



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, APRIL 27, 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. 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)**
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.
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.

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. (RECEIPT AND SCHEDULING OF HEARING)
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. (RECEIPT AND SCHEDULING OF HEARING)
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. (RECEIPT AND SCHEDULING OF HEARING)

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. (RECEIPT AND SCHEDULING OF HEARING)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of February 24, 2020 Regular Meeting Minutes
2. Election of Officers
3. Correspondence:

VII. ADJOURNMENT:

Join Meeting via ZOOM Video Communications:

Visit the Town Website at www.ellington-ct.gov and click on the Calendar icon and select the meeting you'd like to attend. A link to the meeting is available there for your convenience. Additional options provided below.

Join Zoom Meeting via link:

<https://zoom.us/j/92256310361>

Meeting ID: 922 5631 0361

Password: 399745

Join Zoom Meeting by phone:

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

Meeting ID: 922 5631 0361

Password: 399745

Next PZC regular meeting is scheduled for May 18, 2020

Town of Ellington

Planning & Zoning Commission Application

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

Application #

2201928

Date Received

12/27/2019

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

Owner's Information

Name: Getty Leasing, Inc
Mailing Address: Two Jericho Plaza
Wing C, Suite #110
Jericho, NY 11753
Email: gbendzin@gettyrealty.com

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: See attached 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. 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: Elizabeth Thieme *- Triumph Signs Consulting, Inc.*
Mailing Address: 480 Milford Parkway
Milford, OH 45150
Email: ethieme@triumphsigns.com

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

Primary Contact Phone #: 513-340-2858

Secondary Contact Phone #: 513-987-7663

Signature: [Signature] Date: 12-13-19

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: 1 Main St., Ellington, CT 06029

Assessor's Parcel Number (APN): 064 - 025 - 0000 Existing Zone: PC Proposed Zone: N/A
(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)

We are proposing to install an updated LED pricer at this location
to match the new Valero branding guidelines. This entire location will
be updating to the new image if granted permission. We would like to
use an Everbrite LED LumiDigit Pricer because the brightness is adjustable
and we are able to control the price from a corporate location.

RECEIVED

DEC 27 2019

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Informal discussion to allow a LED price sign

Valero Image Upgrade 1 Main St., Ellington, CT 06029 (PC Zone)

GPM investments is a Petroleum Company based in Richmond, VA and operates stores from Oklahoma to Connecticut and is the 6th largest convenience store chain in the country.

We are asking to be granted permission to use an LED pricer at this location in order to allow the entire site to undergo an image upgrade. The canopy material will be changed, the sign faces will be upgraded, the under canopy items will all be upgraded as well.

GPM is able to change and monitor pricing from their corporate office when the station has an LED pricer. There is a special cord integrated within the pricer allowing communication to the corporate office. This is a very important factor for them while completing renovations at a site because of price monitoring. Another advantage of the LED pricer is the store employee does not need to fight the weather especially in the winter months of Connecticut. This creates a better working environment for employees as well.

I've done the research to find the original permit approval for the existing LED sign and was unable to locate due to the original installation company being out of business. The current code does not prohibit LED pricers so we are pleading for permission to upgrade the current pricer to an updated model with the updated Valero image. With your approval this location will get a major facelift and have much more curb appeal.

The pricer we are using at all the location has a built in light sensor to adjust the brightness levels as needed for a dark night or sunny day. The price will also remain constant and not flash. It will only be changed once a day when the price of fuel changes.

I look forward to discussing the LED pricer in further detail and will bring example photos of completed sites.

Please let me know if you have any questions or need me to provide additional information before the meeting.

Best Regards,

Elizabeth Thieme
Triumph Signs & Consulting
513-340-2858
ethieme@triumphsigns.com





Everbrite



Date: April 8th, 2019

Re: LumiDigit Price and EMC Sign Illumination

To Whom It May Concern:

In compliance with the various sign regulations adopted throughout the United States, the following information pertains to **Everbrite LumiDigit Electronic Gas Price Changers and EMC Signs:**

The standard luminance of Everbrite's LED signs is between 3000 to 4000 nits (280 to 372 foot-candles) during the brightest time of the day and between 300 to 400 nits (28 to 37 foot-candles) at night depending on the size of the digit or panel configuration.

All LumiDigit gas price and EMC signs are equipped with light sensors that automatically adjust the LED digit light intensity of the sign in direct correlation with ambient light conditions and are factory preset not to exceed 0.3 foot-candles above ambient light levels.

If lower foot-candle levels are required (i.e. 0.2 or less), then follow the below instructions to achieve the desired setting:

To change the minimum brightness level of the digits at night, use the following procedure:

- 1) Power on the LumiDigit hand-held console by inserting the power plug into the jack on the bottom edge of the console.
- 2) Ensure that the console can communicate with the sign:
 - a. Press SETUP key. Arrow down to SIGN 1 STATUS. Press ENTER.
 - b. The bottom line of the display will update with COMM SUCCESS
- 3) The current brightness % of the digits is shown SIDE 1 INTENSITY: x% SIDE 2 INTENSITY y%
- 4) When intensity is at ~ 10%, intensity is less than 0.3 foot-candles above ambient light level.
- 5) Press CLEAR twice to go back to the CURRENT VALUES screen.
- 6) To adjust the minimum brightness level:
 - a. Press the SETUP key and arrow down to SYSTEM SETUP and press ENTER.
 - b. SYSTEM SETUP screen is displayed. Arrow down to DIM LEVEL and press ENTER.
 - c. ACCESS CODE REQUIRED will be displayed. Key in 0309 and press ENTER
 - d. The current settings are displayed. Factory settings are:
SIGN FACE = FILTERED
DIM LEVEL = 0
 - e. Arrow up to SIGN FACE and press ENTER to change the setting to EXPOSED
 - f. Arrow down to DIM LEVEL and press 2 to set the level in the EXPOSED scale



Everbrite

g. Press ENTER to send this setting to the sign(s). COMM SUCCESS will be displayed on the bottom line of the screen.

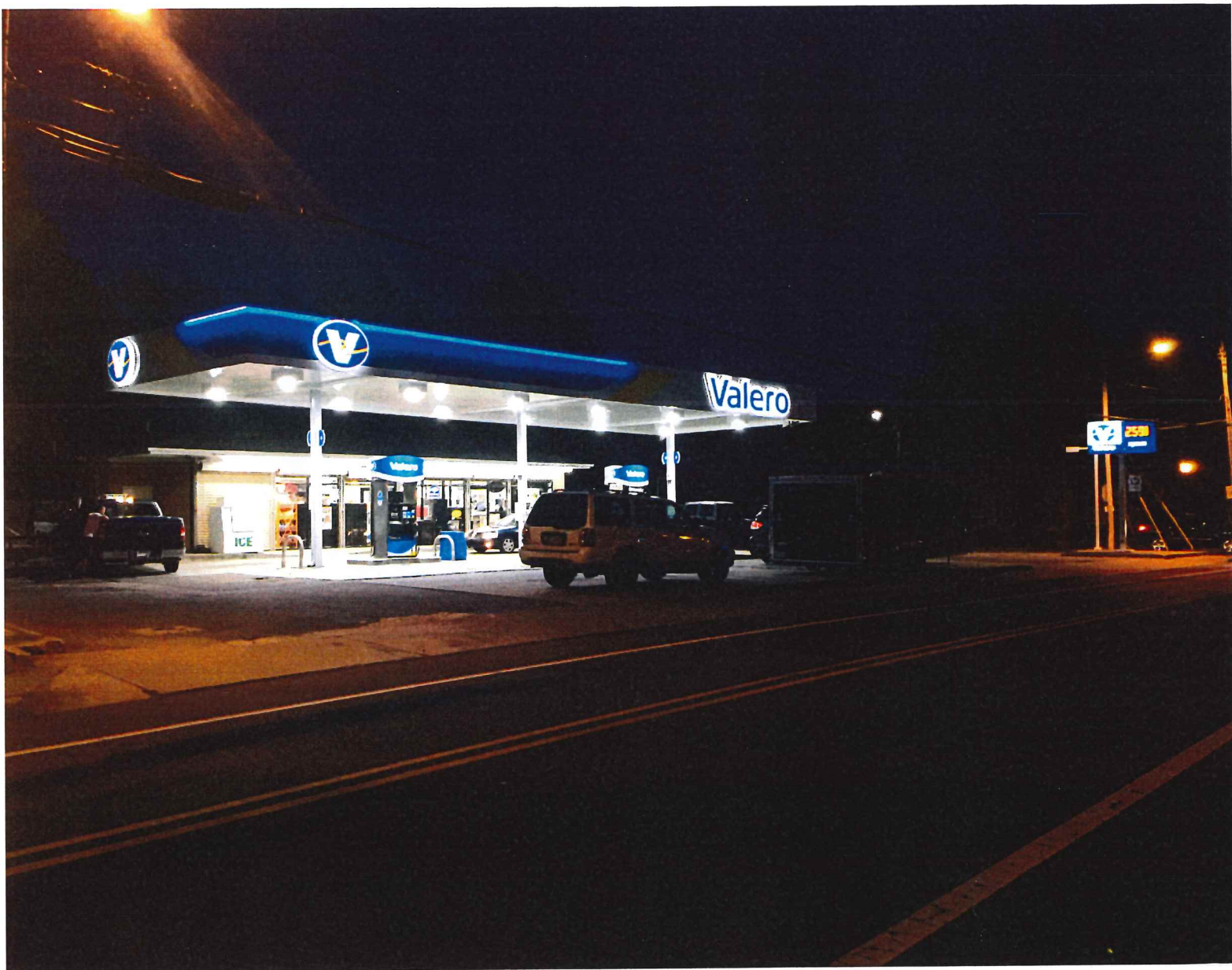
7) EXPOSED scale allows a lower minimum brightness than the FILTERED scale.

- a. Level 2 allows digits to dim to 7%, which is no more than 0.2 foot-candles above ambient light levels with no ambient light
- b. Level 1 allows the digits to dim to 5%
- c. Level 0 allows the digits to dim to 2%

Sincerely,

Mark Erickson
Product Development Manager
608-429-1692
merickson@everbrite.com

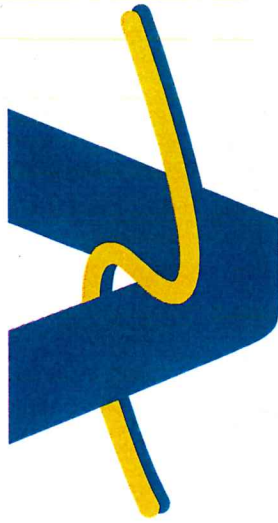








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Valero

GPM #309 / SPL #2934

1 Main St., Ellington, CT 06029

JULY 31, 2019

REV: 8-1-19
8-19-19
8-28-19
10-2-19
10-18-19

Site Conversion Recommendations

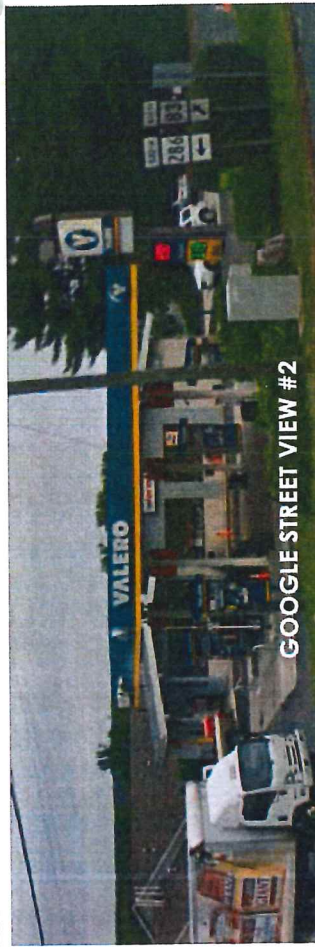
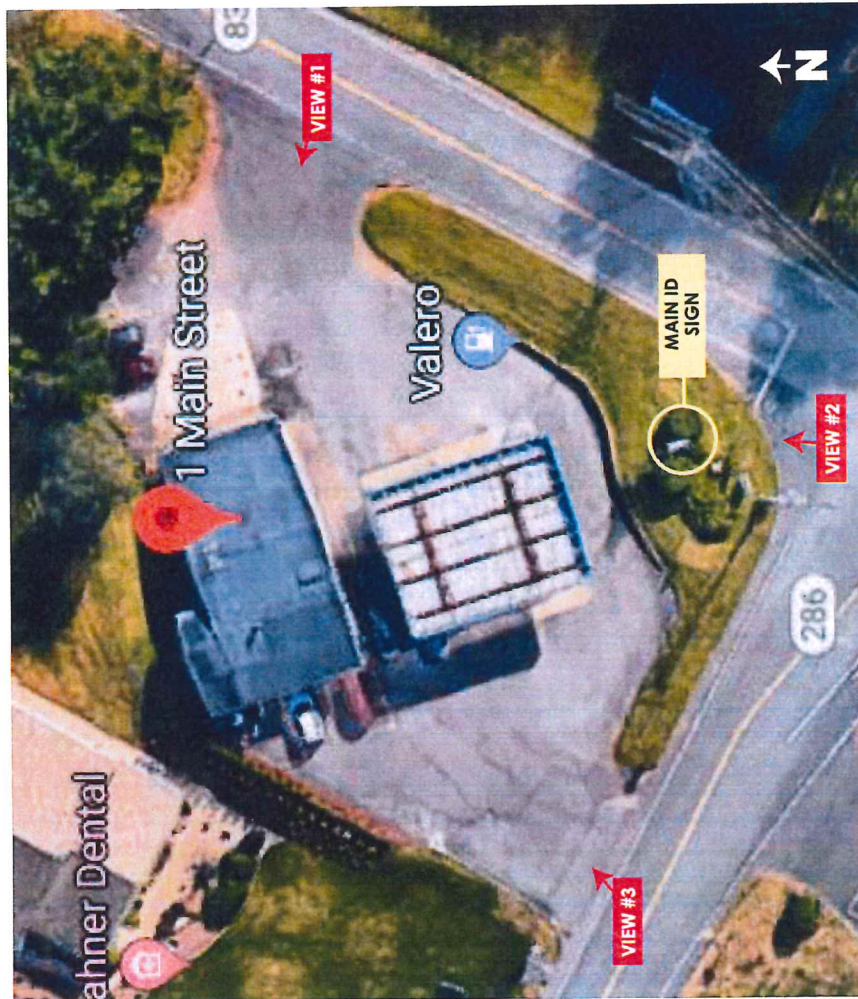


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SALES: ET | MGR: ME | DESIGN: TW
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Site Overview



Existing



Proposed



Pan Embossed Replacement Face and LED Pricer

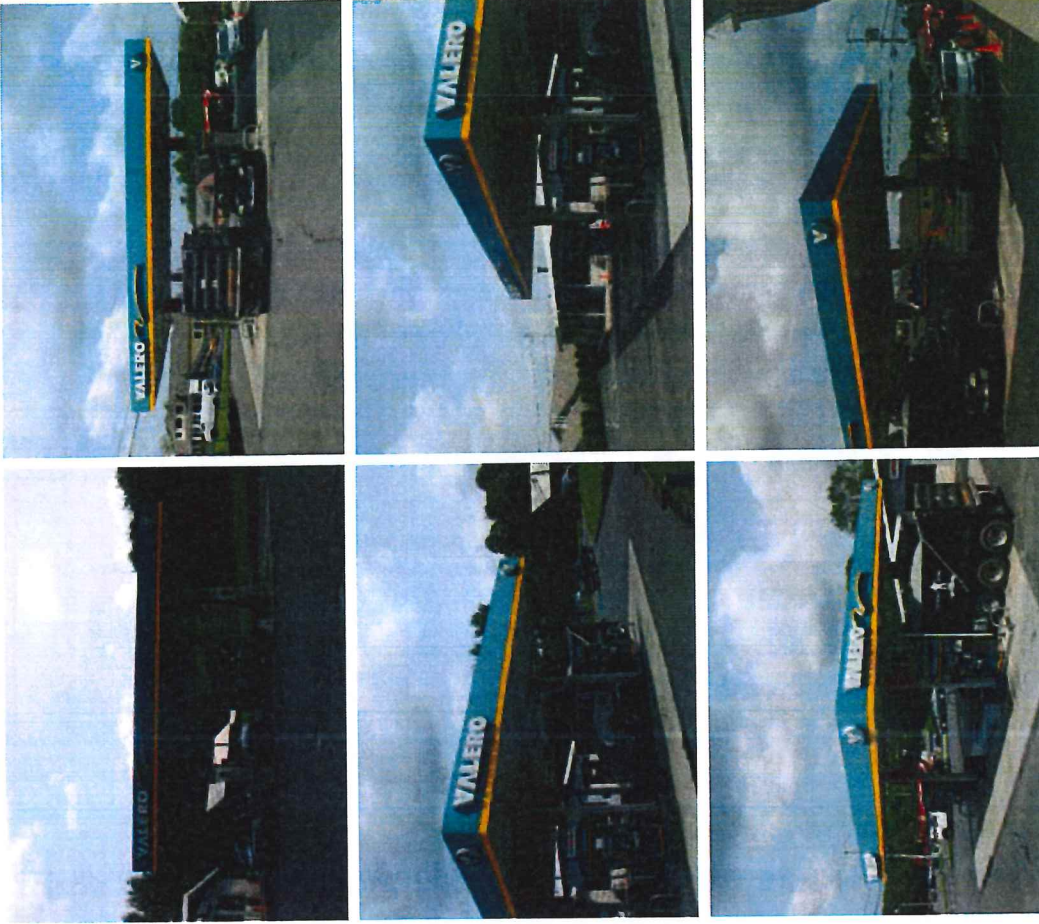
Pylon Sign





CANOPY FASCIA HEIGHT: 39"
NOTES:

- CURRENT 39" FASCIA - 36" FLAT
- CUT TO LOWER CANOPY FASCIA HEIGHT AND RE-SUPPORT FASCIA
- CANOPY LIGHTING IS NOT LED
- PRESSURE WASH



Existing Gas Canopy Overview

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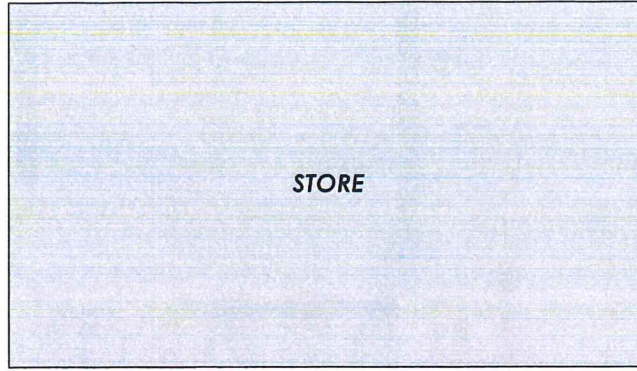
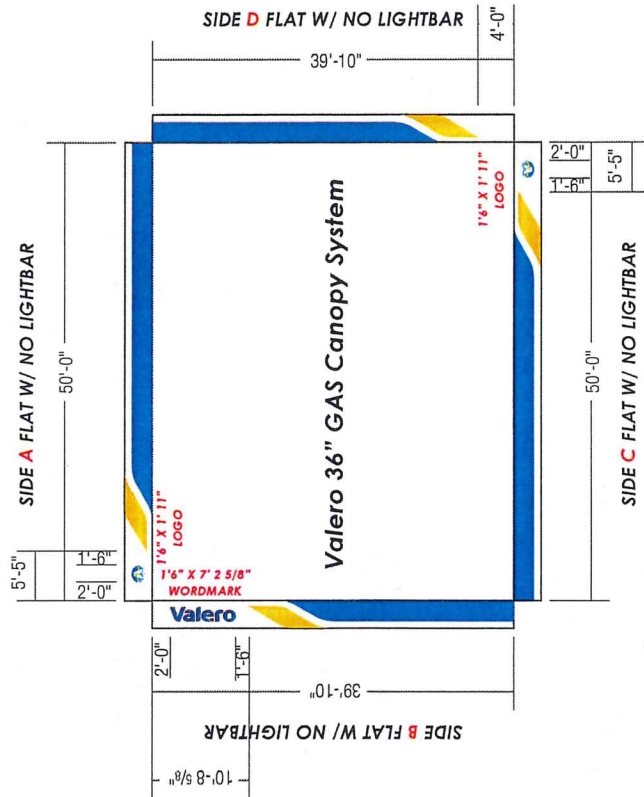


SCALE: 1/16"=1'

Main Street

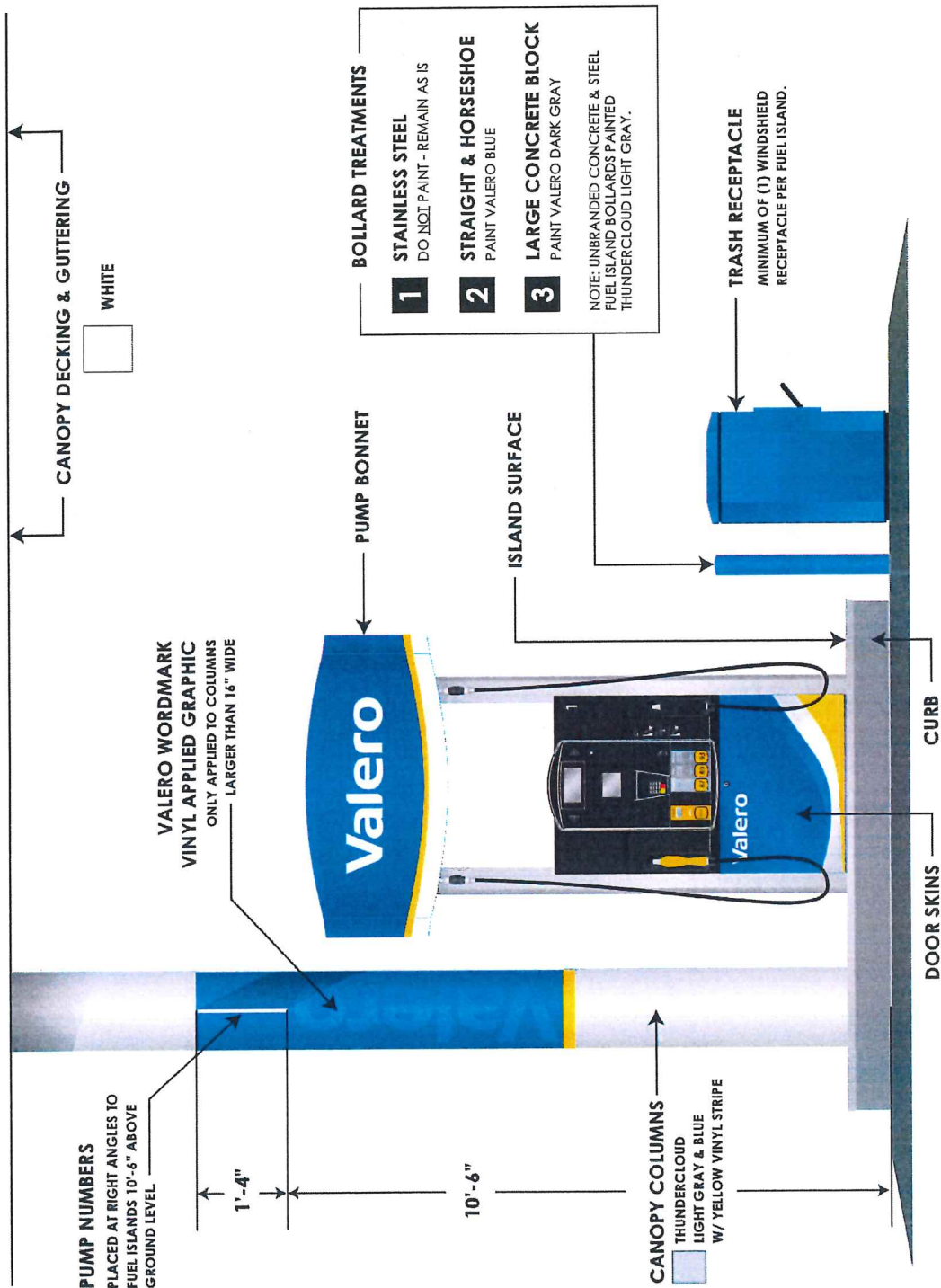
Somers Road

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Proposed Gas Canopy Fascia Rebrand

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Proposed Fuel Island Rebrand

ILLUSTRATION FOR REFERENCE ONLY

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Existing Gas Pump & Dispenser PHOTOS

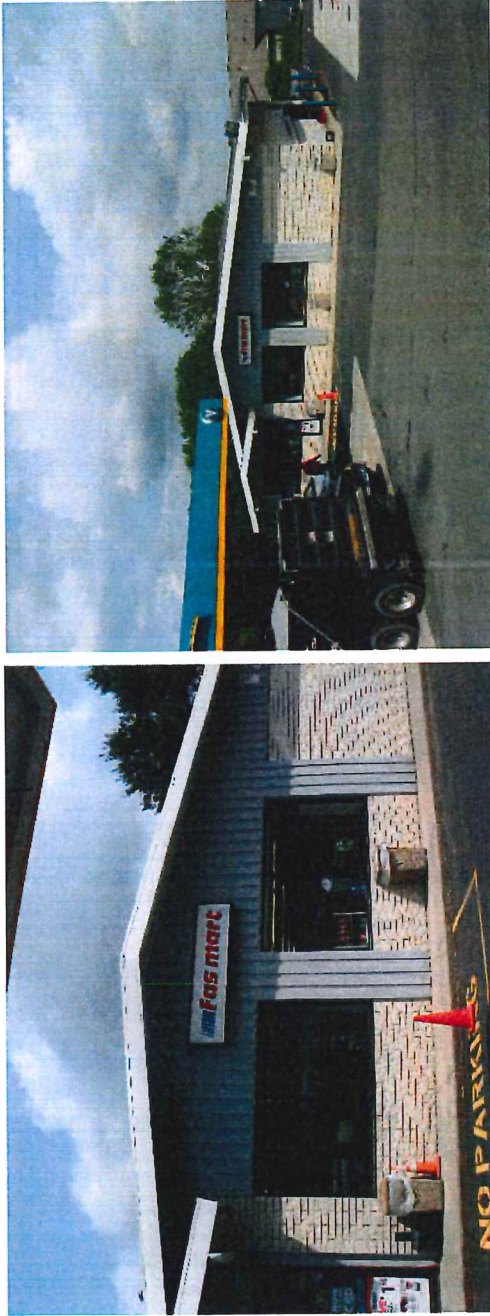
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**** BUILDING TO REMAIN AS IS ****

Building Overview

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Additional Site Photos

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SIGNS • LIGHT POLES • GAS VENTS • TRASH ENCLOSURES

SIGNS POLES & SIGN CABINETS

LIGHT POLES

GAS VENTS AWAY FROM BUILDING

GAS VENTS ADJACENT TO BUILDING

TRASH ENCLOSURES

THUNDERCLOUD LIGHT GRAY
THUNDERCLOUD LIGHT GRAY
THUNDERCLOUD LIGHT GRAY
NEUTRAL
THUNDERCLOUD LIGHT GRAY

BRANDED FUEL ISLANDS

CANOPY DECKING & GUTTERING

CANOPY POLES

PUMP NUMBER SIGNS

VERTICAL & HORSESHOE BOLLARDS

LARGE CONCRETE BOLLARDS

CURBS

STAINLESS STEEL BOLLARDS

WHITE
THUNDERCLOUD LIGHT GRAY
VALERO BLUE
VALERO BLUE
VALERO DARK GRAY
VALERO DARK GRAY
NO TOUCH

UNBRANDED FUEL ISLANDS

CANOPY DECKING & GUTTERING

CANOPY FASCIA'S

CANOPY POLES

CONCRETE & STEEL BOLLARDS

CURBS

WHITE
BLACK
THUNDERCLOUD LIGHT GRAY
THUNDERCLOUD LIGHT GRAY
VALERO DARK GRAY

BUILDING & CAR WASHES

SOFFITS & GUTTERING

ELEVATIONS

BOLLARDS

CURBS

WHITE
NEUTRAL
VALERO BLUE
VALERO DARK GRAY

VALERO BLUE - PRIMARY USE

PANTONE 3015C

Valero Signs, Dispensers, Fascias, Column Graphics



VALERO LIGHT BLUE - SECONDARY USE

PANTONE 639C

Highlight for Signs, Dispensers, Fascias, Column Graphics, Downlight Bar



VALERO DARK GRAY

BENJAMIN MOORE 2134-40 match

Curb, Bollards



VALERO GRAY

PANTONE 7542C

Dispenser Doors



VALERO LIGHT GRAY

THUNDERCLOUD GRAY 2124-40

Sign Posts & Cabinets, Light Poles, Canopy Poles, Bollards



VALERO LIGHT YELLOW

PANTONE 108C

Secondary color for Signage, Dispensers, and Fascias



VALERO YELLOW

PANTONE 7406C

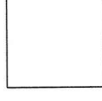
Primary color for Signage, Dispensers, Columns, and Fascias



VALERO WHITE

WHITE

White ACM Panels, Vinyl Substrates



Paint & Color Reference



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Pumps

Doorskins
Valances
Pump Graphics
Risers - No Touch
1 Windshield Caddy Per Pump

Forecourt

Mirrored Dog Ears
Columns - Thundercloud Gray & Blue
Island Curbs - No Touch

Gas Canopy

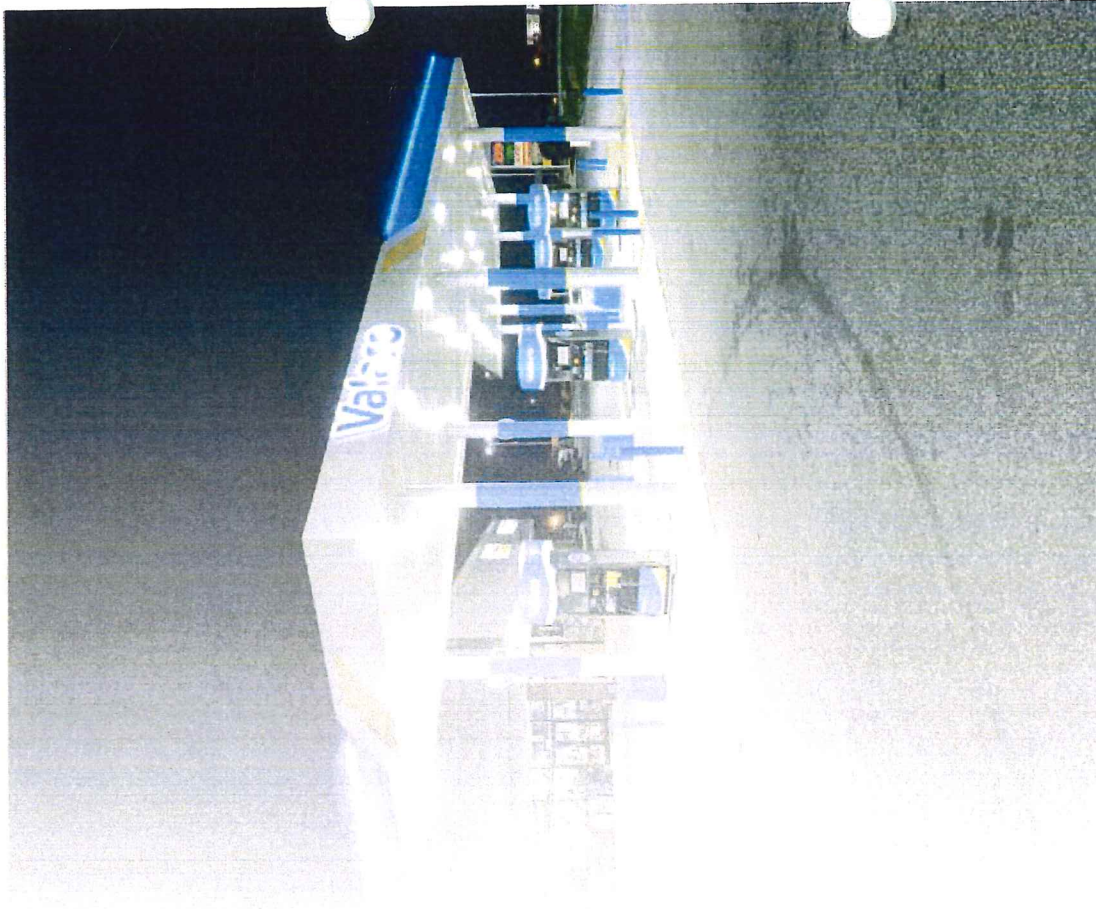
Current 39" Fascia - 36" Flat
Cut to lower canopy fascia height and re-support fascia
Canopy Lighting is NOT LED
Pressure Wash

MID

Paint Entire Cabinets & Poles Thundercloud Gray
Paint Light Fixtures Thundercloud Gray
LED Upgrade to entire sign
MID Face Change
Fleet Sign on MID

Miscellaneous

Building - No touch
Parking lot lights - (2) fixtures mounted to MID Paint Thundercloud Gray
Vent Pipes - Thundercloud Gray
Bollards by Building - Dark Gray



SCOPE OF WORK & SITE NOTES



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Town of Ellington

Planning & Zoning Commission Application

Type of Application: ☒ Zone Change ☐ Amendment to Regulation

☐ Site Plan Approval ☐ Special Permit ☐ Modification ☐ CGS 8-24

Application #

2202003

Date Received

2/27/2020

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

Owner's Information

Name: IRVING FRIEDMAN

Mailing Address: P.O. Box 415

ELLINGTON, CT. 06029

Email: irv119@yahoo.com

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

Primary Contact Phone #: 860-205-8686

Secondary Contact Phone #: _____

Signature: [Signature] Date: 2-27-2020

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: Same

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: 12 Broad Brook Rd

Assessor's Parcel Number (APN): 087 - 008 - 0000 Existing Zone: MF Proposed Zone: RRR
(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)

LOT does NOT have sewer access. Parcel has been on the market & prospective buyers looking for MF realized there's no sewer & went away. Other buyers realized it was zoned MF; didn't want to apply for a zone change & went away. Once re-zoned it'll be placed back on market as a residential lot.

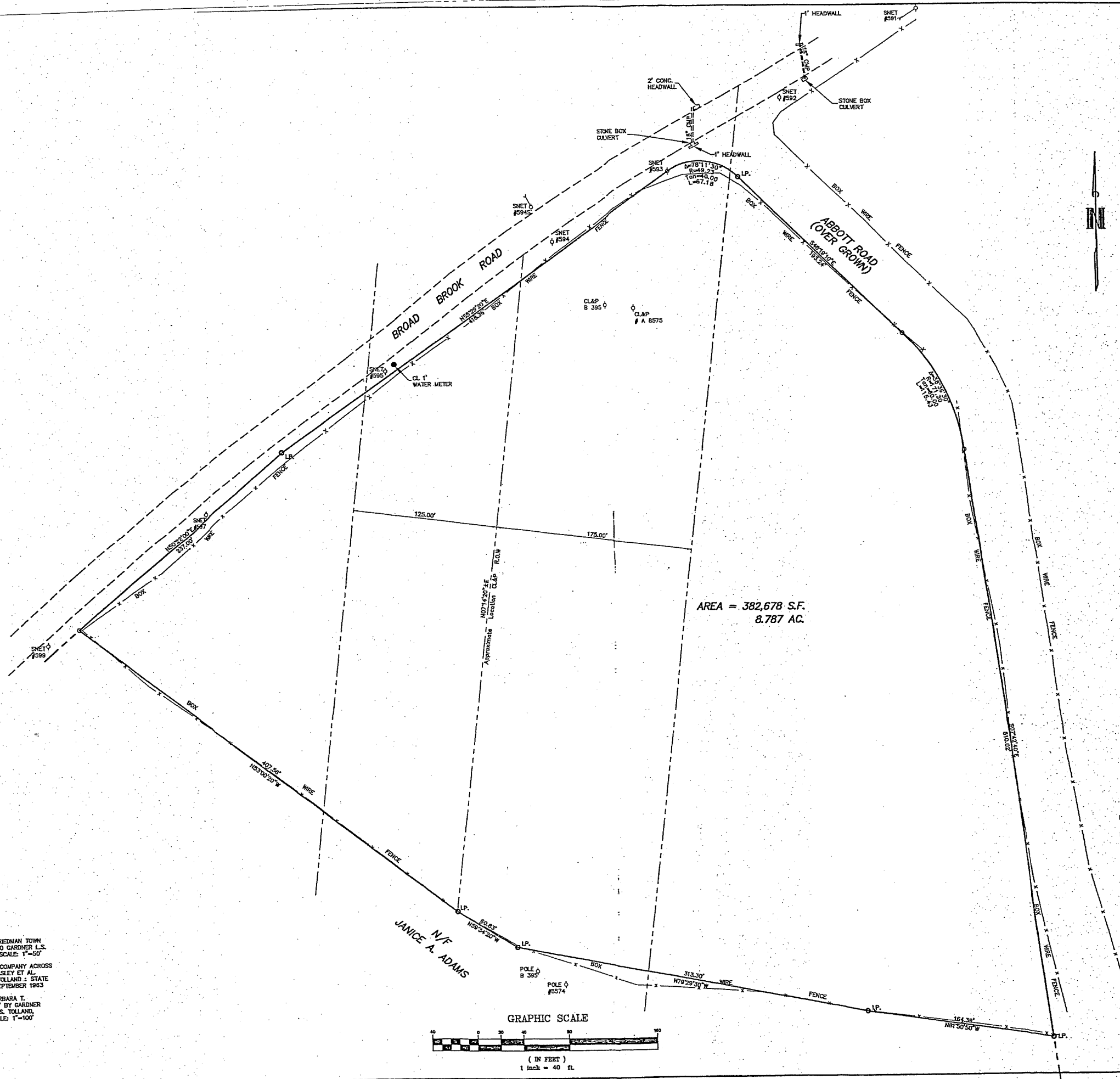
PA2005.FRL\15805.dwg 4/2/2006 10:01:39 AM EST

REFERENCE MADE TO MAPS TITLED:

"SOME LAND OF HARRY AND SAM FRIEDMAN TOWN OF ELLINGTON, CONN." BY EVERETT O GARDNER L.S. ROCKVILLE, CONN. DATE: 8-27-69 SCALE: 1"=50'

"THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF FLORENCE E. BEASLEY ET AL. TOWN OF ELLINGTON : COUNTY OF TOLLAND : STATE OF CONNECTICUT SCALE: 1"=200' SEPTEMBER 1963

"PLAN OF LAND PREPARED FOR BARBARA T. HAMBACH ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES P.E. & L.S. TOLLAND, CONNECTICUT DATE: 2-15-90 SCALE: 1"=100' MAP NO. 6667 SHEET NO. 2 OF 2



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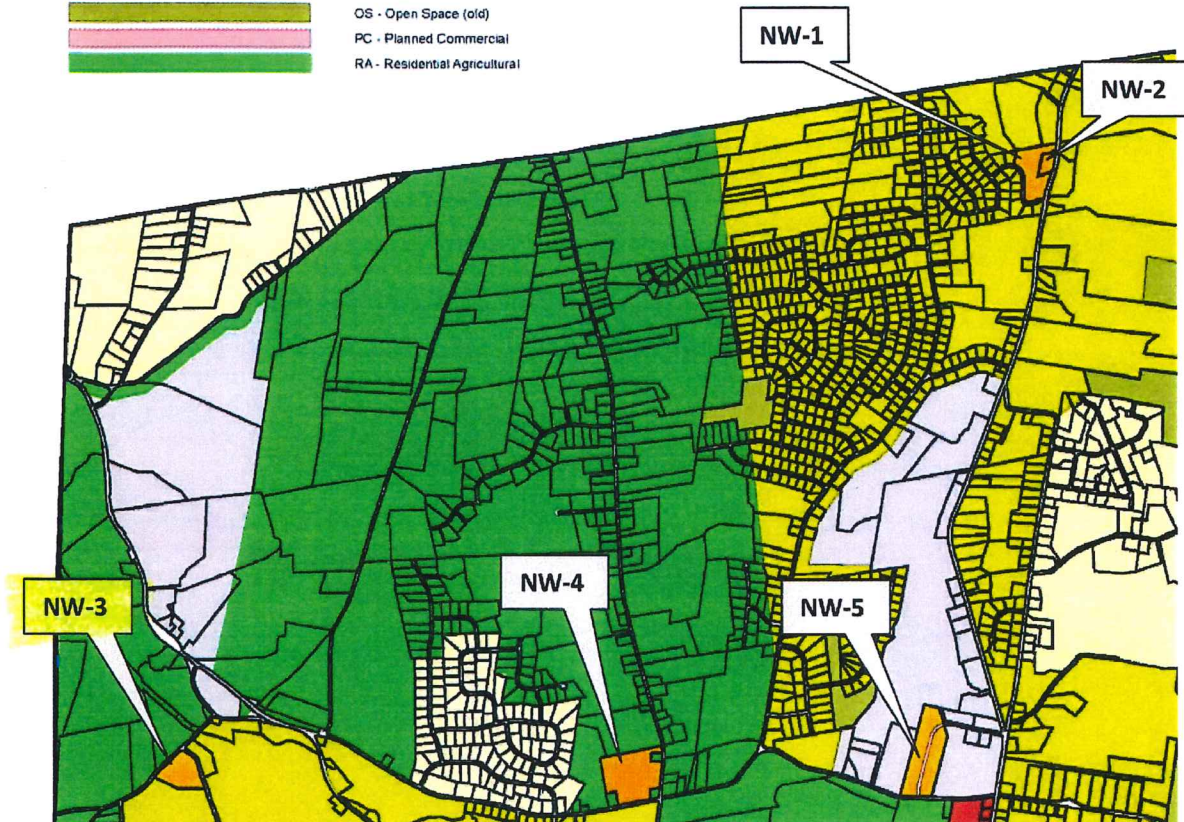
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND THE ASSOCIATION OF PROFESSIONAL SURVEYORS AND MAPPERS, INC. (ASPSM) ON SEPTEMBER 24, 1996. BOUNDARY DETERMINATION CATEGORY: RESURVEY CLASS OF ACCURACY: L-2
JOHN J. GARDNER

MEGSON & HEAGLE
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-669-0587

BOUNDARY MAP
BROAD BROOK ROAD / ABBOTT ROAD
PREPARED FOR
IRVING FRIEDMAN
ELLINGTON, CONN.

REV. 4-3-08 BOUNDARY DETERMINATION CATEGORY REVISED
CK. BY: J.L.H.
DRW. BY: PEJ
DATE: 1-17-06
SCALE: 1"=40'
SHEET 1 OF 1
MAP NO. 158-05-1BDY

Northwest



Legend	Description	M/B/L
NW-1	<ul style="list-style-type: none"> Change zoning of Town House Garden Apartments from MF to DMF 	
NW-2	<ul style="list-style-type: none"> Change zoning of residential property from MF to A 	
NW-3	<ul style="list-style-type: none"> Change zoning of property from MF to A 	
NW-4	<ul style="list-style-type: none"> Change zoning of High Meadow Apartments from MF to DMF 	
NW-5	<ul style="list-style-type: none"> Change zoning of Meadowbrook Apartments from MF to DMF 	

Town of Ellington Planning & Zoning Commission Subdivision Application

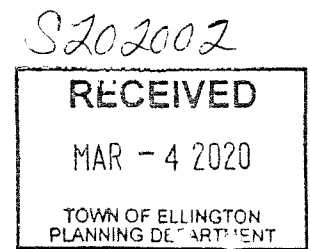
SUBDIVISION NAME: _____		Application # <div style="border: 1px solid black; padding: 2px; display: inline-block; background-color: yellow;">S202002</div>
LOCATION: <u>Windermere Ave & West Road</u> <u>019-005-0000, 019-005-0003, 019-005-0004 & 019-005-0005</u>		Date Received <u>3/4/2020</u>
ASSESSOR'S PARCEL NUMBER (APN): _____ (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 type="checkbox"/> Conditional	
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<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Chilson Realty Co</u></p> <p>Mailing Address: <u>P.O. Box 611</u> <u>Vernon CT 06066</u></p> <p>Email: <u>perrychilberg@gmail.com</u></p> <p>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</p> <p>Primary Contact Phone #: <u>860-463-6436</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>[Signature]</u> Date: <u>03-03-20</u></p> <p><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></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: _____</p> <p>Mailing Address: <u>Same as owner</u></p> <p>Email: _____</p> <p>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</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: _____ Date: _____</p> <p><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></p>
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Total Acreage of Property: _____ Zone of Property: <u>C & IP</u> Required Density Factor (R/LR = 6, RAR = .5): _____	
Open Space Proposal (check one): <input checked="" type="checkbox"/> 10% Land Set-Aside <input type="checkbox"/> Fee in Lieu of Land <input type="checkbox"/> Combination <input type="checkbox"/>	
Amount (square feet & acres): <u>>25%</u> Slopes: _____ Wetlands & Watercourses: _____ 100-Year Floodplain: _____	
Developable Land: _____ Lot Yield: _____ Remaining Land: _____ Area to be subdivided: _____	
# of Proposed Development Lots: <u>SEE ATTACHED</u>	
Public Water: <input type="checkbox"/> Yes <input type="checkbox"/> No Public Sewer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>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.</small>	
Is parcel located within 500' to any municipal boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small>	
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? <small>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.</small>	
Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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 (§8-3(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.</small>	

March 3, 2020



To: Planning and Zoning Commission

Re: Proposed Linear Park Parcel on Chilson Realty Co.

This application is to propose a change to the previously approved subdivision of land of Chilson Realty filed on the land records on 11/9/99 Map H-460 "SUBDIVISION PLAN" LIMITED PROPERTY SURVEY LAND OF SHILSON REALTY ELLINGTON, CONNECTICUT SCHINDLER SURVEYS DATE 8/19/99 REV TO 9/10/99 SCALE 1"=100' " **Exhibit A**. This change in the property line involves land that is being conveyed to the Town of Ellington as a Proposed Linear River Park along the Hockanum River and needs to have resubdivision approval according to C.G.S. 8-25.

The above referenced subdivision of Chilson Realty was approved in 1999 and a map filed on the land records indicating three parcels to be created. One parcel (019-005-0000) is approximately 25± acres and has frontage on West Road. The second parcel (019-005-0003) is a 10 acre parcel also known as 40 West Rd and now owned by CWTL Investments LLC (Sullivan Tire). The third parcel (019-005-0005) is approximately 22± acres and has frontage on Windermere Avenue. In creating these three parcels a fourth parcel was created to be preserved as open space. This fourth parcel (019-005-0004) is a Proposed Linear River Park to be conveyed to the Town of Ellington containing 9.23± acres. There is a letter from Town Attorney Ryan in the P& Z file that can be referenced regarding this subdivision approval.

Chilson Realty Co. has been an active client and we have continued to work on possibilities for this property since the subdivision was approved.

One rendition of a map **Exhibit B**, with the same title, has a revision date of "9/26/01 Open Space". This map shows the parcels that were created during the 1999 subdivision approval but with different area, bearings and distances for the Proposed Linear River Park. The area of the linear park is decreased from 9.23 to 8.87 acres. This map is not on file in the land records.

In 2003, our office produced a map for Chilson Realty Co and DeML Enterprises to swap ownership of equal portions of land. This land swap was based on **Exhibit B** map dimensions. A portion of this transfer occurred on the land records. Namely Chilson Realty transferred ownership of a triangular portion of land to DeML Enterprises. The map was never filed on the land record and there is no deed recorded transferring DeML Enterprises to Chilson.

The third parcel fronting on Windermere Avenue is currently under a purchase agreement. Landmark Surveys has been contracted to make sure the deeds confirm what they are agreeing to purchase. In doing so, we discovered this property line discrepancy and are looking to resolve it. We are proposing that the Proposed Linear River Park created in 2001 be the Proposed Linear River Park to be conveyed to

the Town of Ellington therefore revising the property line to the third parcel. "SKETCH OF CHILSON REALTY BY: LANDMARK SURVEYS LLC 3/2/2020" **Exhibit C** Upon conveyance of the linear park to the Town of Ellington, Chilson Realty has requested to retain the unrestricted right to drain from the West Road parcel APN 019-005-0000 to the linear park APN 019-005-0004.

With that being said, the original Chilson Realty Co. parcel was surveyed in 1982. Monumentation was set at the property corners which are what we will hold when we resurvey this parcel. All measurements contain error and the based on where we locate the existing monumentation there may be some slight changes to the bearings, distance and area. I would anticipate that the distances may vary as much as $\pm 0.1'$, the bearing may vary as much as $\pm 30''$ and the area may vary as much as 0.1 Acre. Seeing that 800'+ of the property line for the linear park runs along the centerline of the Hockanum River, the area cannot be accurately calculated and will fluctuate anyway.

A final resubdivision map will be filed on the land records.

Sincerely,



Landmark Surveys LLC
Rachel Dearborn

TOTAL PROPERTY AREA - 66.88 ACRES
SURVEYED PARCEL AREA - 10.00 ACRES ±
RESERVED OPEN SPACE AREA - 9.23 ACRES

LEGEND:
IRON PIPE
CONCRETE MONUMENT
UTILITY POLE

NATURAL COUNTRY FARMS, INC.

OTHER LAND OF CHILSON REALTY
PARCEL 019-005-0000

VALLEY FARMS

LOCATION PLAN

Scale: 1" = 1000'



WEST ROAD

CONN. RTE. 83

20' DRAINAGE EASEMENT TO BE
RESERVED BY CHILSON REALTY

PROPOSED FUTURE RD.

PARCEL AREA
10.00 ACRES ±
PARCEL 019-005-0003

FLORDELIZA & DAVID
PALAZZOLO

CHRISTOPHER M. &
JANICE B. KOGUT

LIONEL M. &
FRANCES
RIENDEAU

PARCEL 019-005-0004

"VICTORIAN HOUSE
CONDOMINIUM"

Approved by the Town Planning & Zoning Commission of the Town of Ellington
on this ___ day of ___, 19___. In accordance with Section 8-26c of the
Connecticut General Statutes, all work in connection with subdivision must be
completed by ___ 20___.
Secretary _____ Chairman _____

CARY RUBMAN
&
ROBERT MINCH

RECEIVED
MAR - 4 2020
TOWN OF ELLINGTON
PLANNING & ZONING

"SUBDIVISION PLAN"

LIMITED PROPERTY SURVEY
LAND OF
CHILSON REALTY
ELLINGTON, CONNECTICUT

SCHINDLER SURVEYS
LAND BOUNDARY CONSULTANTS
ELLINGTON, CONNECTICUT

DRAWN BY: A.E.S. SCALE: 1" = 100' DATE: 8/19/99 JOB NO.: 8111-786-2

EXHIBIT A

HOCKANUM
MARGARET A. ZANKS
THOMAS W. &
MARGARET LOOS

THE FIVE TOWN
LAND TRUST, INC.

WINDERMERE
AVENUE

PROPOSED LINEAR RIVER PARK
TO BE CONVEYED TO THE TOWN OF ELLINGTON
AND TO BE PRESERVED AS OPEN SPACE
CONTAINS: 9.23 ACRES ±

OTHER LAND OF CHILSON REALTY
PARCEL 019-005-0005

DAVID J. & BETH A.
SPIELMAN

EDWARD H. & ALMA L. LUGINBUHL

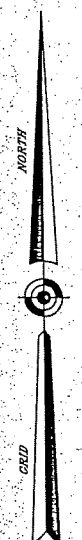
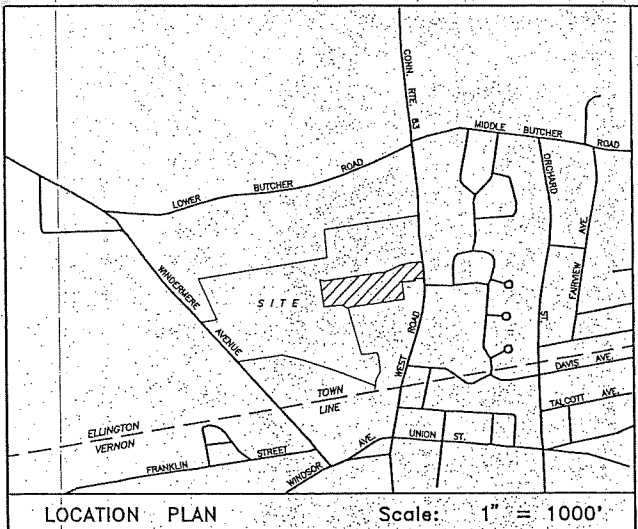
JOSEPH M.
& ALMA S. SKIPPER

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ALFRED E. SCHINDLER, LICENSED LAND SURVEYOR
DATE: 8/19/99
L.S. 05731
LICENSE NO.

SCALE 1"=100'
0 100 200 300 400 FEET
0 100 200 300 400 METERS

NOTES:
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20
OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND
MAPS IN THE STATE OF CONNECTICUT". IT IS A LIMITED PROPERTY SURVEY BASED UPON A RESURVEY
AS RELATES TO THE PERIMETER AND AN ORIGINAL SURVEY AS RELATES TO THE NEWLY-CREATED
PARCEL LINES AND OPEN SPACE LINES, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY THIS OFFICE ENTITLED:
"MAP OF PARCELS OF LAND OF CHILSON REALTY CO. ELLINGTON, CONNECTICUT DRAWN BY A.E.S.
SCALE 1"=100' DATE 10/10/90 JOB NO. 8111-7A-1S REVISIONS 10/31/90 NOTES FOR MORTGAGED
PARCEL 3/20/91 DRAINAGE RIGHTS & EASEMENT"



TOTAL PROPERTY AREA - 66.88 ACRES
SURVEYED PARCEL AREA - 10.00 ACRES ±
RESERVED OPEN SPACE AREA - 8.87 ACRES

LEGEND:
IRON PIPE
CONCRETE MONUMENT
UTILITY POLE

VALLEY FARMS

NATURAL COUNTRY FARMS, INC.

OTHER LAND OF CHILSON REALTY
PARCEL 019-005-0000
CONTAINS: 26.08 ACRES

PARCEL AREA
10.00 ACRES ±
PARCEL 019-005-0003

PARCEL 019-005-0004

OTHER LAND OF CHILSON REALTY
PARCEL 019-005-0005
CONTAINS: 21.93 ACRES

FLORDELIZA & DAVID
PALAZZOLO

CHRISTOPHER M. &
JANICE B. KOGUT

LIONEL M. &
FRANCES
RIENDEAU

"VICTORIAN HOUSE
CONDOMINIUM"

Approved by the Town Planning & Zoning Commission of the Town of Ellington on this ____ day of ____ 19__ in accordance with Section 8-26c of the Connecticut General Statutes, all work in connection with subdivision must be completed by ____ 20__.

Secretary _____ Chairman _____

CARY RUBMAN
&
ROBERT MINCH

RECEIVED
MAR - 4 2000
TOWN OF ELLINGTON
PLANNING & ZONING DEPT.

"SUBDIVISION PLAN"

LIMITED PROPERTY SURVEY
LAND OF
CHILSON REALTY
ELLINGTON, CONNECTICUT

SCHINDLER SURVEYS
LAND BOUNDARY CONSULTANTS
ELLINGTON, CONNECTICUT

DRAWN BY: A.E.S. SCALE: 1" = 100' DATE: 8/19/99 JOB NO.: 6111-78G-2

NOTES:

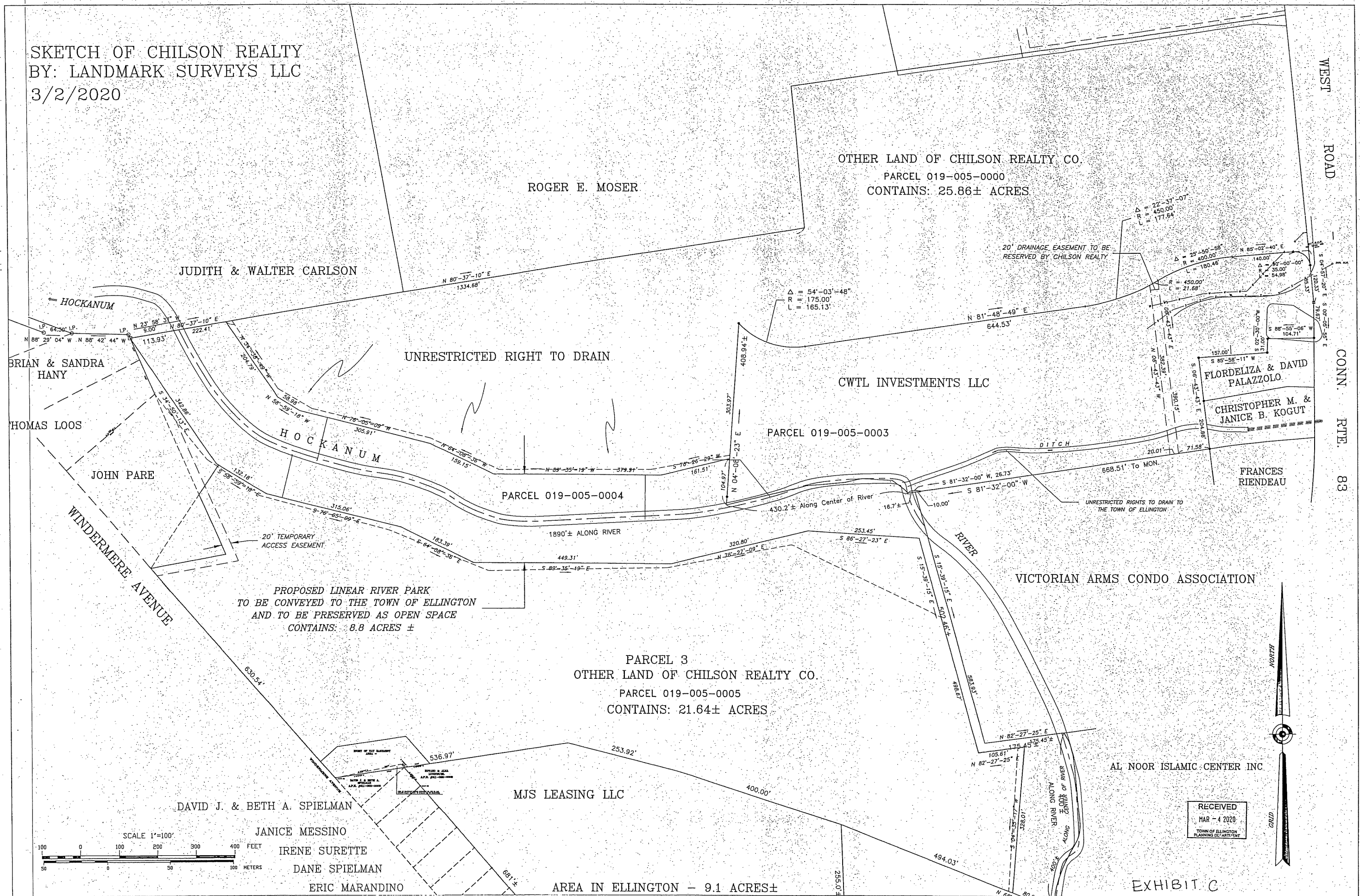
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A LIMITED PROPERTY SURVEY BASED UPON A RESURVEY AS RELATES TO THE PERIMETER AND AN ORIGINAL SURVEY AS RELATES TO THE NEWLY-CREATED PARCEL LINES AND OPEN SPACE LINES, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY THIS OFFICE ENTITLED: "MAP OF PARCELS OF LAND OF CHILSON REALTY CO. ELLINGTON, CONNECTICUT DRAWN BY A.E.S. SCALE 1"=100' DATE 10/10/90 JOB NO. 8111-7A-1S REVISIONS 10/31/90 NOTES FOR MORTGAGED PARCEL, 3/20/91 DRAINAGE RIGHTS & EASEMENT".

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ALFRED E. SCHINDLER, LICENSED LAND SURVEYOR DATE: 8/19/99 LICENSE NO.: L.S. 05731

EXHIBIT B

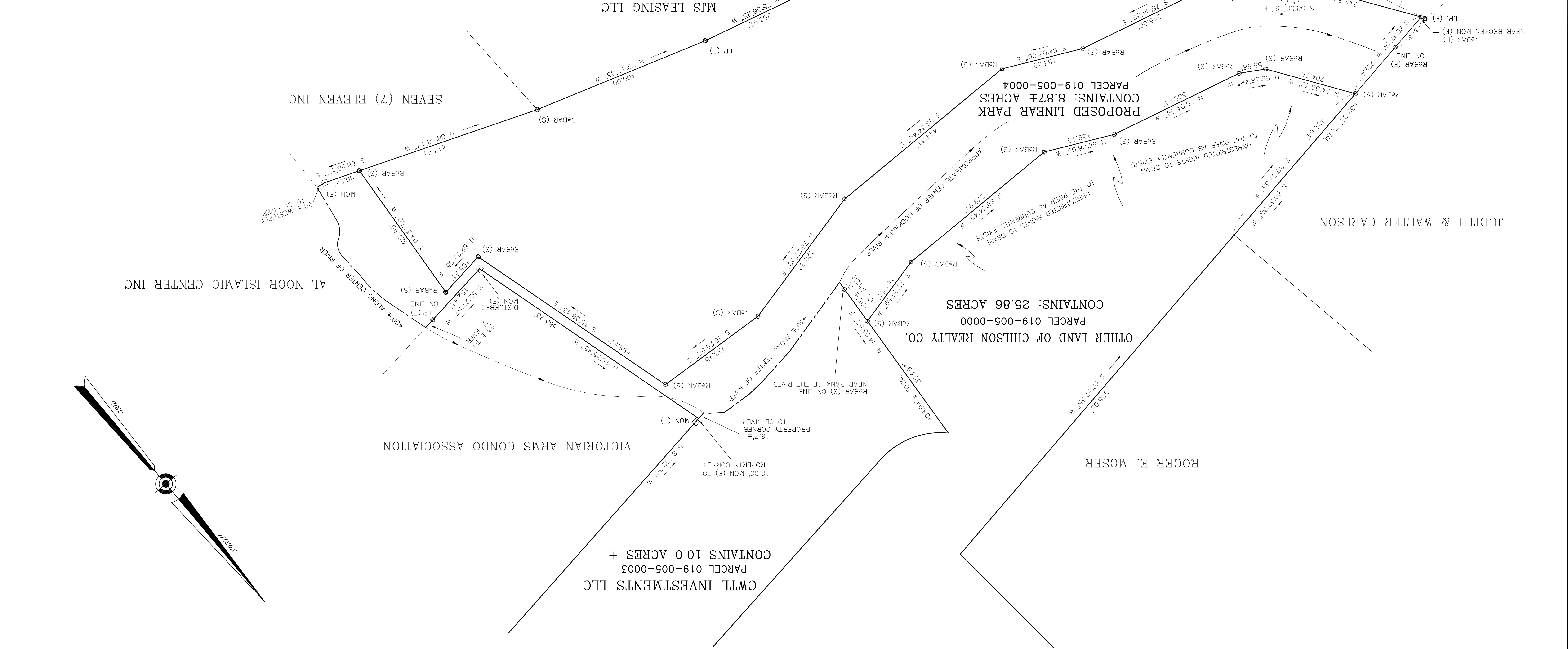
SKETCH OF CHILSON REALTY
BY: LANDMARK SURVEYS LLC
3/2/2020



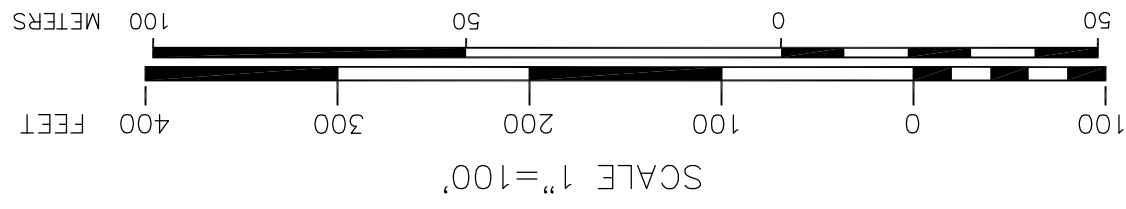
REVISION TO SUBDIVISION MAP

LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY CO. ELLINGTON, CONNECTICUT	REVISIONS	DRAWN BY R.L.D.	SCALE 1"=100'	DATE 4/27/2020	JOB NO. 202004-1
		62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC			

- N O T E S:
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300p-20 AND MAPS IN THE STATE OF CONNECTICUT. IT IS A LIMITED PROPERTY SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
A. ""SUBDIVISION PLAN"" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY ELLINGTON, CONNECTICUT SCHINDLER SURVEYS SCALE 1"=100' DATE: 8/19/99 REV TO: 9/10/99
B. ""SUBDIVISION PLAN"" LIMITED PROPERTY SURVEY LAND OF CHILSON REALTY ELLINGTON, CONNECTICUT SCHINDLER SURVEYS SCALE 1"=100' DATE: 8/19/99 REV TO: 9/26/01
3. REFERENCE IS MADE TO A LETTER FROM ATHERTON B. RYAN, TOWN COUNSEL TO REANNA GOODREAU, LAND USE ASSISTANT DATED NOVEMBER 3, 2006.
4. HORIZONTAL DATUM - NAD83.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR
L.S. 70295
DATE
LICENSE NO.





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 MINUTES MONDAY, FEBRUARY 24, 2020, 7:00 PM TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

MEMBERS PRESENT: Chairman Arlo Hoffman, Regular Members Sean Kelly, Ricci Hirth, F. Michael Francis and Michael Swanson, and Alternates Jon Moser and Keith Durao

MEMBERS ABSENT: Vice Chairman Bill Hogan and Regular Member Robert Sandberg, Jr.

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

I. CALL TO ORDER: Chairman Hoffman called the meeting to order at 7:00 PM.

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

III. PUBLIC HEARING(S):

1. Z201927 – Getty Leasing, Inc. owner, Triumph Signs & Consulting, Inc., applicant, request to amend Section 6.3 Signs of the Ellington Zoning Regulations to allow detached LED gas price signs. (Hearing continued from January 27, 2020)

TIME: 7:01 PM

SEATED: Hoffman, Kelly, Hirth, Francis, Swanson, Moser and Durao

Amanda Dickenson, Valero Gas Station, 1 Main Street, Ellington, CT, was present for the application. Ms. Dickenson was contacted by Elizabeth Thieme, Triumph Signs & Consulting, Inc., and asked to attend the meeting to answer questions. She explained brightness of the LED prices can be dimmed by a switch in the office. She said gas prices change up to two times a week and signage is shutoff at 11PM when the station closes. She said the detached sign was erected six years ago. Lisa Houlihan, Town Planner, explained LED signage is not allowed by local regulations and the existing sign was installed without proper permits. The applicant is requesting a text amendment to allow detached digital signage for fuel prices only.

Ms. Dickenson stated the gas station is located on a dark corner and Valero is updating all stations with a new image. Ms. Houlihan stated the gas station is located across the street from a residential zone, and read the proposed new text (copy attached).

In response to Chairman Hoffman, Tim Schneider, Earthlight Technologies, 92 West Road, explained why foot candle levels are difficult to measure.

In response to Chairman Hoffman, Commissioner Francis said he is opposed to the regulations. Alternate Moser suggested moving forward with the proposed wording. After further discussion, the commission added the term "accompanied" to section 6.3.7.B.7 and not a specific color.

Sam Schneider, Earthlight Technologies, 92 West Road, mentioned it's costly to convert to LED signage.

Tom Palshaw, 120 Pinney Street, said that LED technology is quickly progressing and is easier to read while driving.

MOVED (SWANSON) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201927 – Getty Leasing, Inc. owner, Triumph Signs & Consulting, Inc., applicant, request to amend Section 6.3 Signs of the Ellington Zoning Regulations to allow detached LED gas price signs.

MOVED (KELLY) SECONDED (MOSER) AND PASSED (FRANCIS - NAY) TO APPROVE AS MODIFIED FOR Z201927 – Getty Leasing, Inc. owner, Triumph Signs & Consulting, Inc., applicant, request to amend Section 6.3 Signs of the Ellington Zoning Regulations to allow detached LED gas price signs.

EFFECTIVE DATE: MARCH 15, 2020

2. 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.

TIME: 7:26 PM

SEATED: Hoffman, Kelly, Hirth, Francis, Swanson, Moser and Durao

Amanda Dickenson, Valero Gas Station, 1 Main Street, Ellington, CT, was present for the application. Ms. Houlihan stated the application can be opened and discussed, but decision needs to be extended to the next meeting after the appeal period for the text amendment has expired. Ms. Dickenson said the new rebranding colors are light blue, yellow and white. Ms. Houlihan inquired about the word "Valero" and the eyebrow on the canopy. After discussion it was agreed the eyebrow on the canopy would not be allowed to be lit.

MOVED (MOSER) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON MARCH 23, 2020, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, 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.

**Chairman Hoffman recused himself from application# S202001 and Z202001, Commissioner Kelly was seated as Acting Chairman.
Items #3 and #4 were considered together.**

3. S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request for a two lot subdivision of property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

TIME: 7:26 PM

SEATED: Kelly, Hirth, Francis, Swanson, Moser and Durao

PLANS REVIEWED: Subdivision Plan prepared For Skinner & Schneider Parties, 130 West Road, Ellington, Connecticut; Prepared by F. A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, Ct 06026; Scale: 1"=60'; SB-1 Sheet No. 1 of 1; Date: 01-10-2020, Revised Date: 02-24-2020.
Property & Topographic Survey Skinner & Schneider Parties, 120 West Road, Ellington, Connecticut; prepared for The Barn Yard, Everett Skinner Iv, P.E., 9 Village Street, Ellington, Ct 06029; prepared by Design Professionals, 21 Jeffrey Drive, P.O. Box 1167, South Windsor, Ct 06074; Scale: 1"=40'; Sheet V-1; Date: 01-10-2020.
Property & Topographic Survey Skinner & Schneider Parties, 120 West Road, Ellington, Connecticut; prepared for The Barn Yard, Everett Skinner Iv, P.E., 9 Village Street, Ellington, Ct 06029; prepared by Design Professionals, 21 Jeffrey Drive, P.O. Box 1167, South Windsor, Ct 06074; Scale: 1"=40'; Sheet V-2; Date: 01-10-2020.

Guy Hesketh, FA Hesketh and Associates, 6 Creamery Brook, East Granby, CT, was present to represent the application.

Mr. Hesketh described the location of the 25.3 acre parcel on West Road to be divided into two lots with a shared driveway between them. The parcel recently received a zone change to all Planned Commercial. Mr. Hesketh described the proposed easements and agreements required to be filed on the land records. Mr. Chris Moser, owner of the parcel to the rear of the property, will relocate the farm access to his parcel. Mr. Hesketh noted the wetlands delineation was added to the subdivision plan after submission to the Planning Department. He said the applicants are seeking approval for a two lot subdivision and a special permit for gravel outside storage area for sheds and prefabricated building for sale and site plan approval for construction of curb cut, access drive, bridge, gravel cart paths, storm water management facilities, and associated site improvements. He showed the proposed location of the detention basin and interceptor swales along the northern and southwestern boundaries to protect the watercourses by carrying stormwater runoff to the basin. The basin is sized to handle all proposed activity in this phase and the second phase of construction shown on the conceptual plan that will be submitted for approval at a later date. He showed where the covered bridge will be constructed.

Ms. Houlihan said the project has been approved by the Inland Wetlands Agency. The Design Review Board declined review since no structures are proposed. Landscaping should be installed in the green space along Route 83 with other approved site improvements. Landscaping provisions should be similar to Big Y West, meet Section 6 of the Zoning Regulations and consistent with Route 83 Corridor Study. Other officials recommend groupings of 6' evergreens be added to increase landscaping aesthetics year round. The Conservation Commission recommends a fee-in-lieu of open space. The northern portion land to be owned by Earth Light Technologies will remain farmland until development has been approved.

Ms. Houlihan distributed an email from Mike Caronna, not on behalf of the health department, but as a private citizen. He recommends preservation of land near the great swamp to remain in its natural state. Mr. Caronna's email was received after the Conservation Commission met. In response to Mr. Caronna's email, Mr. Hesketh said George Logan, REMA Ecological Services, did the wetlands delineations and reported a number of different species within the water way along the south side of the parcel. He explained the proposal includes enhancement of wetland areas and around the drainage to increase wildlife habitat areas.

Mr. Hesketh stated they are working with Department of Transportation on the curb cuts required for the project.

Ms. Houlihan read the draft modifications required for the subdivision and special permit applications.

Mr. Roger Moser, 17 Hayes Avenue, said he is in favor of the project and the two companies that are looking to develop the parcel are upstanding citizens and will do a good job.

MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request for a two lot subdivision of property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATIONS FOR S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request for a two lot subdivision of property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

MODIFICATIONS:

1. Subject to fee-in-lieu-of open space pursuant to Section 4.18 of the Ellington Subdivision Regulations.
 2. Subject to approval from the Town Engineer and compliance with comments dated February 12 & 14, 2020.
 3. In accordance with town ordinance, applicants shall pay cost of services for engineer and legal review of pre and post approval requirements.
 4. All deeds, easements, and other legal documents needed to effectuate the plan are subject to review and approval by the town attorney.
 5. Plans shall be revised with the assessor parcel numbers and street numbers as approved by the Town Assessor and Town Building Official.
4. Z202001 - James A. Moser, owner, Everett Skinner IV, applicant, request for a special permit for outdoor storage of pre-fabricated buildings and site plan approval for construction of curb cut, access drive, gravel storage area, bridge, gravel cart paths, storm water management facilities, and associated site improvements at property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

TIME: 7:26 PM

SEATED: Kelly, Hirth, Francis, Swanson, Moser and Durao

PLANS REVIEWED: GRADING, DRAINAGE & SOIL EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; GR-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-1; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-2; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-3; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 01-24-2020.

NOTES PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; NT-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 01-24-2020.

PRELIMINARY GRADING & DRAINAGE PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; GR-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, STAMPED "FOR REFERENCE ONLY".

PRELIMINARY UTILITY PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; UT-1 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

PRELIMINARY PLAN AND PROFILE DRAINAGE PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=40'; PP-1 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

PRELIMINARY UTILITY PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=40'; PP-2 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202001 - James A. Moser, owner, Everett Skinner IV, applicant, request for a special permit for outdoor storage of pre-fabricated buildings and site plan approval for construction of curb cut, access drive, gravel storage area, bridge, gravel cart paths, storm water management facilities, and associated site improvements at property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202001 - James A. Moser, owner, Everett Skinner IV, applicant, request for a special permit for outdoor storage of pre-fabricated buildings and

site plan approval for construction of curb cut, access drive, gravel storage area, bridge, gravel cart paths, storm water management facilities, and associated site improvements at property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) zone.

CONDITIONS:

1. Subject to approval from the Town Engineer and compliance with comments dated February 12 & 14, 2020.
2. Landscaping along the road frontage is required to be installed as part of the approved site improvements. Landscaping shall include groupings of evergreens in accordance with Section 6 of the Ellington Zoning Regulations, and consistent with landscaping shown on site development plans for Big Y West and recommendations of the Route 83 Corridor Study.
3. In accordance with town ordinance, applicants shall pay cost of services for engineer and legal review of pre and post approval requirements.
4. All deeds, easements, and other legal documents needed to effectuate the plan are subject to review and approval by the town attorney.

CHAIRMAN HOFFMAN WAS RESEATED.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z202002 - Pursuant to Section 8-24 of the Connecticut General Statutes, referral from the Ellington Board of Selectmen to consider and act on a resolution approving renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6, 2 Abbott Road, APN 008-010-0000.

Scott Nicol, Superintendent, and Brian Greenleaf, Director of Finance & Operations, for the Ellington Board of Education were present to review the proposal.

Mr. Nicol handed out a copy of a PowerPoint presentation. He explained the presentation is similar to one presented at the last Board of Selectmen meeting. The proposed design is conceptual at this time. He briefly described the proposed work to be completed at Windermere Elementary School. The updates address the age of the school, enrollments and ability to provide contemporary studies for students. He noted the Facilities Study Committee, and actions recommended by the Board of Education for Windermere School. Mr. Greenleaf mentioned how they project school enrollment to increase over the next ten years. Mr. Nicol stated the enrollment is not factored into the project. Ms. Houlihan noted that Chapter 8 of the Plan of Conservation & Development acknowledges significant growth in school enrollment over the last decade and expects a moderate increase in school enrollment over the next ten years.

Commissioner Hirth asked if it's cost effective to update the school. Mr. Nicol explained they discussed in great detail whether to build a new facility and decided on renovations as new. Mr. Greenleaf said the roof at Windermere School is over 25 years old, there is asbestos tiles in the older section, windows are not efficient, and the parking and traffic flow is a challenge due to the current layout of the school. He explained the proposed changes on site. (Copy of Windermere Building Project PowerPoint Presentation is attached to these minutes).

MOVED (MOSER), SECONDED (FRANCIS) and passed unanimously to resolve that the Planning and Zoning Commission of the Town of Ellington approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Various renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6, including the demolition of approximately 29,000 square feet of the current building, the construction of an

approximately 41,000 square foot addition, and other renovations and improvements, including full roof replacement to the approximately 57,000 square foot remaining portion of the building, and various related on-site and off-site improvements, and related work, including but not limited to turn lane additions and other road improvements, utility connections, signalization and sidewalks;

Provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

In so resolving, the commission finds the proposal consistent with the recommendations of the Plan of Conservation of Development and provides facilities to accommodate school enrollment needs mentioned in Chapter 8, Public Facilities and Infrastructure.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of January 27, 2020 Regular Meeting Minutes.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 27, 2020 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers: By consensus, tabled to March 23, 2020 PZC meeting.

After discussion, the commission agreed to hold ballot vote next month.

3. Appointment of PZC Alternate to serve on the CRCOG Regional Planning Commission for a two year term.

a. Alternate

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER SWANSON FOR ALTERNATE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021.

COMMISSIONER SWANSON ACCEPTED THE NOMINATION.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER SWANSON FOR ALTERNATE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021.

4. Correspondence: None

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 9:15 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Zoning Regulations - Text Amendment

Section 6.3 - Signs

6.3.7 B In the case of a fuel filling station, one detached sign may be allowed by the commission with changeable electronic fuel price information as follows:

1. Only the fuel price copy may be electronic and changeable.
2. The digital portion of the detached sign shall not exceed 50% of the total allowed sign area.
3. The sign shall incorporate photocell/light sensors with automatic dimmer technology that appropriately adjusts to ambient light conditions.
4. The sign shall not operate at brightness levels of more than 0.2 foot-candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distance to measure the foot-candles is calculated using the following formula:
 - a. Measurement distance equals the square root of the area of the sign times 100.
5. The owner/operator of a fuel filling station with a detached electronic fuel price sign shall provide written certification in compliance with this section when requested by the commission or the Planning Department.
6. The detached electronic fuel price sign shall be shut off at any time the fuel filling station is not open for business.
7. The color of the price digits shall be accompanied with a black background.

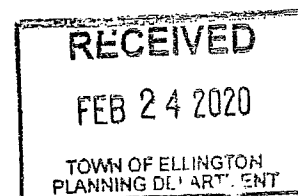
Effective Date: March 15, 2020

Windermere Building Project

February 24, 2020

Tonight

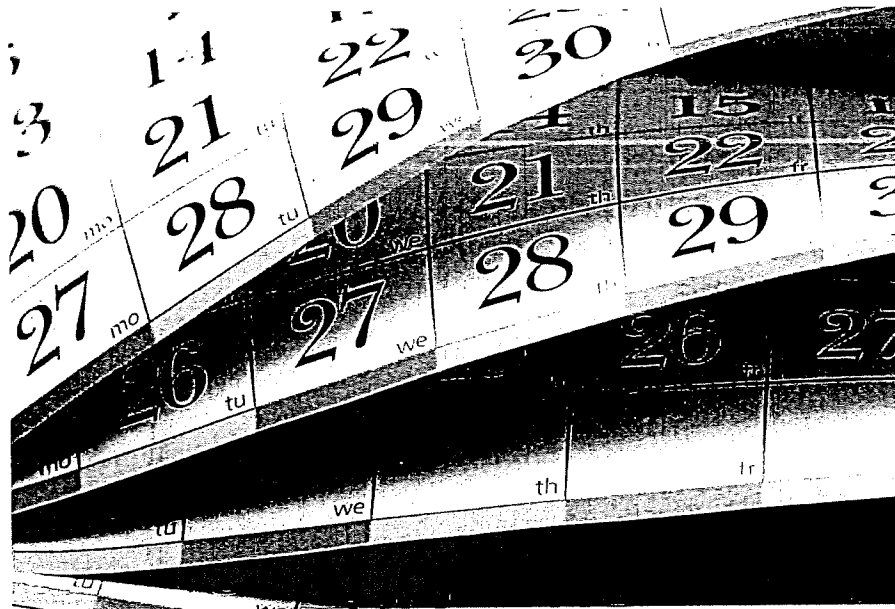
- CGS §8-24 Referral
- Long-term Planning Process
- Windermere Proposed Project
- Review Timeline
- Ask Questions



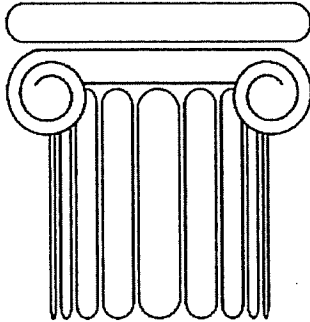
Rec'd @ PZC meeting

CGS § 8-24

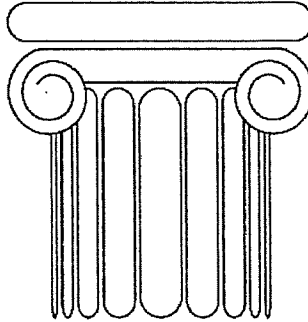
- Substantial improvements to municipal buildings must be referred to the PZC for a report
- Determine if it's consistent with long-term planning policies (e.g. POCD)
- Separate from site development approval (+/-24 months from now)



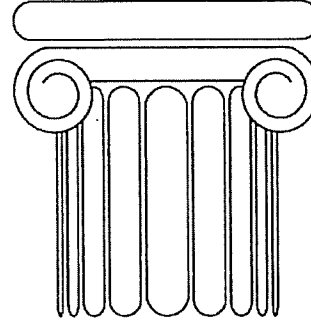
Facility Conditions



Enrollment Projections



Academic Vision



Facilities Study Committee

Name	Title
Gary Blanchette	Board of Education
Brian Greenleaf	Director of Finance & Operations
Doug Harding	Board of Finance
Brian Hendrickson	Assistant Superintendent
Lisa Houlihan	Town Planner
Tracey Kiff-Judson	Board of Education
Scott Nicol	Superintendent
Jack Turner	Board of Selectmen
Peter Welti	Permanent Building Committee

Facilities Study Committee

- BOE requested - Facilities Study Committee
- Advisory role
- Met 5 times (*September 2018 – August 2019*)
- Engage various boards / commissions

Facilities Study

- Three Community Forums (*live streamed*)
 - October 2018
 - December 2018
 - January 2019

Board of Education Actions

- Enrollment over next 10 years will likely increase (April 2019)
- Windermere will require investment as a New/Renovate-to-New project (June 2019)
- Accepts final facilities study report and seeks continue engagement with the community (July 2019)
- Press release to broader community (September 2019)

Engagement with Community

- Discuss Long-Term Facilities Study - November 14, 2019
- Discuss Windermere Project - December 12, 2019
- *Invited: Board of Selectmen, Board of Finance, Permanent Building Committee and Planning and Zoning Commission*

Action on Windermere

- *Board of Education acted on January 13, 2020*
 - *Selected preferred option*
- *BOE Administration worked with First Selectmen & Town Finance Office*
- *Board of Selectmen meeting on January 30, 2020*
- *Board of Selectmen pass a motion for CGS 8-24 referral on February 10, 2020*

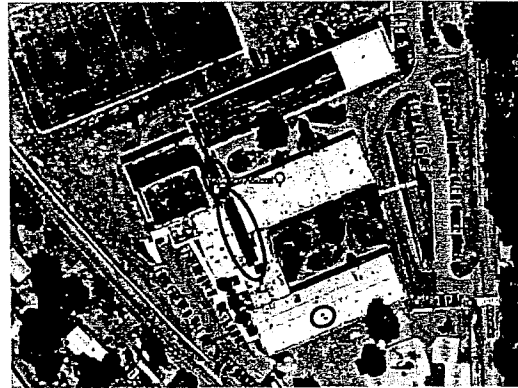
Why Windermere?

- Immediate capital needs (roof, VAT, windows)
- Inefficient layout
- Safety and security



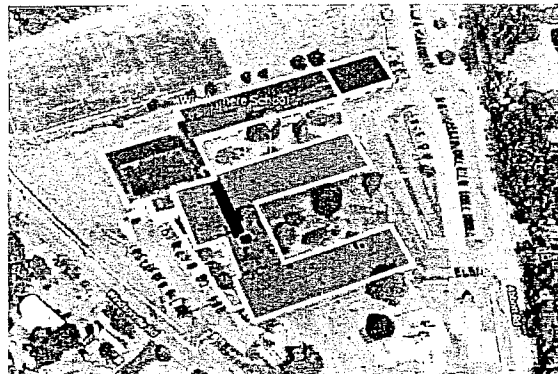
Immediate Capital Needs

- Roof is ~25 years old
- Original building includes Vinyl Asbestos Tile (VAT)
- Original windows are inefficient (single pane)
 - Environmental concerns with replacement
- Parking



Inefficient Layout

- Multiple expansions which were fiscally smart decisions at the time
- But, end result is a building sprawled out on one story

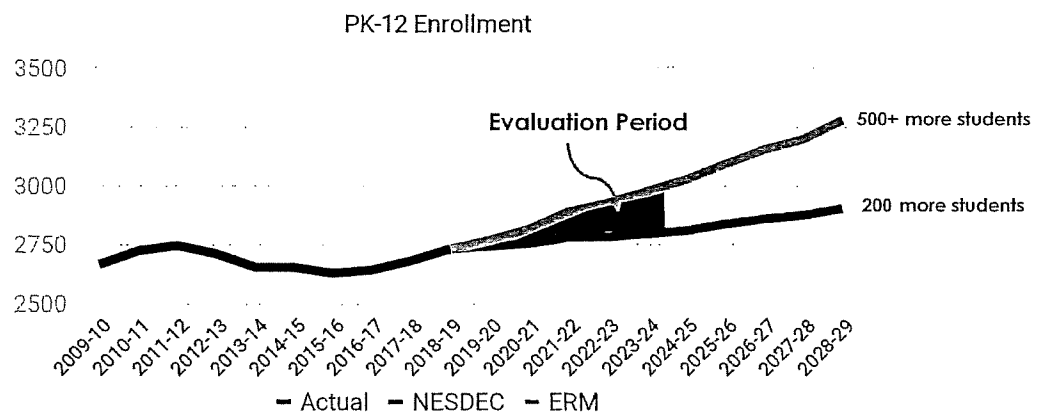


Safety & Security

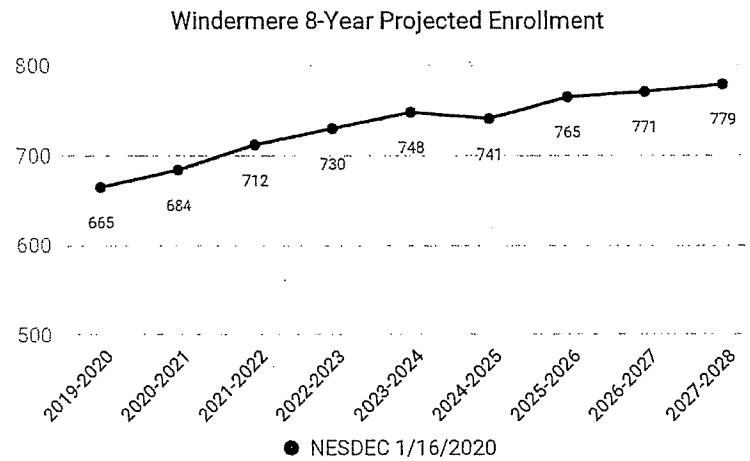
- Certain design/layout elements do not conform to current standards
- Some items would require significant to accomplish



Enrollment - Next 10 years

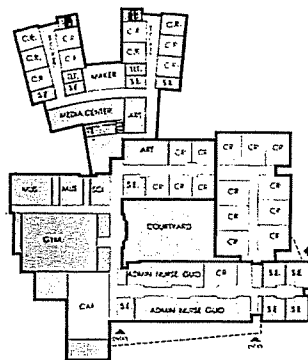


Windermere Specific Enrollment



Windermere Recommendation

Renovate-as-New



55% Renovation
45% New

Why?

- Similar academic benefits (21st century learning spaces, core spaces)
- Similar operational benefits (safety, parking, traffic, etc.)
- Big difference on cost (\$8M to Town)

ANALYSIS OF EXISTING CONDITIONS / CAPACITY ANALYSIS

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Capacity Analysis								
Item Description	Current Enrollment							
Grade Level	PK	K	1	2	3	4	5	6
Student Pop. (2027-28)	59	93	100	104	103	107	104	109
Subtotal	779							
	Current Space Standard							
SF/Student (Max.)	116	116	116	116	116	116	148	148
SF/Grade Level (Max.)	6,844	10,788	11,600	12,064	11,948	12,412	15,392	16,132

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287e-15. Standards (Reference: Section 10-283a)

(a) State standard space specifications. The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

AREA ANALYSIS

MAX. ALLOWED

97,180 SF

EXISTING BUILDING

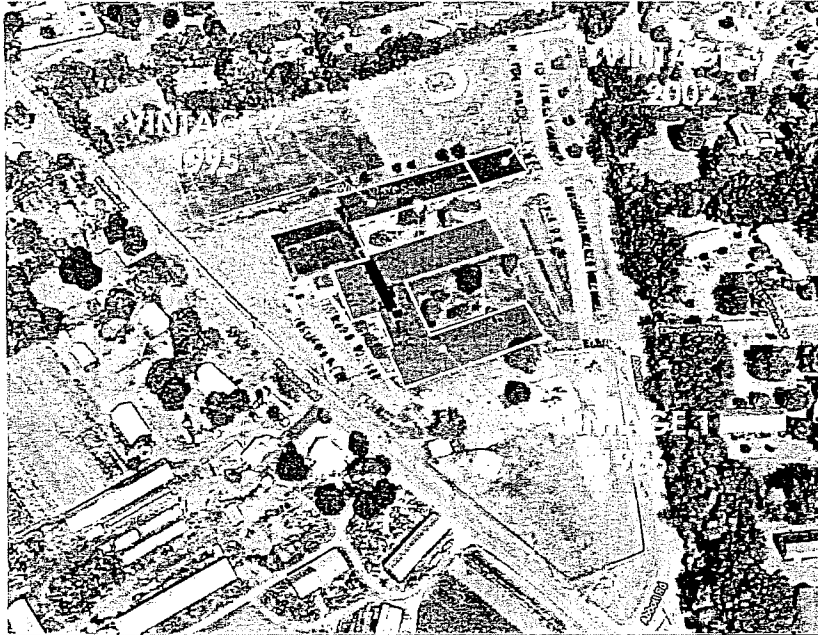
85,470 SF

DELTA

11,710 SF

13.7%

ANALYSIS OF EXISTING CONDITIONS / BUILDING VINTAGES

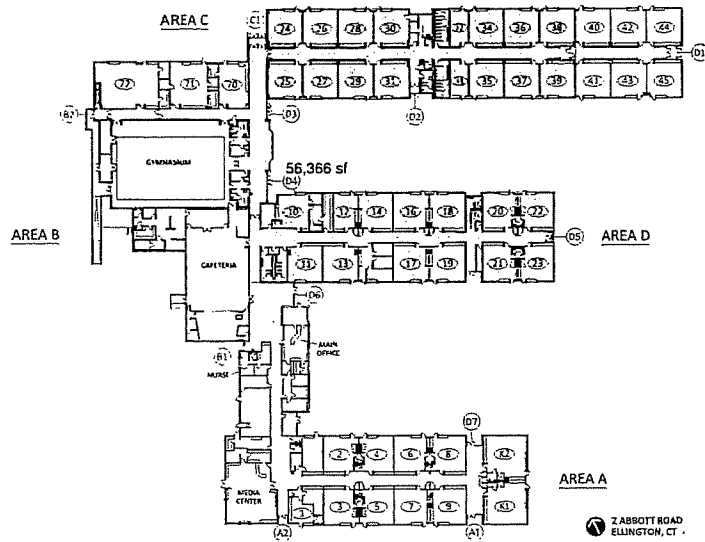
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Maximizing Reimbursement – RNV

Renovation Status – maximum demolition of existing structure: The OSGC&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, **but at least 55% of the total project at time of completion must be original construction.**

Consideration ~ Keep 55%, Construct 45%, and obtain 10% higher reimbursement rate = “Like New”

ANALYSIS OF EXISTING CONDITIONS / RENOVATE AS NEW

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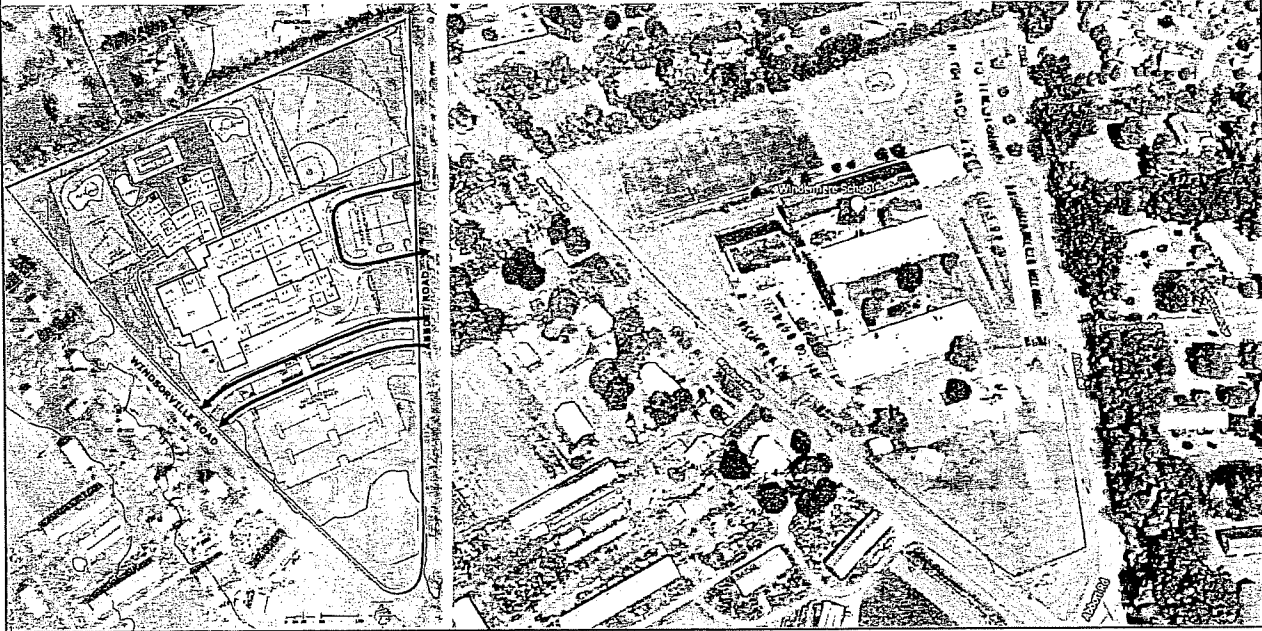
Consideration ~ Keep
existing areas for 55% of the
project
Construct 45%, and obtain
10% higher reimbursement
rate = "Like New"

$$97,180 \times 55\% = 53,449 \text{ sf}$$

Z ABBOTT ROAD
ELLINGTON, CTDEVELOPMENT OF
OPTION 3

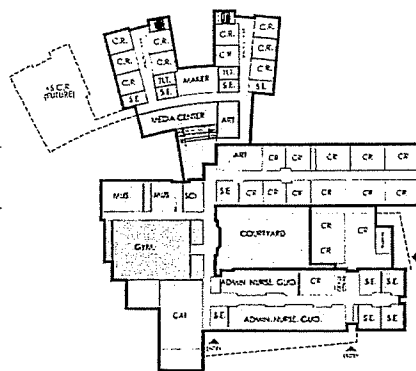
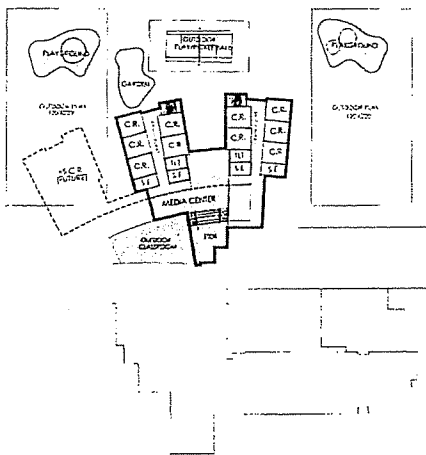
OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION

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OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION

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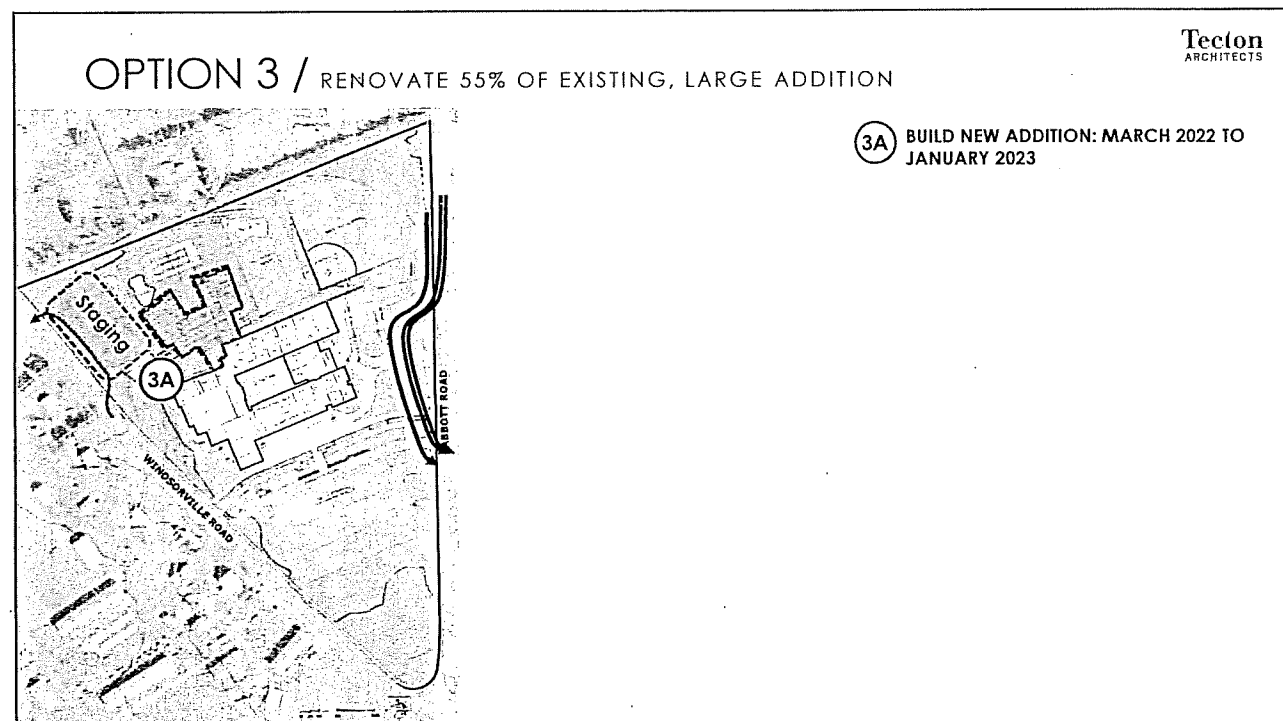
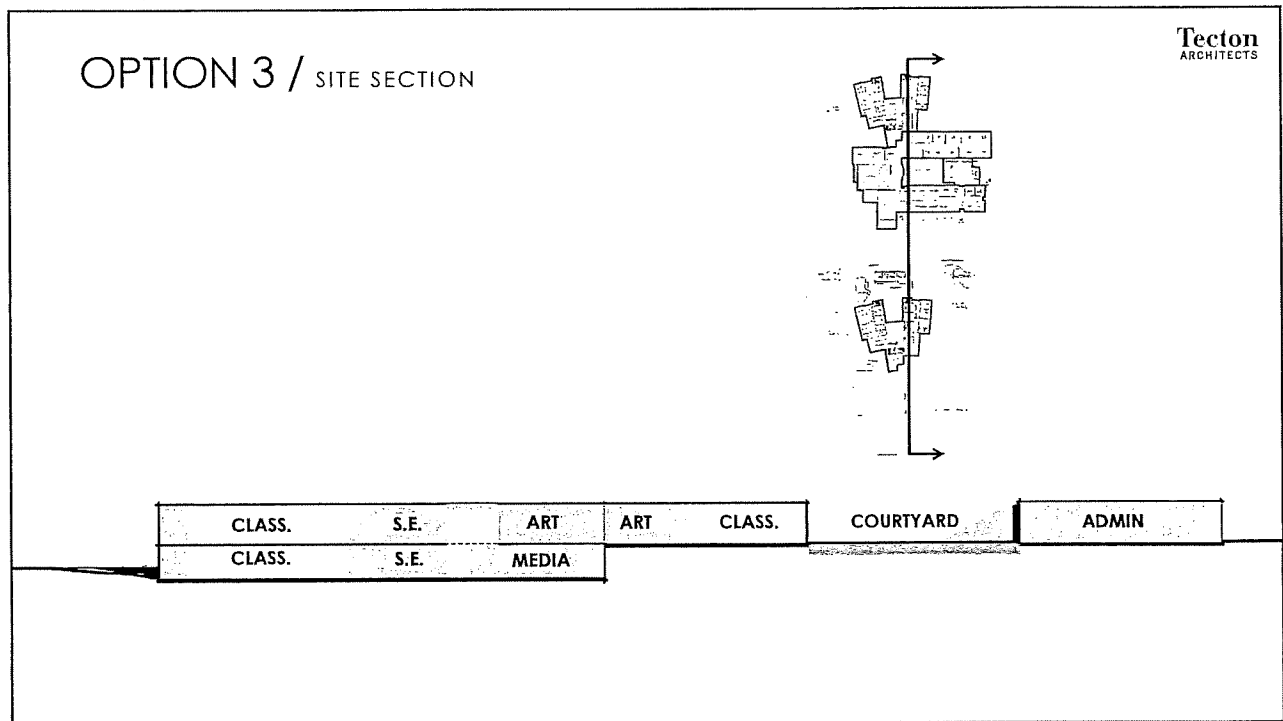


BENEFITS

- Lower initial construction cost and highest reimbursement rate
- Addition can be built without disruption to students, creating swing space for future phases
- Good flexibility in terms of 21st century learning, with many new spaces
- Lower operating costs, with consolidated footprint

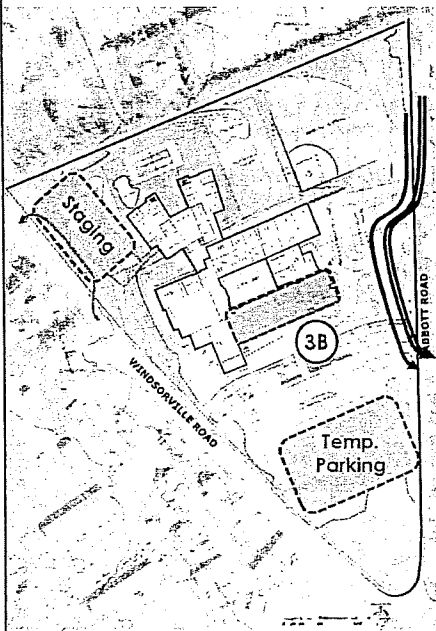
CHALLENGES

- Longer overall construction duration, with the most quantity of partial phases
- Additional work to renovate or replace existing building materials and systems



OPTION 3 / RENOVAE 55% OF EXISTING, LARGE ADDITION

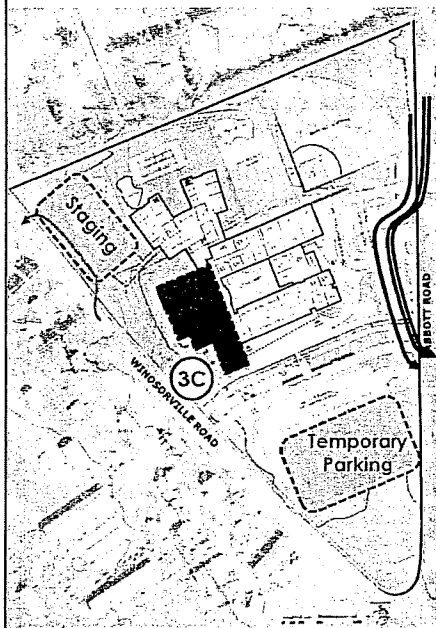
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- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVAE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023

OPTION 3 / RENOVAE 55% OF EXISTING, LARGE ADDITION

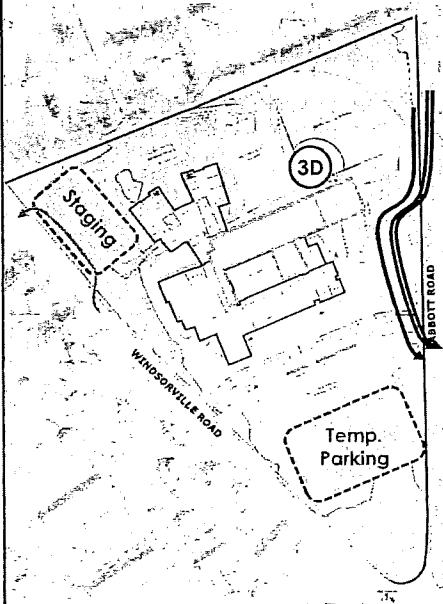
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- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVAE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVAE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023

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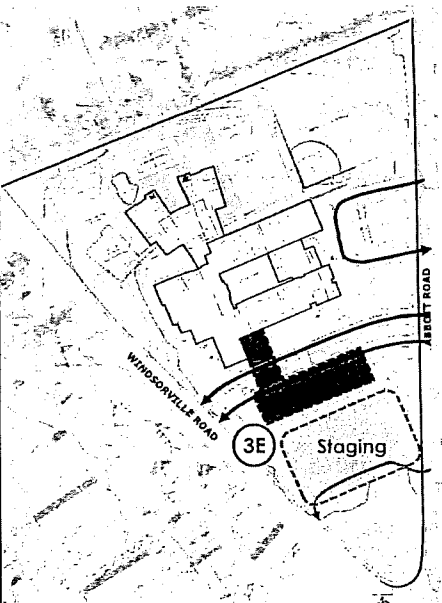
OPTION 3 / RENOVAE 55% OF EXISTING, LARGE ADDITION



- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVAE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVAE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVAE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023

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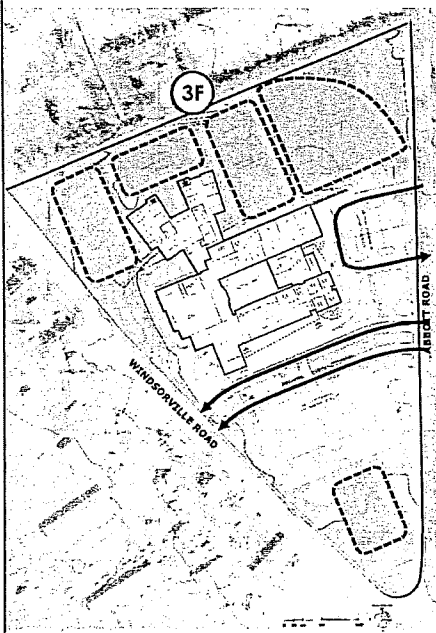
OPTION 3 / RENOVAE 55% OF EXISTING, LARGE ADDITION



- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVAE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVAE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVAE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023
- 3E DEMOLISH EXISTING SOUTH CLASSROOM WING: SEPTEMBER 2023 TO MARCH 2024

OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION

Tecton
ARCHITECTS



- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVATE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVATE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023
- 3E DEMOLISH EXISTING SOUTH CLASSROOM WING: SEPTEMBER 2023 TO MARCH 2024
- 3F NEW FIELDS: MARCH 2024 TO AUGUST 2024

Timeline

- Plan to keep all Boards on regular meetings
- Referendum date & timeline could be modified

Date	Action
February 10 th	BOS: (1) recommends project (2) refers project to PZC pursuant to CGS § 8-24.
February 24 th	PZC: Acts on CGS § 8-24 referral.
March 3 rd	BOF recommends appropriation/borrowing authorization.
April 13 th	BOS: (1) submits Bond Resolution to Town Meeting, and (2) sets Town Meeting and referendum dates. Advocacy restrictions .

Date	Action
Not later than May 14 th	Notice of Town Meeting and Referendum published and posted.
May 19 th Based on May 14 th Posting	Special Town Meeting held; meeting adjourned to referendum vote.
May 26 th	Referendum held from 6:00 a.m. to 8:00 p.m., in-conjunction with budget referendum

