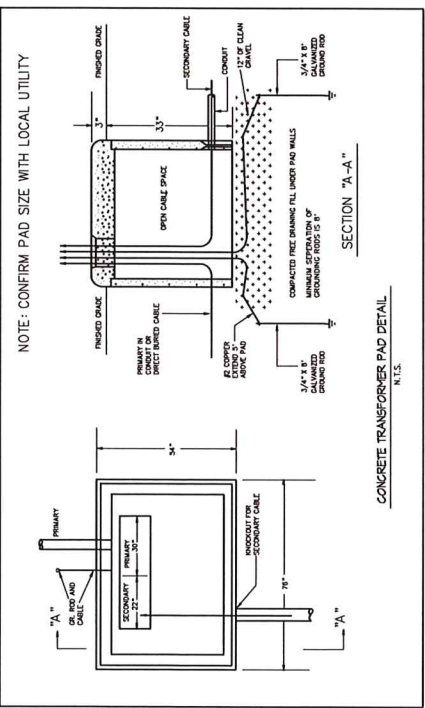
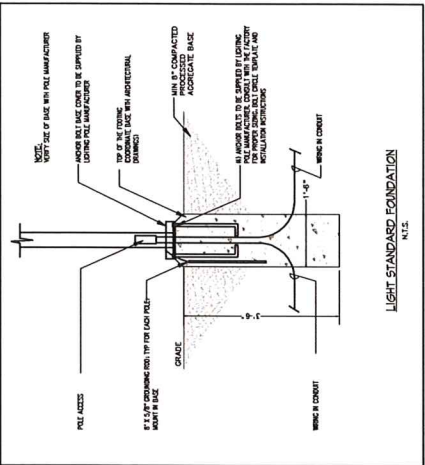
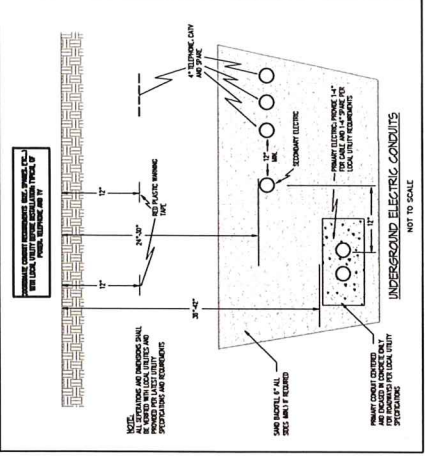


140 WEST ROAD (CT ROUTE 83)
 ELLINGTON, CT
PROPOSED RETAIL
BUILDING 1 & BUILDING 2

DATE	REVISION
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT
	REVISED TO PERMIT

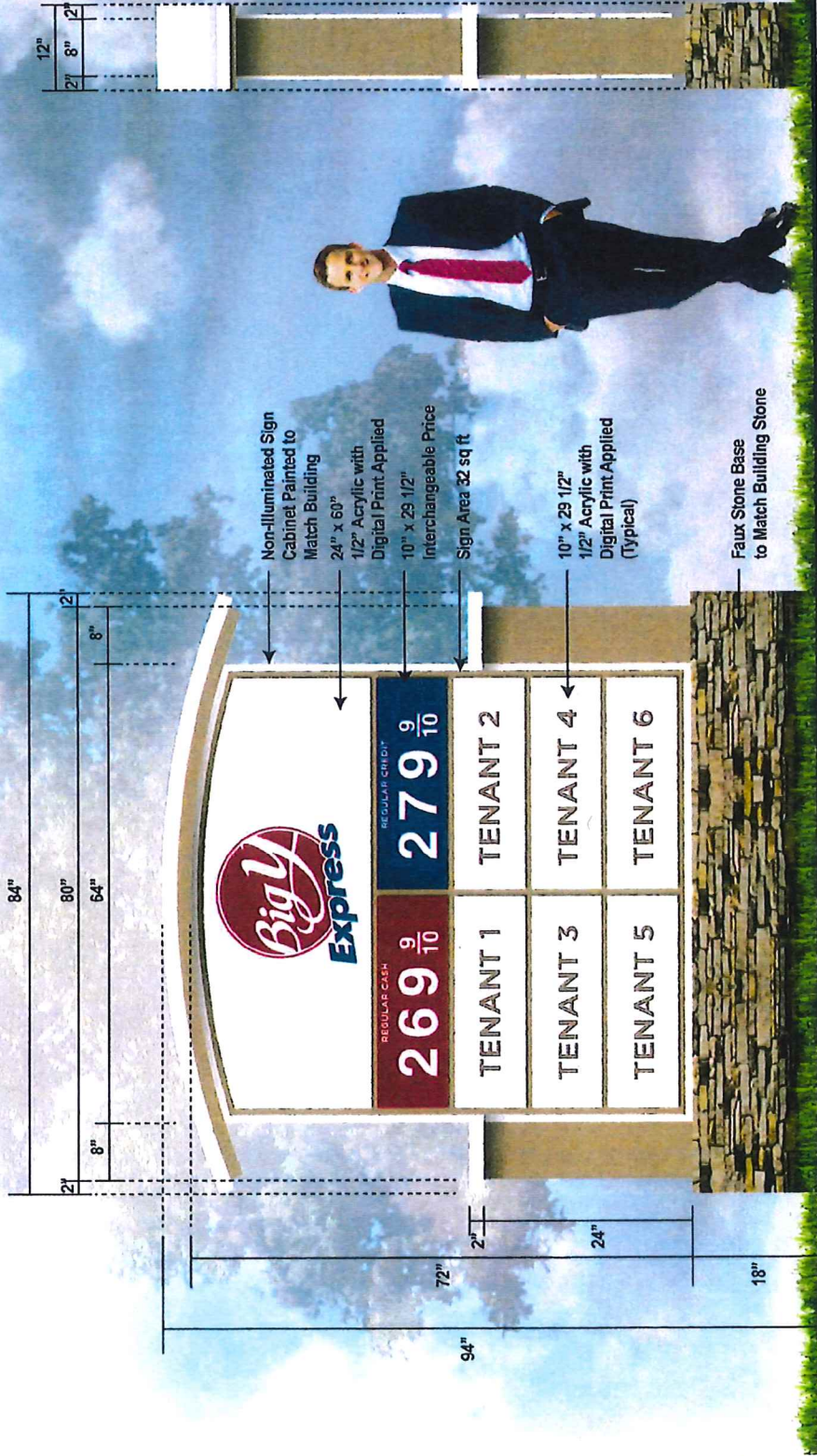
ISSUED FOR PERMIT
 PROJECT NO. 2019010
 DRAWN BY: WML
 DATE: August 16, 2019

SITE ELECTRICAL PLAN



Approval @ PZC meeting
June 25, 2018.

Option 2



Project Address:
Ellington, CT

SPI WO #: 9124
Issue Date: 5/09/2018

Salesperson: Amy Polling
Designer: J.M.

DRAWINGS ARE IN SCALE
UNLESS OTHERWISE NOTED

Note:

Logo Colors:
PMS 193
PMS 286
PMS 420

Revisions:
R1 By JH 5/16/2018
R2 By JH 5/20/2018
R3 By JH 5/20/2018
R4 By JH 5/20/2018
R5 By JH 5/20/2018

SIGN TYPE
Strip Mall Pylo

PAGE
11 of 12

SIGN PRO
signpro-usa.com
60 Westfield Drive
Plantville, CT 06479
860.229.1812



Customer Approval: APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT SIGN DATE
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Town of Ellington Planning & Zoning Commission Application

Application #

2202006

Date Received

4/22/2020

Type of Application: Zone Change Amendment to Regulation
 Site Plan Approval Special Permit Modification CGS 8-24

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Nutmeg Industrial Park LLC

Mailing Address: 10 Nutmeg Drive

Ellington, CT 06029

Email: gburns@delrayinc.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 860-870-8100

Secondary Contact Phone #: Cell: 860-716-6495

Signature:  Date: 4/21/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Applicant's Information (if different than owner)

Name: _____

Mailing Address: _____

Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 10 Nutmeg Drive

Assessor's Parcel Number (APN): 017 - 022 - 0005 Existing Zone: I Proposed Zone: _____
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? Yes No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)



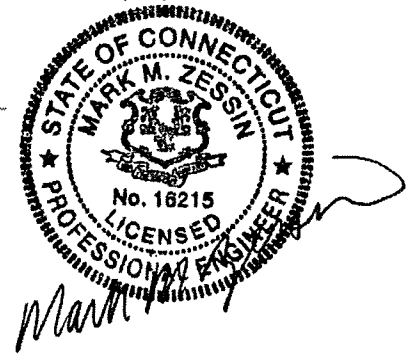
ANCHOR

ENGINEERING SERVICES, INC.

41 Sequin Drive • Glastonbury, CT • 06033

SITE PLAN MODIFICATION PROJECT NARRATIVE

10 Nutmeg Drive
Ellington, CT
April 14, 2020



Revised 5/12/20: Additional Stormwater Calculations/Watershed Plans included per comments

The subject property located at 10 Nutmeg Lane is in the Industrial Zone. On July 30, 2007, the Ellington Planning and Zoning Commission approved an office/warehouse development with three individual buildings and associated infrastructure to be constructed in 3 phases.

Phases 1 and 3 (Buildings "D" and "E") have been completed. The current proposed modifications to the site pertain to Building "C" (Phase 2) of the original approval. The original approval for Phase 2 included a 31,500 square foot office/warehouse building and associated parking and utilities. The current proposed modification is to reduce the building to 18,000 square feet and include parking and outdoor storage for light industrial uses similar to those approved for the existing Phase 3, building "E".

The perimeter bituminous concrete driveway access to the parcel has been completed as shown on the original approval. This drive runs to the west and south of the proposed Building "C". A landscaped island is included along this driveway with this site plan modification. The area surrounding the building contains the access drives and parking and will be paved with bituminous concrete. The outdoor storage areas are located to the east of the building and will be enclosed by timber rail, concrete blocks or barriers. This area will contain a gravel or bituminous concrete milling surface.

The existing gravel drive along the north side of the proposed building will be modified to provide a uniform minimum 24 foot width and graded to allow sheet flow of stormwater into the existing grass swales on the site. Utility service connections will be made to the existing facilities on site. The grass swales and detention/biofilter areas on the approved site plan have been constructed. For information regarding the storm drainage, please see the attached storm drainage summary and analyses.

This application requests the approval for a modification to the previously approved site development plan to permit the following light industrial uses for Building "C":

- a) Manufacture & Assembly from Prepared Materials including Repairs (Table 4.1: permitted with site plan approval);
- b) Warehousing and Storage (Table 4.1: permitted with site plan approval);
- c) Storage, Service and Workshop associated with building, landscaping and special trade contractors. Similar to Carpenter & Woodworking Shop and Plumbing Shop (Table 4.1: permitted with site plan approval);

- d) Packaging and Distribution of goods, distribution is similar to wholesale, business which is allowed with Special Permit approval.

In addition, the proposed revision will increase the number of parking spaces from the approved 35 to fifty (50) parking spaces including two (2) handicapped accessible spaces. The number of parking spaces was calculated using 2.8 spaces per unit which was established for these types of uses previously for the Phase 3 modification on this parcel.

In addition, 10 outdoor storage spaces are proposed as an accessory to the primary use. These spaces shall not be within any required yards and shall only be within the locations depicted on the approved site plan. Additional restrictions to the proposal include:

1. There shall be no retail sales from the property;
2. The facility shall not be open to the general public;
3. There shall be no more than three (3) employees per tenancy.

STORMWATER SUMMARY

The stormwater patterns proposed with this modification are similar to the previously approved plan. The Phase 2 portion of the approved site included:

- Two grass swales along the north property line, one to flow to the west and one to the east;
- Detention/biofilter area in the western and southern sections of Phase 2;
- A 450 foot long building which created the high point for the proposed area.

The approved site plan grading enabled sheet flow away from the building across the site's gravel and bituminous areas to the grass swales and detention/biofilter areas. The detention area includes an outlet structure to control the peak flows draining to the wetlands at the southwest corner of the parcel.

The proposed modification to Phase 2 includes the same drainage patterns to sheet flow to the existing grass swales. The as-built information for the detention area was used for the volumes in the Proposed Condition analysis. A minor modification to the top of the existing berm is proposed to obtain the original proposed top of berm elevation of 220. Approximately 6-10" of additional material will be required to establish this grade. The existing detention outlet structure will not require any modification to provide adequate attenuation of the proposed peak flows.

In the previous approval, the roof drainage was proposed to be collected and outletted to the wetlands along the east side of the property rather than flowing to the detention area. With the current proposed modification, the building size has been reduced by 43%+/- and the roof water will not be collected but will drain onto the ground and sheet flow with the other stormwater to the detention area. The total area to the detention basin with this modification 2.8 acres and to be conservative, the storage area was modelled as pavement increasing the curve number (CN) to 87 (previous approved "Proposed Condition" CN was 76).

A summary of peak flows for the "approved pre-development", approved proposed" and the proposed conditions with the site plan modification is provided below. (See attached Pondpack Analyses)

STORM EVENT	APPROVED PRE-DEVELOPMENT CONDITIONS	APPROVED PROPOSED CONDITIONS	PROPOSED CONDITIONS
2-yr	.24	0.26	0.31
10-yr	1.37	0.43	0.65
25-yr	2.07	0.98	1.50
50-yr	2.87	1.70	1.97
100-yr	3.76	2.08	2.28


As shown in the table above, the detention/biofilter area will attenuate the peak flows from the proposed modification to below the pre-development conditions peak flows for the 10 year through 100 year storms. The 2 year storm is shown as a very minor increase which is negligible and will not have any adverse effects.

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202006 - Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit for light industrial uses and Site Plan Modification to previously approved plan for Building "C", parking, outdoor storage and associated site improvements at 10 Nutmeg Drive, APN 017-022-0005, in an I (Industrial) Zone.

PUBLIC HEARING DATE: May 18, 2020
STAFF REVIEW RETURN DATE: May 8, 2020

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	As has been designated for previous buildings in this development; fire lane will be required in front of each occupancy; signage to be affixed to the overhead doors; no parking in front of overhead doors.
Building Official	
North Central District Health Dept	
Fire Marshal 	
Public Works Director/WPCA	
Assessor	
Traffic Authority	

Barbra Galovich

From: Guy Burns <gburns@delrayinc.com>
Sent: Wednesday, April 29, 2020 5:28 PM
To: Barbra Galovich
Cc: Jean Burns
Subject: RE: Staff Review request for Z202006 - 10 Nutmeg Drive

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 Barbra, the sewer connection will be the same as building –E. one sewer connection and one water meter. Total square footage of building is 18,000sf. Thanks!

Guy Burns
Delray Contracting Inc.
10 Nutmeg Drive
Ellington, CT 06029
Office: 860-870-8100
Fax: 860-870-9554
Cellular: 860-716-6495

From: Barbra Galovich [mailto:bgalovich@ELLINGTON-CT.GOV]
Sent: Wednesday, April 29, 2020 3:20 PM
To: Guy Burns <gburns@delrayinc.com>
Subject: FW: Staff Review request for Z202006 - 10 Nutmeg Drive

Guy,

Hope you and Jean are doing well. Please see Tim Webb, Director of Public Works, comments pertaining to 10 Nutmeg.

Thank you,
Barbra

Barbra Galovich, CZET
Land Use Assistant
Town of Ellington
55 Main Street
Ellington, CT 06029
(860) 870-3120

From: Timothy Webb
Sent: Wednesday, April 29, 2020 3:13 PM
To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: RE: Staff Review request for Z202006 - 10 Nutmeg Drive

We will need to have a Sewer connection permit and then we will assess as to the overall square footage of the structure. Will need to know if individual spaces or separate space, i.e. water consumption for sewer billing

Barbra Galovich

From: Dana Steele <dsteale@jrrusso.com>
Sent: Wednesday, May 13, 2020 1:40 PM
To: Lisa Houlihan; John Colonese; Barbra Galovich
Cc: Denise P. Lord
Subject: Z202006 - Nutmeg Industrial Park, 10 Nutmeg Dr.

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,

I have reviewed the application for site plan modification at 10 Nutmeg Drive including revised plans and drainage calculations dated 5/12/20 which were emailed to me this morning. I also spoke with Denise Lord from Anchor Engineering. The revisions were in response to our staff meeting comments last week. Changes include a notation clarifying that the details and specification of the previous approval still apply to this modification. The existing water service is now shown. Building light locations are also added. No new details are provided other than updated accessible parking spaces.

The proposed site changes redirect a portion of the watershed that was originally designed to drain to the east and sends it to the bioretention area to the southwest. The drainage report demonstrates that the increase in runoff area does increase runoff from the bioretention basin but will not increase peak flow rates beyond the previously reviewed and approved pre-development rates. My review is limited to the post development analysis since I do not have all the supporting data from the original drainage study. I offer the following comments for consideration:

1. The 15" drainage culvert under the site entrance drive was installed lower than called for on the approved plan. As a result the pipe will not fully drain. This could increase the potential for sediment accumulation in the pipe. I recommend the plans include a post-construction maintenance schedule for the stormwater system including sweeping of pavement and annual inspection and cleaning of the bioretention basin and culverts as needed.
2. The electric transformer on the west side of the building should be protected by bollards per Eversource requirements. Provide notation and detail.
3. Electric service lines should be noted on the final plans for record keeping.
4. The addition of curbed islands on the south side of the building will concentrate runoff across the access drive. This concentration of runoff may cause erosion of the slope of the bioretention basin. This should be evaluated during construction and additional riprap installed as needed. Alternatively, the curbing could be eliminated.
5. Final plans should include the size, material, invert and slope of the proposed sewer lateral. Sewer trench and connection details will be reviewed and approved by WPCA. The previous approved plans did not include these details.
6. The previous plans showed dumpster locations, but no details for pads or screening. If dumpsters are required, their location should be shown on the final plans. The Commission may wish to review these locations prior to approval or delegate review to staff.
7. The previous plans did not include details for lighting, dumpsters or timber rails. These should be provided on the final plans or notation to match existing installation if acceptable to the Commission.
8. The plans include as-built information used for the drainage analysis that is not included in the previous approved plans. The final plans should include an LS stamp certifying the existing conditions or referencing a separate as-built survey submitted with the final plans.

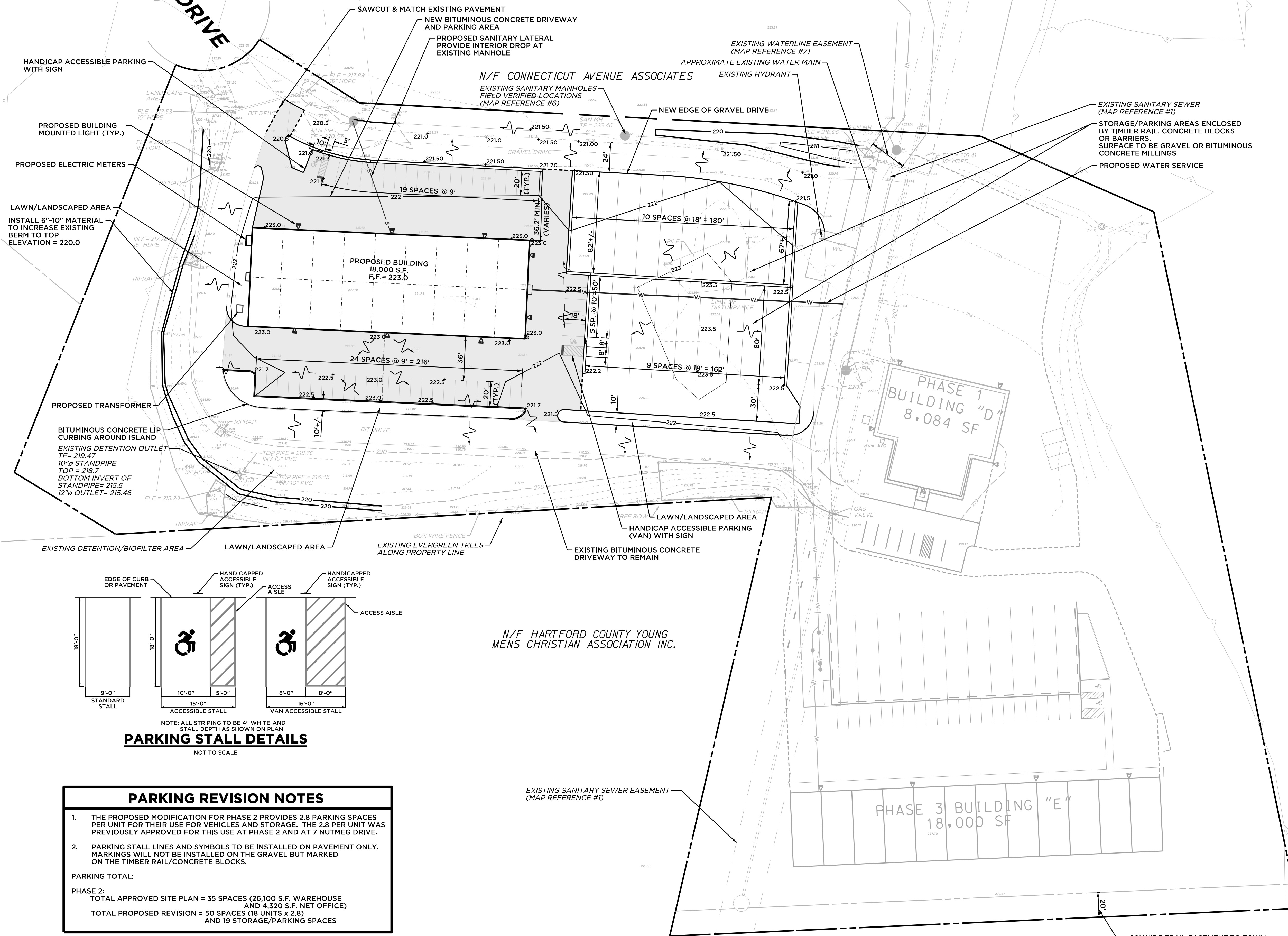
These 8 items could be included as conditions of approval. Let me know if you have any questions.

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
dstele@jrrusso.com | www.jrrusso.com

NUTMEG DRIVE

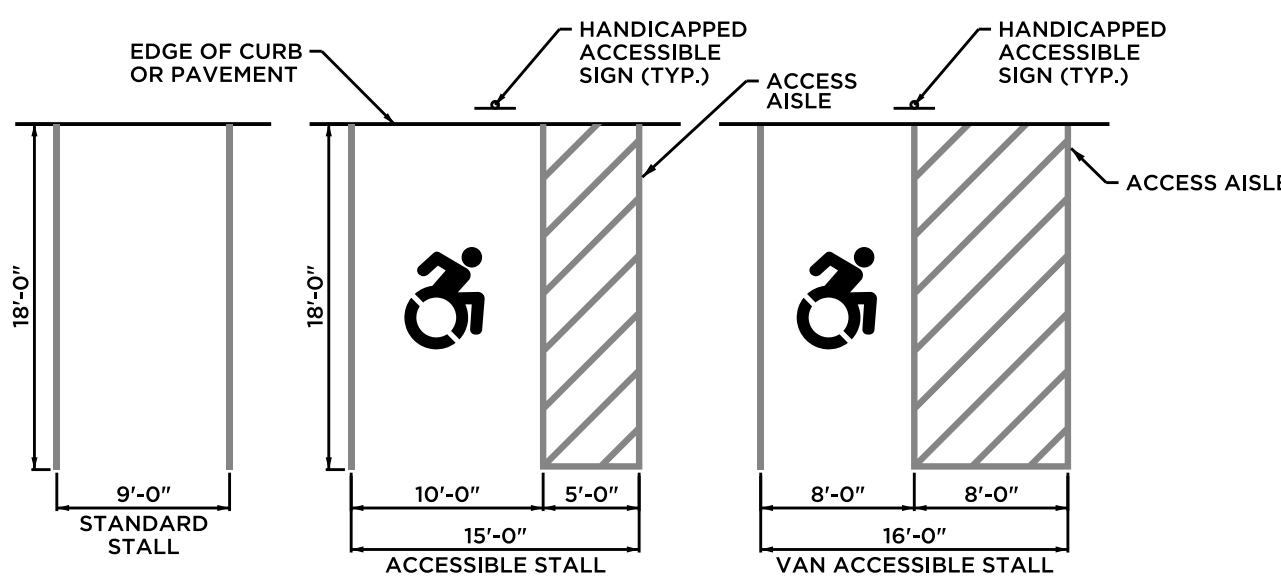


MAP REFERENCES

1. BASE MAP INFORMATION INCLUDING BOUNDARY, WETLANDS, SANITARY SEWER EASEMENT GATHERED FROM MAP ENTITLED "PLAN OF RE-SUBDIVISION, NUTMEG BUSINESS PARK PINNEY STREET ELLINGTON, CONNECTICUT. BUCK & BUCK, LLC ENGINEERS HARTFORD, CONNECTICUT SCALE 1"=100' DATED 1/15/01 REVISED TO 7/22/02."
2. ANCHOR ENGINEERING SERVICES, INC. COMPLETED FIELD SURVEY IN APRIL 2007 TO SUPPLEMENT THE TOPOGRAPHIC INFORMATION ON ORIGINAL APPROVAL PLANS.
3. APPROVED SITE PLANS ENTITLED "SITE PLAN PROPOSAL 10 NUTMEG DRIVE NUTMEG BUSINESS PARK PINNEY STREET, ELLINGTON, CT SHEET 1-4, DATED APRIL 2007 AND REVISED THROUGH 11/28/07 ANCHOR ENGINEERING SERVICES, INC. GLASTONBURY, CT"
4. ANCHOR ENGINEERING SERVICES, INC. COMPLETED ADDITIONAL FIELD SURVEY IN AUGUST AND DECEMBER 2008 FOR BUILDING D AS BUILT INFORMATION.
5. MAP ENTITLED "IMPROVEMENT LOCATION SURVEY BUILDING E A2-T2 AS BUILT PREPARED FOR NUTMEG INDUSTRIAL PARK, LLC 10 NUTMEG DRIVE, ELLINGTON, CT DATED 11/5/15 AND REVISED 1/26/16. ANCHOR ENGINEERING SERVICES, INC. SCALE 1"= 40'.
6. ANCHOR ENGINEERING SERVICES, INC. COMPLETED ADDITIONAL FIELD SURVEY IN MARCH 2020 FOR BASE MAP AND AS-BUILT INFORMATION FOR PHASE 2 BUILDING C SITE PLAN REVISION.
7. PROPERTY IS SUBJECT TO A WATERLINE EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY, V:396 P:1075 OF THE ELLINGTON TOWN CLERK RECORDS.

NOTES

1. SEE PREVIOUSLY APPROVED SITE PLANS FOR ADDITIONAL INFORMATION FOR THE SITE SUCH AS SURVEY, BOUNDARY AND PROPOSED CONSTRUCTION DETAILS. SEE MAP REFERENCE #3.
2. THIS PLAN REPRESENTS PROPOSED SITE PLAN REVISIONS TO THE PREVIOUSLY APPROVED PHASE 2, BUILDING "C", PHASE 1 AND PHASE 3 HAVE BEEN CONSTRUCTED AND AS-BUILT SURVEYS COMPLETED. SEE MAP REFERENCES.



PARKING STALL DETAILS

NOTE: ALL STRIPING TO BE 4" WHITE AND STALL DEPTH AS SHOWN ON PLAN.

NOT TO SCALE

PARKING REVISION NOTES

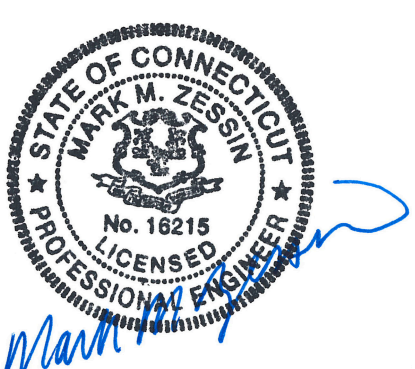
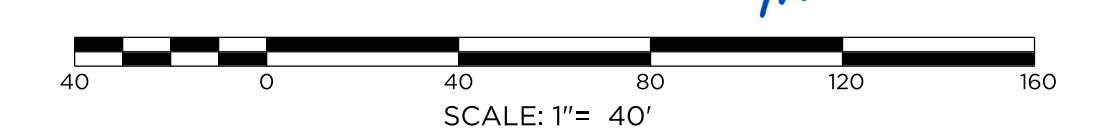
1. THE PROPOSED MODIFICATION FOR PHASE 2 PROVIDES 2.8 PARKING SPACES PER UNIT FOR THEIR USE FOR VEHICLES AND STORAGE. THE 2.8 PER UNIT WAS PREVIOUSLY APPROVED FOR THIS USE AT PHASE 2 AND AT 7 NUTMEG DRIVE.
 2. PARKING STALL LINES AND SYMBOLS TO BE INSTALLED ON PAVEMENT ONLY. MARKINGS WILL NOT BE INSTALLED ON THE GRAVEL BUT MARKED ON THE TIMBER RAIL/CONCRETE BLOCKS.
- PARKING TOTAL:**
 PHASE 2:
 TOTAL APPROVED SITE PLAN = 35 SPACES (26,100 S.F. WAREHOUSE AND 4,320 S.F. NET OFFICE)
 TOTAL PROPOSED REVISION = 50 SPACES (18 UNITS x 2.8) AND 19 STORAGE/PARKING SPACES

PHASE 1 BUILDING "D"
8,084 SF

PHASE 3 BUILDING "E"
18,000 SF

N/F HARTFORD COUNTY YOUNG MENS CHRISTIAN ASSOCIATION INC.

N/F FAMILY STATIONS INC.



<p>ANCHOR ENGINEERING SERVICES, INC.</p> <p>Civil Engineering • Environmental Consulting • Land Surveying • Construction Management</p> <p>41 Sequin Drive Glastonbury, CT 06033 Phone: (860) 633-9770 Fax: (860) 633-9971 www.anchorengr.com</p>		<p>PHASE 2 REVISIONS</p> <p>REPAIRED FOR NUTMEG INDUSTRIAL PARK, LLC</p> <p>SITE PLAN MODIFICATION</p>							
		<p>PROJ. ENGINEER: DPL</p> <p>PROJ. MANAGER: MMZ</p> <p>OFFICE REVIEW: MMZ</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>03/24/20</td> <td></td> </tr> <tr> <td>03/25/20</td> <td></td> </tr> <tr> <td>05/12/20</td> <td></td> </tr> </table>	03/24/20		03/25/20		05/12/20	
03/24/20									
03/25/20									
05/12/20									

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>Z201507-2020</u> <hr/> Date Received <u>4/24/2020</u>
---	---

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Gale Construction Inc.

Mailing Address: 90 Sadds Mill Rd.
Ellington CT 06029

Email: Greg.gale1960@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 860-870-1764

Signature: Gregory J. Gale Date: 4/23/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Applicant's Information (if different than owner)

Name: Gregory J. Gale

Mailing Address: P.O. Box 312
Ellington CT 06029

Email: Greg.gale1960@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 860-870-1764

Signature: Gregory J. Gale Date: 4/23/20

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 90 Sadds Mill Rd.

Assessor's Parcel Number (APN): 079 - 002 - 0000 Existing Zone: RA Proposed Zone: _____
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: Yes No Public Sewer: Yes No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? Yes No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? Yes No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? Yes No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-31(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (if more space is needed, please attach additional sheets)

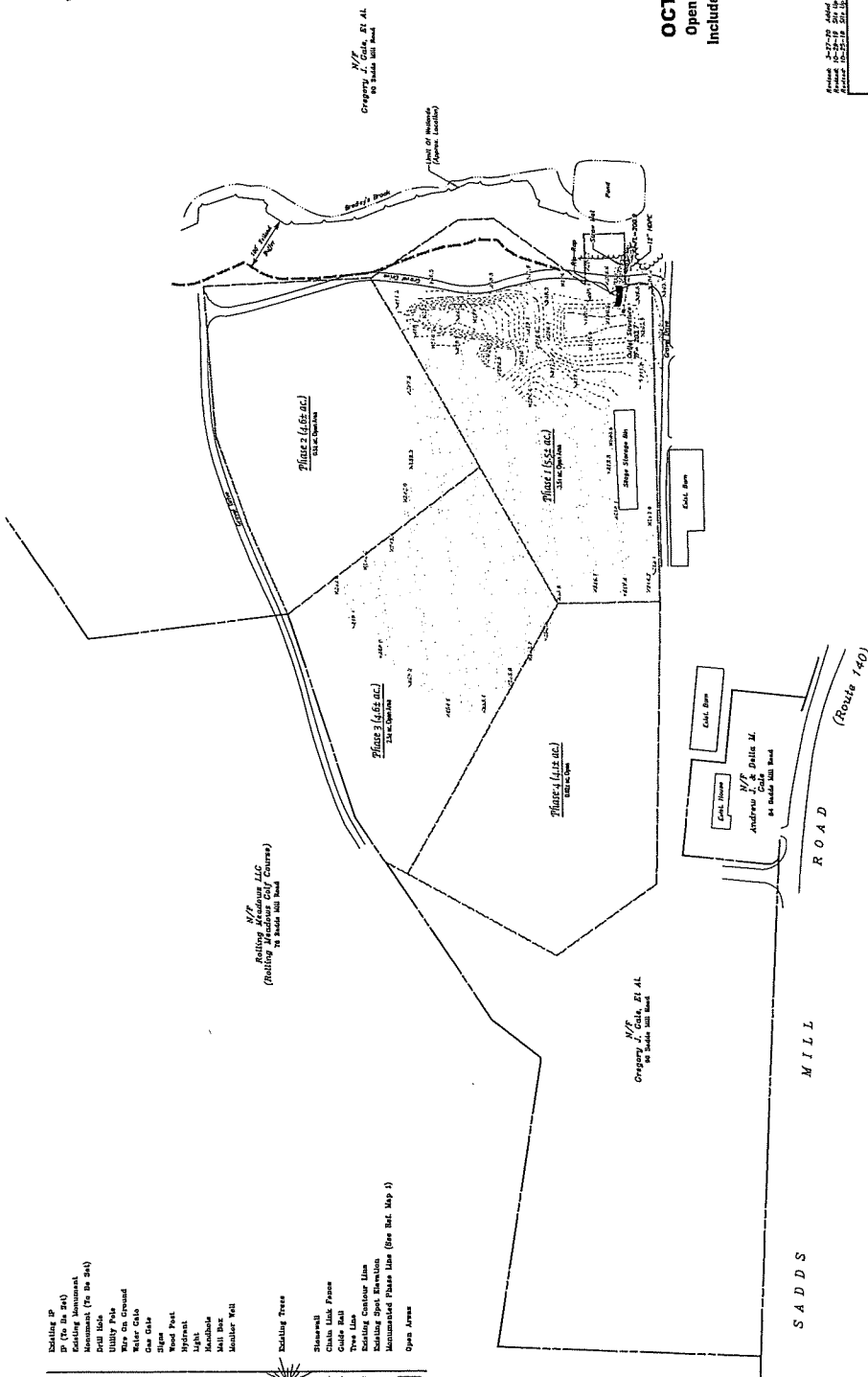
Renewal of earth excavation, screening & crushing permit / Reopening of Phases 1, 2, 3 & 4.

RECEIVED

APR 24 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

- Legend:**
- Existing SP
 - SP (In the Air)
 - Existing Monument
 - Monument (In the Air)
 - Drill Hole
 - Survey Point
 - Water Table
 - Water Table
 - One Gate
 - Stone Post
 - Midget
 - Light
 - Handhole
 - Mail Box
 - Marker Rod
 - Existing Trees
 - Shallow
 - Chain Link Fence
 - Concrete
 - Tree Line
 - Existing Contour Line
 - Existing Spot Elevation
 - Accumulated Phase Line (See Tab. Map 1)
 - Open Area



OCTOBER 2019
 Open Area = 6.5± acres
 Includes Phases: 1, 2, 3, 4

Asbuilt Survey
 Proposed Gravel Removal Operation
 90 Sadds Mill Road (Route 140)
 Prepared for
Cole Construction
 Sadds Mill Road (Route 140)
 Ellington, Connecticut
 Assessors Lot: 079-002-0000

Gary B. LaClair, LLC
 Licensed Land Surveyors
 57 AGRON DRIVE
 WINDSOR CODES, CONNECTICUT 06096
 (860) 827-8000

DATE: 10-20-19
 SHEET: 1 OF 1
 SCALE: 1" = 40' ±

General Notes:

- This map was prepared from recent research, other maps, field and measurements and is not a survey. It is not intended to be used as a legal document. The surveyor's liability is limited to the work shown on this map and no warranty is made.
- Distances shown on this map are approximate, see reference map #1.
- Unless noted, all bearings are magnetic bearings. True bearings may be obtained by adding or subtracting the magnetic declination for the date of the survey.
- Underground utility, structure and facility locations shown herein have been obtained from public records, utility companies, and other sources. The surveyor does not warrant the accuracy of this information. It is the responsibility of the client to verify the accuracy of this information before construction. Call before you dig 1-800-485-1483.
- 20-2000-24 of the Regulations of Connecticut State Agencies, "Standards for Surveying and Mapping," requires that a survey be conducted in accordance with the standards of the Connecticut State Surveyors and Mappers. This survey is conducted in accordance with the standards of the Connecticut State Surveyors and Mappers. The survey is conducted in accordance with the standards of the Connecticut State Surveyors and Mappers.

Map References:

1. "Map of the State of Connecticut, 1896," by the U.S. Geological Survey, Washington, D.C., 1896.
2. "Map of the State of Connecticut, 1900," by the U.S. Geological Survey, Washington, D.C., 1900.
3. "Map of the State of Connecticut, 1904," by the U.S. Geological Survey, Washington, D.C., 1904.
4. "Map of the State of Connecticut, 1908," by the U.S. Geological Survey, Washington, D.C., 1908.
5. "Map of the State of Connecticut, 1912," by the U.S. Geological Survey, Washington, D.C., 1912.
6. "Map of the State of Connecticut, 1916," by the U.S. Geological Survey, Washington, D.C., 1916.
7. "Map of the State of Connecticut, 1920," by the U.S. Geological Survey, Washington, D.C., 1920.
8. "Map of the State of Connecticut, 1924," by the U.S. Geological Survey, Washington, D.C., 1924.
9. "Map of the State of Connecticut, 1928," by the U.S. Geological Survey, Washington, D.C., 1928.
10. "Map of the State of Connecticut, 1932," by the U.S. Geological Survey, Washington, D.C., 1932.
11. "Map of the State of Connecticut, 1936," by the U.S. Geological Survey, Washington, D.C., 1936.
12. "Map of the State of Connecticut, 1940," by the U.S. Geological Survey, Washington, D.C., 1940.
13. "Map of the State of Connecticut, 1944," by the U.S. Geological Survey, Washington, D.C., 1944.
14. "Map of the State of Connecticut, 1948," by the U.S. Geological Survey, Washington, D.C., 1948.
15. "Map of the State of Connecticut, 1952," by the U.S. Geological Survey, Washington, D.C., 1952.
16. "Map of the State of Connecticut, 1956," by the U.S. Geological Survey, Washington, D.C., 1956.
17. "Map of the State of Connecticut, 1960," by the U.S. Geological Survey, Washington, D.C., 1960.
18. "Map of the State of Connecticut, 1964," by the U.S. Geological Survey, Washington, D.C., 1964.
19. "Map of the State of Connecticut, 1968," by the U.S. Geological Survey, Washington, D.C., 1968.
20. "Map of the State of Connecticut, 1972," by the U.S. Geological Survey, Washington, D.C., 1972.
21. "Map of the State of Connecticut, 1976," by the U.S. Geological Survey, Washington, D.C., 1976.
22. "Map of the State of Connecticut, 1980," by the U.S. Geological Survey, Washington, D.C., 1980.
23. "Map of the State of Connecticut, 1984," by the U.S. Geological Survey, Washington, D.C., 1984.
24. "Map of the State of Connecticut, 1988," by the U.S. Geological Survey, Washington, D.C., 1988.
25. "Map of the State of Connecticut, 1992," by the U.S. Geological Survey, Washington, D.C., 1992.
26. "Map of the State of Connecticut, 1996," by the U.S. Geological Survey, Washington, D.C., 1996.
27. "Map of the State of Connecticut, 2000," by the U.S. Geological Survey, Washington, D.C., 2000.
28. "Map of the State of Connecticut, 2004," by the U.S. Geological Survey, Washington, D.C., 2004.
29. "Map of the State of Connecticut, 2008," by the U.S. Geological Survey, Washington, D.C., 2008.
30. "Map of the State of Connecticut, 2012," by the U.S. Geological Survey, Washington, D.C., 2012.
31. "Map of the State of Connecticut, 2016," by the U.S. Geological Survey, Washington, D.C., 2016.
32. "Map of the State of Connecticut, 2020," by the U.S. Geological Survey, Washington, D.C., 2020.

GRAPHIC SCALE
 1" = 40' ±

0 100 200 300 400 500 600 700 800 900 1000

0 10 20 30 40 50 60 70 80 90 100

THIS MAP IS NOT A SURVEY AND SHOULD NOT BE USED AS A LEGAL DOCUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK SHOWN ON THIS MAP AND NO WARRANTY IS MADE.

DATE: 10-20-19
 SHEET: 1 OF 1
 SCALE: 1" = 40' ±

Barbra Galovich

2.201507-2020

From: Dana Steele <dsteale@jrrusso.com>
Sent: Wednesday, May 13, 2020 11:28 AM
To: Lisa Houlihan; John Colonese; Barbra Galovich
Subject: - Gale Construction, Earth Excavation, 90 Sadds Mill Rd

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,

I have reviewed the updated as-built for the earth excavation operation at 90 Sadds Mill Road by Gary B LeClair, LLC dated 3/27/20. I also visited the site with John Colonese on Monday. The as-built depicts a temporary sediment basin which was recently constructed in accordance with the original approved plans. In comparing the as-built and plans, it appears that the basin conforms to the approved plans. The basin has been seeded and once it is stabilized, runoff can be directed to the basin. Once the site reaches finished grades, the basin can be removed. John and I did not observe any erosion issues at the site but we did note that riprap is required at the basin outlet pipe and silt fence should be installed on the downhill side of the topsoil stockpile to contain any sediment washing off the pile.

This is an ongoing earth excavation operation that appears to be in general conformance with the original plans. I have no objection to extending or renewing the permit. 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 | www.jrrusso.com

2202007

**TOWN OF ELLINGTON
FIRST SELECTMAN'S OFFICE**



MEMO

DATE: May 13, 2020

TO: Lisa Houlihan, Town Planner
Arlo Hoffman, Chairman, Planning and Zoning Commission

FROM: Lori Spielman *LS*

SUBJECT: Stein Road Parking Area- referring the project to the Planning & Zoning Commission for a report pursuant to Conn. Gen. Stat. § 8-24

For your information, the following action was taken by the Board of Selectmen at the May 11, 2020:

MOVED (TURNER), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO REFER THE STEIN ROAD PARKING AREA PROJECT TO THE PLANNING AND ZONING COMMISSION FOR A REPORT PURSUANT TO CONNECTICUT GENERAL STATE STATUTE SECTION § 8-24.

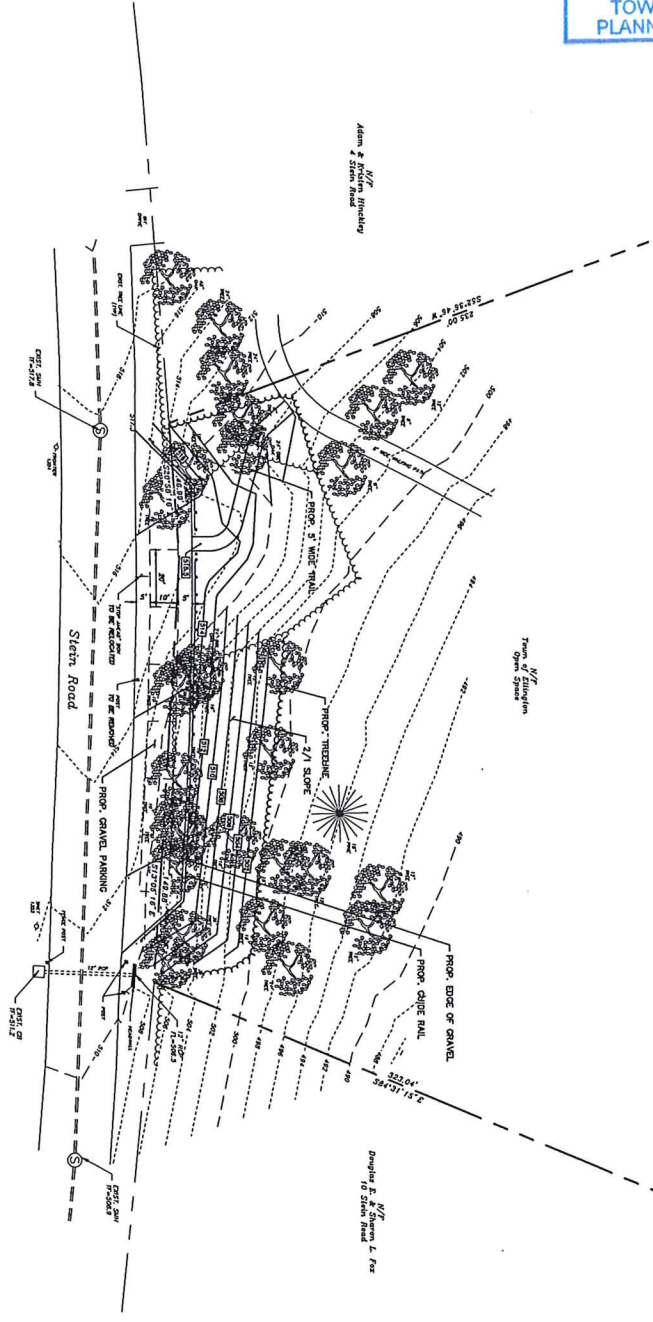
cc: Timothy Webb, DPW Director/WPCA Administrator



RECEIVED
MAY 14 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT



FILL VOLUME = 800± CY



DATE 3-27-2020
SCALE 1"=20'
DRAWN BY
2020-402
SHEET
1 of 1

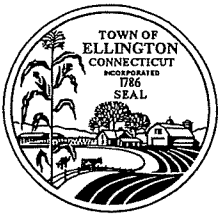
Frisbee Golf Parking
Ellington Department of Public Works
Stein Road
Ellington, Connecticut

NO.	DESCRIPTION	DATE	BY

JR. Russo & Associates, LLC
SURVEYORS-ENGINEERS
SERVING CT & NY
123 Main Street • PO Box 100 • Ellington, CT 06029
www.jrusso.com • 860.896.5000

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov



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

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, APRIL 22, 2020, 7:00 PM
ZOOM MEETING**

(IN-PERSON ATTENDANCE NOT PERMITTED DUE TO COVID19)

MEMBERS PRESENT: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Regular Members Robert Sandberg, Jr., F. Michael Francis and Michael Swanson, and Alternates Jon Moser and Keith Durao

MEMBERS ABSENT: Regular Members Sean Kelly and Ricci Hirth

STAFF PRESENT: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

OTHERS PRESENT: Lori Spielman, First Selectman; Everett Skinner and Chris Skinner of Barnyard, 120 West Road; Sam Schneider and Tim Schneider of Earthlight Technologies, 92 West Road; and John Colonese, Assistant Town Planner Enforcement Official.

I. CALL TO ORDER: Chairman Hoffman called the meeting to order at 7:10 PM. Chairman Hoffman explained that he will stay seated for the business item, noting his conflict of interest was removed when the property sold.

II. NEW BUSINESS:

1. S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request to modify condition of approval (dated February 24, 2020) regarding fee-in-lieu of open space associated with a two lot subdivision of property located on the west side of Route 83 (West Road), APN 037-003-0000, in a PC (Planned Commercial) zone.

Lisa Houlihan, Town Planner, explained Section 4.18 Open Space of the Ellington Subdivision Regulations states “The commission has found that development of land for residential or business use will cause an increase in the population, the intensity of land use, and the need for open space, parks, or playgrounds to serve the residents of the town.” She noted the recently approved subdivision for West Road has a condition of approval requiring a fee-in-lieu-of (FILO) to meet open space requirements. An appraisal was recently presented and suggests the fair market value (FMV) of the land prior to division is \$380,000. (FILO is 10% of FMV = \$38,000, or \$19,000 per lot).

Ms. Houlihan questioned the merits of the FMV since valuation is attributed to outdated zone classification showing the rear land zoned residential and does not account for the zone change approved in December 2019 classifying the entire parcel as PC-Planned Commercial. Ms. Houlihan explained when considering the basis for open space requirements, it’s clear that residential development will increase population and the need to preserve land for recreation and conservation purposes. Whereas commercial developments do not generally increase population, but tend to intensify activity where goods and services are provided. In reviewing the history of subdivision approvals dating back to 2000, only one open space proposal can be readily found for non-residential development. In this case, the subdivision was for industrial land and required a FILO to meet open space requirements. If the commission is inclined to waive the FILO for this development, the fair and equitable approach would be to amend the subdivision regulations removing the requirement for all commercial development.

Everett Skinner of the Barnyard said on February 4, 2020, they met with the Conservation Commission and they ruled the parcel didn't meet any of their requirements for open space land set-aside making this a reasonable request to waive the FILO for their property. He mentioned the State of Connecticut regulations for open space, noting the requirement is for residential developments. He also noted that economic conditions are changing rapidly.

Arlo Hoffman, Chairman, stated the commission needs to be consistent with all the businesses in town when discussing open space. Alternate Moser said his father sold the Big Y East property and was not required to pay any open space fee. He would like to see the Subdivision Regulations changed. Vice Chairman Hogan and Commissioners Francis and Durao agreed the commission should not create exceptions to the Subdivision Regulations and are not in favor of approving the waiver. Commissioner Sandberg suggested the Economic Development Commission and the First Selectman's Office be conferred with and suggested FILO be addressed on a case by case basis. He also noted he is not sure that FILO should be addressed through the Planning & Zoning Commission. Commissioner Francis and Commissioner Swanson agreed the Town should not discourage new businesses to come to town by requiring additional costs. Chairman Hoffman said businesses pay higher taxes than residential developments which increase density.

Commissioner Sandberg asked the commission to consider allowing the land in the back as an exception for further development. Sam Schneider explained as a business owner they would like to start the project as soon as economically fit and have one location for Earthlight Technology rather than two locations. Tim Schneider explained the waiver would help them move their whole business into one location and stop renting 5,000 sf in Vernon. Chris Skinner mentioned that in the past 20 years only one other business has requested the exception and if the property wasn't being subdivided they would not be required to meet the FILO requirements.

Everett Skinner asked the Commission if they would consider reducing the FILO to 5% rather than the 10%. After brief discussion, some were in support of reducing the FILO to 5%.

MOVED (SANDBERG) SECONDED (SWANSON) TO APPROVE REMOVING THE FEE IN LIEU OF OPEN SPACE REQUIREMENT AND FAILED (YEA: HOFFMAN, SANDBERG, SWANSON AND MOSER; NAY: HOGAN, FRANCIS and DURAO) FOR S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request to modify condition of approval (dated February 24, 2020) regarding waiving the fee-in-lieu of open space associated with a two lot subdivision of property located on the west side of Route 83 (West Road), APN 037-003-0000, in a PC (Planned Commercial) zone.

The commission discussed rather than change Section 4.18 Open Space of the Ellington Subdivision Regulations, they would consider accepting a 5% FILO based on the fair market value of \$380,000.00.

MOVED (HOGAN) SECONDED (FRANCIS) AND PASS UNANIMOUSLY TO APPROVE FOR S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request to modify condition of approval (dated February 24, 2020) from 10% to 5% fee-in-lieu of open space requirement associated with a two lot subdivision of property located on the west side of Route 83 (West Road), APN 037-003-0000, in a PC (Planned Commercial) zone.

III. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:30 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk



TOWN OF ELLINGTON

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

www.ellington-ct.gov

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

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, APRIL 27, 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 ALTERNATES JON MOSER AND KEITH DURAO

MEMBERS ABSENT: None

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

I. CALL TO ORDER: Chairman Hoffman called the meeting to order at 7:05 PM.

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

III. PUBLIC HEARING(S): (Notice requirements met, hearings may commence)

1. Z201928 - Getty Leasing, Inc. owner/ Triumph Signs & Consulting, Inc., applicant, request for a Special Permit for the installation of a detached sign with digital LED pricer at 1 Main Street, APN 064-025-0000, in a PC (Planned Commercial) Zone. (Hearing continued from February 24, 2020)

TIME: 7:06 PM

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

Elizabeth Thieme, Triumph Signs & Consulting, Inc., 480 Milford Parkway, Milford, OH and Ed Garronbone, GPM Investments, LLC, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227, was present to represent the application via Zoom.

Lisa Houlihan, Town Planner, stated the regulation allowing detached signs with changeable electronic fuel pricing became effective March 15, 2020, and allows the commission to consider this application. In addition to Section 6.3.7.b (new regulation), applications for special permit are subject to locational considerations detailed in Section 8.3.2 Standards for Granting a Special Permit. Ms. Houlihan explained the applicant is seeking permission to replace the existing detached gas price sign and other rebranding elements. 1 Main Street is located at the corner of West Road and Main Street, and abuts commercial and residential developments. Within the application materials there are several pictures depicting other Valero locations that have been fitted with the latest rebranding scheme (e.g. Pages 1-4 and page 15). These photos depict different canopy under mount lights and overall site lighting levels. Additionally, there are three spot lights present onsite: two are affixed atop the existing (unpermitted) detached gas price sign and one attached to the eastside of the building. Design guidelines discourage spotlights and regulations require exterior lights be down lit and illumination confined to the property it serves. Given the presence of residential development adjacent to the subject property, the commission should evaluate the extent of lighting for signage and other rebranding elements and limit them where deemed appropriate.

The commission disfavored the proposed light bar (a/k/a eyebrow) for the new canopy when discussed last month. The text "Valero" and "V" logo are currently lit on the canopy and will be lit on the new one. Ms. Houlihan noted the application narrative explains the detached gas price sign will remain constant and not flash, and only change once a day. She explained the Design Review Board did not meet pertaining to this application, but the Chairman suggested the curbing be repaired and the building painted. Providing these standards are acceptable and in order to clearly define approvals, these standards should be set as conditions.

Ms. Thieme requested the blue "eyebrow" on the gas pump canopy be allowed to be lit. Upon discussion among the commissioners and applicants, it was decided the blue "eyebrow" could be installed since it's part of Valero's branding, but it shall not be lit. Ms. Houlihan explained that no other gas station in town has the canopy illuminated. Ms. Thieme stated the existing detached sign has spot lights attached to it to light up the parking lot for safety reasons. Vice Chairman Hogan requested the detached sign be constructed without the spotlights. The commission agreed that if after the project is complete it's found that additional lighting is needed for security purposes, the applicant can work with staff to approve lighting if it's Dark Sky compliant.

The applicant confirmed lights will be shut off upon closing of the gas station and the spot lights currently on detached sign will be removed. Mr. Garronbone said the curbing is usually fixed in the spring every year after the snow plows have ruined it and agreed to have fresh paint applied to the building.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201928 - Getty Leasing, Inc. owner/ Triumph Signs & Consulting, Inc., applicant, request for a Special Permit for the installation of a detached sign with digital LED pricer at 1 Main Street, APN 064-025-0000, in a PC (Planned Commercial) Zone.

MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201928 - Getty Leasing, Inc. owner/ Triumph Signs & Consulting, Inc., applicant, request for a Special Permit for the installation of a detached sign with digital LED pricer at 1 Main Street, APN 064-025-0000, in a PC (Planned Commercial) Zone.

CONDITIONS:

1. All exterior lights to be down lit and illumination confined to the property.
 2. Digital detached gas price sign to remain constant and not flash and pricing change only once a day.
 3. New canopy may have a blue accent marking next to the word "Valero" and "V", but shall not be lit.
 4. No spotlights shall be installed on the new detached sign.
 5. Curbing to be rehabilitated and building to be repainted.
2. Z202003 – Irving Friedman, owner/applicant, request for a Zone Change for 12 Broad Brook Road, APN 087-008-0000, MF (Multi-Family) Zone to RAR (Rural Agricultural Residential) Zone.

PLANS REVIEWED:

Boundary Map Broad Brook Road/Abbott Road Prepared for Irving Friedman Ellington, Conn.; Megson & Heagle, Civil Engineers & Land Surveyors, LLC, 81 Rankin Road, Glastonbury, Conn. 06033, Phone (860)-659-0587; Scale: 1"=40'; Date: 1-17-06, Revised Date: 4-3-06.

TIME: 7:42 PM

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

Mr. Irving Friedman, 113 Maple Street, Ellington, CT was present to represent the application via Zoom. Mr. Friedman said his father obtained the property from a family member in the spring of 1982. The 8.78 acre parcel was changed to multifamily zone. He said there is no accessibility to town sewers or water hookup in the area and would be costly to install all the infrastructures required to meet the multifamily requirements.

Ms. Houlihan stated the zoning standards in Ellington originated in 1952, and when initially established provisions for multi-family (MF) developments did not exist. The original zone classification map designated 12 Broad Brook Road as residential. She noted in 1968, multifamily regulations were adopted; and, like today's regulations, multifamily developments are subject to special permit and site development approvals. The original zoning map was also amended in 1968 and re-designated 12 Broad Brook Road as multifamily. However, in reviewing official town records, there's no special permit or site development approval for the property.

Ms. Houlihan said today's standards for multifamily developments have specific requirements, including access to public sewer and accessibility via a collector or arterial street. 12 Broad Brook Road is not within a sewer service area and is located on a rural town road. The Plan of Conservation and Development recommends this parcel to be rezoned to single family residential zoning.

MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202003 – Irving Friedman, owner/applicant, request for a Zone Change for 12 Broad Brook Road, APN 087-008-0000, MF (Multi-Family) Zone to RAR (Rural Agricultural Residential) Zone.

WHEREAS THE LOCATION OF THE PROPERTY DOES NOT MEET LOCATIONAL REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS AND RECECOMMENDATIONS FROM THE PLAN OF CONSERVATION AND DEVELOPEMENT SUPPORT REZONING THE PARCEL TO RESIDENTIAL I MOVE (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE Z202003 – Irving Friedman, owner/applicant, request for a Zone Change for 12 Broad Brook Road, APN 087-008-0000, from MF (Multi-Family) Zone to RAR (Rural Agricultural Residential) Zone. **EFFECTIVE DATE: MAY 1, 2020**

3. S202002 – Chilson Realty Company, owner/applicant, request for a re-subdivision of four parcels, Windermere Avenue and West Road, APN's 019-005-0000, 019-005-0003, 019-005-0004 and 019-005-0005, Commercial (C) Zone and IP (Industrial Park) Zone.

PLANS REVIEWED:

Subdivision Plan; Limited Property Survey Land of Chilson Realty Ellington, Connecticut; Schindler Surveys, Land Boundary Consultants, Ellington, Connecticut; Scale: 1"=100'; Exhibit A; Date: 8/19/99, Revised Date: 8/23/99.

Subdivision Plan, Limited Property Survey Land of Chilson Realty Ellington, Connecticut; Schindler Surveys, Land Boundary Consultants, Ellington, Connecticut; Scale: 1"=100'; Exhibit B; Date: 8/19/99, Revised Date: 9/6/01.

Sketch of Chilson Realty by Landmark Surveys, LLC, Limited Property Survey Land of Chilson Realty; Scale: N.T.S.; Exhibit C; Date: 3/2/2020.

Revision to Subdivision Map; Limited Property Survey Land of Chilson Realty Ellington, Connecticut; Landmark Surveys, LLC, 62 Lower Butcher Rd, Ellington, Connecticut 860-875-8204; Scale: 1"=100'; Exhibit D; Date: 4/27/2020.

TIME: 7:52 PM

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

Michael Swanson recused himself from this application and Chairman Hoffman seated Alternate Keith Durao.

Rachel Dearborn, Landmark Surveys, LLC, 62 Lower Butcher Road, Ellington, CT was present to represent the application via Zoom. Ms. Dearborn stated Chilson Realty is the owner of the parcel. The original subdivision was approved in 1999 and a map was filed on the land records indicating three parcels to be created. One parcel (019-005-0000) is 25+/- acres, second parcel is 10 acres, third parcel is 22+/- acres and the fourth parcel of 9.23+/- acres is the proposed linear river park to be conveyed to the Town of Ellington. Ms. Dearborn explained the original survey was completed in the early 1980's and since then the lot lines have been adjusted and she showed the commission Exhibit D.

Mr. Houlihan explained the plan proposes an unrestricted right to drain on the land to be retained by Chilson, north of the Hockanum River. She noted if the commission is comfortable with granting the request, the following note should be added to the plan and set as a condition of approval "any change to existing drainage patterns has to be reviewed by the Ellington Inland Wetlands Agency, Ellington Town Engineer, and any other Board or Staff member as may be required". She referred to Subdivision Regulation Section 4.01, and suggested it be cited as a condition of approval requiring formal property markers to be installed and certified by a Connecticut Registered Surveyor. Ms. Houlihan said the right to drain condition was reviewed with the Town Attorney.

MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202002 – Chilson Realty Company, owner/applicant, request for a re-subdivision of four parcels, Windermere Avenue and West Road, APN's 019-005-0000, 019-005-0003, 019-005-0004 and 019-005-0005, Commercial (C) Zone and IP (Industrial Park) Zone.

MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS S202002 – Chilson Realty Company, owner/applicant, request for a re-subdivision of four parcels, Windermere Avenue and West Road, APN's 019-005-0000, 019-005-0003, 019-005-0004 and 019-005-0005, Commercial (C) Zone and IP (Industrial Park) Zone.

CONDITIONS:

1. A note shall be added to the plan for the Right to Drain stating "Any change to existing drainage patterns has to be reviewed by the Ellington Inland Wetlands Agency, Ellington Town Engineer and any other Board or Staff Member as may be required."
2. In accordance with Subdivision Regulation Section 4.01, formal property markers shall be installed and require certification from a Connecticut Registered Land Surveyor.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

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.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2020, 7:00 PM, ZOOM MEETING 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 (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.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2020, 7:00 PM, ZOOM MEETING FOR 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.

3. Z202004 - Big Y Foods, Inc., owner/Graphic Impact Signs, Inc., applicant, request for a Special Permit for the installation of a detached digital LED gas price sign at 140 West Road, APN 046-001-0000, in a PC (Planned Commercial) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2020, 7:00 PM, ZOOM MEETING FOR Z202004 - Big Y Foods, Inc., owner/Graphic Impact Signs, Inc., applicant, request for a Special Permit for the installation of a detached digital LED gas price sign at 140 West Road, APN 046-001-0000, in a PC (Planned Commercial) Zone.

4. Z202006 - Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit for light industrial uses and Site Plan Modification to previously approved plan for Building "C", parking, outdoor storage and associated site improvements at 10 Nutmeg Drive, APN 017-022-0005, in an I (Industrial) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2020, 7:00 PM, ZOOM MEETING FOR Z202006 - Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit for light industrial uses and Site Plan Modification to previously approved plan for Building "C", parking, outdoor storage and associated site improvements at 10 Nutmeg Drive, APN 017-022-0005, in an I (Industrial) Zone.

5. Z202007 – Gale Construction Inc., owner, Gregory J. Gale, applicant, request for a Special Permit for the earth excavation, screening, crushing and reopening of phases 1,2,3, and 4 at 90 Sadds Mill Road, APN 079-002-0000 in a RAR (Rural Agricultural Residential) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MAY 18, 2020, 7:00 PM, ZOOM MEETING FOR Z202007 – Gale Construction Inc., owner, Gregory J. Gale, applicant, request for a Special Permit for the earth excavation, screening, crushing and reopening of phases 1,2,3, and 4 at 90 Sadds Mill Road, APN 079-002-0000 in a RAR (Rural Agricultural Residential) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of February 24, 2020 Regular Meeting Minutes

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED (ABSTAINED: HOGAN AND SANDBERG) TO APPROVE JANUARY 27, 2020 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers - Commissioners agreed to postpone election until a meeting can be conducted in the Annex Building.
3. Correspondence: **None**

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:09 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

STATE OF CONNECTICUT

BY HIS EXCELLENCY

NED LAMONT

EXECUTIVE ORDER NO. 7MM

PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE – EXPEDITED APPROVAL AND PERMITTING FOR EXPANDED OUTDOOR DINING

WHEREAS, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and

WHEREAS, pursuant to such declaration, I have issued thirty-nine (39) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and

WHEREAS, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and

WHEREAS, the World Health Organization has declared the COVID-19 outbreak a pandemic; and

WHEREAS, the risk of severe illness and death from COVID-19 is higher for individuals who are 60 or older and for those who have chronic health conditions; and

WHEREAS, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and

WHEREAS, public health experts have determined that it is possible to transmit COVID-19 even before a person shows symptoms and through aerosol transmission; and

WHEREAS, public health experts have determined that the risk of transmission of COVID-19 is reduced in outdoor areas, including where there is more sunlight, greater air movement, and greater space to maintain distance between people; and

WHEREAS, I intend to issue an executive order in the coming days providing for limited increased economic and recreational activity, including outdoor dining and outdoor retail, with conditions designed to protect the public health by reducing the risk of transmission of COVID-19; and

WHEREAS, certain statutes, municipal ordinances, regulations, and procedures may prevent the timely implementation of protective measures to provide for safe resumption of economic activity, including some outdoor dining with liquor service and outdoor retail, which resumption is essential to sustaining compliance with and effectiveness of other efforts to respond to and mitigate the effects of COVID-19; and

WHEREAS, existing state and local laws and regulations governing outdoor liquor service currently require approvals by local authorities and the Department of Consumer Protection; and

WHEREAS, Executive Order Nos. 7G, and 7T, permitted certain liquor licensees to sell alcoholic liquor in connection with take-out and delivery of food, but did not permit private clubs to do the same; and

WHEREAS, many clubs, nonprofit clubs and golf country clubs offer food and are able to sell alcoholic liquor safely to their members in connection with take-out and delivery of food prepared on premises in a manner similar to what is permitted for the food establishments covered by Executive Order Nos. 7G and 7T;

NOW, THEREFORE, I, NED LAMONT, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby **ORDER AND DIRECT**:

1. **Expedited Municipal Zoning Amendments.** In order to expedite changes to municipal laws, ordinances, or regulations and ensure greater flexibility for local governments to respond to COVID-19, Section 8-3b of the Connecticut General Statutes is suspended and modified to provide that, if a zoning administrator, chairperson of the zoning commission or planning and zoning commission, or chief elected official has made a finding that a proposal is necessary to respond to the COVID-19 pandemic, including but not limited to making changes to permit the Outdoor Activities described herein, such zoning administrator, chairperson, or chief elected official may place such proposal, or cause such proposal to be placed, on the public hearing agenda of a zoning commission or a planning and zoning commission, as applicable, and such commission shall conduct its public hearing and act on such proposal without being required to adhere to the requirements of Section 8-3b.
2. **Suspension and Modification of Certain Permitting and Approval Processes for Outdoor Activities.** In order to prevent the potential transmission of COVID-19 in commercial establishments while allowing commercial establishments to operate in a manner that promotes social distancing and complies with my executive orders or any order issued by an executive agency or municipal official pursuant to the public health and civil preparedness emergency declared on March 10, 2020, including but not limited to any rules or guidelines issued by the Department of Economic and Community Development for operation of businesses during such emergency, any provision of Connecticut General Statutes Chapters 14, 97a, 98, 124, 126, 242, or 541 and Section 22a-27j, or any special act, municipal charter, ordinance, resolution, or regulation that conflicts with this Order (all such state and municipal laws and

regulations being, collectively, the “Covered Laws”), is suspended and modified, as enumerated below, for the duration of this Order and as hereafter provided:

- a. **Expedited Municipal Review of Outdoor Dining and Retail.** Any Covered Law requiring an applicant to receive an approval or permit for outdoor food and beverage service, outdoor displays of goods, or COVID-19 Signage, which activities (other than COVID-19 Signage) end at 11 p.m. or earlier on Friday and Saturday nights and end at 9 p.m. or earlier all other days of the week (such activities being, the “Outdoor Activities”) is suspended to the extent that the Covered Law requires review and determination of any application for Outdoor Activities by a multi-member municipal agency or any by any entity other than an individual municipal official generally responsible for administrative enforcement of the relevant Covered Law, such as a zoning administrator or a building code official (such official and his or her designee being, the “Local Enforcement Official”), and modified to require all such reviews and determinations to be conducted only by the Local Enforcement Official.
 - i. “COVID-19 Signage” shall mean any outdoor, non-internally-illuminated, non-animated signage that is 15 square feet in size or smaller and contains directions, social distancing instructions, or other signage that might customarily be displayed within the building, including but not limited to menus or specials.
 - ii. “Outdoor Activities” shall not be deemed to include live entertainment, provided that nothing in this Order shall be deemed to prohibit an independent approval of live entertainment pursuant to local regulation.
- b. **Outdoor Dining and Retail Allowed During Emergency.** Any Covered Law that does not explicitly allow Outdoor Activities or that prohibits Outdoor Activities shall be deemed to allow such activities as an accessory use to any location where food or beverages are served or goods are sold, as applicable, subject to review and approval by the Local Enforcement Official and reasonable conditions imposed through Local Enforcement Official review, provided that nothing in this order shall require a municipality to permit the sale or service of alcoholic beverages as a principal or accessory use anywhere that such activity is not permitted as a principal or accessory use, and provided further that nothing in this Order shall permit the sale of alcoholic beverages for on-premise consumption independent of sale of food, or permit the operation of outdoor bars unless expressly permitted by further executive order or by rules or guidelines issued by the Department of Community and Economic Development pursuant to an executive order.
- c. **Minimum Parking Lifted to Facilitate Outdoor Activities.** Any Covered Law requiring a minimum number of parking spaces or prohibiting Outdoor Activities from taking place in parking lots is suspended to the extent required to permit such Outdoor Activities alone or in conjunction with any other authorized activity, including any activity required to enable the response to the COVID-19 pandemic.

Any Covered Law prohibiting Outdoor Activities from taking place in on-street parking spaces is modified to allow the Local Enforcement Official to permit this activity, consistent with the requirements of this Order.

- d. **Application Process.** Any Covered Law relating to applications for Outdoor Activities is suspended to the extent that it requires any of the following documents: plans stamped by a licensed engineer, landscape architect, or architect; site survey; parking plan; traffic study or plan; sign plan; soil erosion and sediment control plan; photometric lighting plan; or stormwater management plan; provided that the applicant has submitted, at a minimum, a drawing or illustration, roughly to scale or dimensioned and depicting with reasonable accuracy the outdoor area that is proposed to be used and what is proposed to be placed, built, or erected in the outdoor area, and a narrative (with or without accompanying illustrations) that explains any noise, waste management, odor, light pollution, and environmental impacts expected from same and how said impacts will be managed. Notwithstanding the preceding sentence, the Local Enforcement Official may require an applicant to submit additional and more detailed information that he or she reasonably deems necessary to protect public health, safety and the environment, in order to complete an application, taking into account the need for expedited review of such applications.
- e. **Approval and Conditions.** Notwithstanding any contrary Covered Law, the Local Enforcement Official shall review and approve, approve with conditions consistent with any executive orders or rules issued pursuant to executive orders (including extending the hours of operation), or reject any complete application for Outdoor Activities, and shall notify an applicant of such decision (including, but not limited to, emailed notice or certified mail) by the later of (i) ten days after actual receipt of the complete application, or (ii) ten calendar days after actual receipt of any additional materials required pursuant to the previous paragraph. Any failure of the Local Enforcement Official to act pursuant to the preceding sentence within such time period shall be deemed to be an approval of the application.
- f. **Appeals.** Notwithstanding any contrary Covered Law, if a Local Enforcement Official approves with conditions or rejects an application for an Outdoor Activity filed pursuant to this Order, the applicant may appeal such decision, within 7 days of receipt of notice of the decision (including, but not limited to, emailed notice or certified mail), to the planning and zoning commission or to the zoning commission, as applicable, but if the zoning commission is the town's legislative body, to the planning commission, provided that any Covered Law that would require a public hearing for such appeal is suspended. Nothing in this Order shall suspend or modify an individual's right to submit a complaint to the relevant municipal authority or the right of a municipal authority to enforce conditions associated with a permitted Outdoor Activity, impose fines and fees, or issue a notice of violation or a cease and desist order.

- g. **Shared Lots and Expanded Spaces.** Any Covered Law requiring Outdoor Activities to take place on the same lot, zoning lot, street face or yard as a principal use, or to take place only in certain yards, shall be modified to allow Outdoor Activities to take place on any nearby lot, zoning lot, street face, or yard, (contiguous or not), provided that written permission from the owner of any other lot or zoning lot on which such Outdoor Activity is proposed to take place is provided to the Local Enforcement Official and further provided that any nearby lot, zoning lot, or street face used for Outdoor Activities must include a commercial use or be located in a commercial zoning district.
- h. **Sidewalks and Non-Vehicular Rights of Way.** Any Covered Law prohibiting Outdoor Activities from taking place on public sidewalks or other nonvehicular public rights of way shall be suspended and modified to allow Outdoor Activities to take place therein, subject to a 6-foot clearance for pedestrian passage, and subject to reasonable conditions imposed by the municipal department with jurisdiction over sidewalk obstruction permits. Any Covered Laws prohibiting Outdoor Activities from taking place on a state highway right of way are modified to allow the State Department of Transportation (DOT) to issue a permit for such activities to take place in the non-vehicular portion of the state highway right of way pursuant to conditions imposed by the DOT.
- i. **Vehicular Rights of Way.** Any Covered Laws prohibiting Outdoor Activities from taking place on a local public road or vehicular right of way are modified to allow the municipal official with jurisdiction over local roads, after consulting with the municipality's Local Traffic Authority and, if that local road is used for public transportation routes, consulting with the DOT, to close the road in order to permit Outdoor Activities without additional public hearings. Closure of any part of the vehicular portion of a state highway right of way shall not be permitted without a request from the municipality to the DOT pursuant to the Regulations of Connecticut State Agencies §14-298-262 for a Special Event Permit, provided that such Outdoor Activities shall be included in the definition of "special event" and the DOT shall use its best efforts to expedite review of any such request in furtherance of the purposes of this Order. Any Covered Laws prohibiting special event permits for the closure of a state highway are modified to authorize the DOT to issue such permits to allow Outdoor Activities pursuant to this Order. The automatic approval provisions of subsection 1(c) of this order shall not apply to this subsection.
- j. **No Nonconformity Rights Bestowed.** Any Covered Law that would provide nonconforming use or structure rights to any activity or structure permitted during the state of emergency pursuant to this Section 2 of this Order is suspended.
- k. **No Application, Building or Related Fees.** The Covered Laws are suspended to the extent they impose fees for applications filed pursuant to this Order for Outdoor Activities, and no fees for such applications shall be collected or be due and owed to the State or to any municipality for the duration of the emergency.

3. **Liquor Service in Connection with Outdoor Dining.** Title 30 of the Connecticut General Statutes, including Sections 30-22(a) and 30-22a(a), and any corresponding regulations or practices such as the requirement to file a patio or extension of use permit with the Department of Consumer Protection, are modified to the extent they conflict with, or create additional requirements on, the sale of alcoholic liquor by a liquor licensee so long as such licensee is (i) in compliance with Section 2 of this order and any executive order permitting outdoor dining; (ii) any rules for outdoor dining, including social distancing requirements, issued by the Department of Economic and Community Development (DECD); and (iii) any town or municipal requirements related to outdoor dining and liquor sales, as amended by Section 2 of this order. A liquor licensee who serves alcoholic liquor shall not be required to obtain a patio or extension of use permit provided that the licensee shall serve only the types of alcoholic liquor allowed by their permit type and shall abide by the following conditions:
- a. The licensee must comply with all other laws and regulations under Title 30, including prohibitions on sales to minors or intoxicated persons and restrictions on the times such sales may occur.
 - b. Alcoholic liquor may be served only in connection with outdoor dining, which means food prepared on premises or at a food truck adjacent to the premises.
 - c. There shall be no consumer bars, and all alcoholic beverages shall be served tableside.
 - d. There shall be no live entertainment unless live entertainment was previously permitted in the outdoor space, or the licensee obtains permission pursuant to this order or underlying rules, and such entertainment complies with all other social distancing rules.
 - e. For Caterer licensees, outdoor service is permitted only at locations with on-premise permits for which the licensee is hired as a bona fide caterer.
 - f. For Clubs, outdoor dining is permitted only for members and their families and guests.
 - g. If a licensee is permitted by local authorities to provide outdoor dining in space outside their permitted premises, including public sidewalks, parking lots or space owned by an adjacent business, such space shall be deemed to be part of the permitted premises for the duration of this order and the licensee shall be responsible for any liquor violations in that area.
4. **Further Clarification of Limits on Private Clubs.** Effective immediately, Executive Order Nos. 7G and 7T, which addressed sales of alcoholic beverages by certain licensees, are modified to additionally permit holders of club, nonprofit club and golf country club permits to deliver food prepared on premises and sealed containers of

alcoholic liquor directly to consumers and to offer for the pick-up and off-premise consumption of any sealed containers of alcoholic liquor with food prepared on premises under the same conditions as the prior Executive Orders permitted for restaurants, except that such sales shall only be to their members.

Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, unless earlier modified, extended or terminated.

Dated at Hartford, Connecticut, this 12th day of May, 2020.



Ned Lamont
Governor

By His Excellency's Command



Denise W. Merrill
Secretary of the State

