



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 FAX (860) 870-3122

DESIGN REVIEW BOARD SPECIAL MEETING AGENDA THURSDAY, NOVEMBER 19, 2020, 7:00 P.M.

ZOOM MEETING (INSTRUCTIONS TO JOIN VIRTUAL MEETING PROVIDED BELOW)

I. CALL TO ORDER:

II. PUBLIC COMMENTS (On Non-Agenda Items):

III. NEW BUSINESS:

1. Review of design elements for Z202016 – Doug Miller, owner/ Anna Pinette, applicant, Request for Special Permit for a restaurant and associated signage at 292 Sandy Beach Road, APN 128-032-0000, in the Commercial (C) and Rural Agricultural Residential (RAR) Zones.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of June 18, 2020 Regular Meeting Minutes
2. Correspondence/Discussion:
 - a. Ellington Design Review Guide
 - b. Approval of 2021 meeting schedule

V. ADJOURNMENT:

Note: Next regular meeting is scheduled for December 17, 2020

In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details will be provided on the Agenda and posted on the Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Design Review Board.

Join Zoom Meeting via link:
<https://zoom.us/j/91525537226>
Meeting ID: 915 2553 7226
Password: 207172

Join Zoom Meeting by phone:
1-646-558-8656 US (New York)
Meeting ID: 915 2553 7226
Password: 207172

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;">7262016</div> Date Received 10/22/2020
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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: DOUG MILLER

Mailing Address: 291 SANDY BEACH RD.
ELLINGTON, CT. 06029

Email: _____

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

Primary Contact Phone #: (860) 871-6137

Secondary Contact Phone #: (860) 395-0913

Signature: *Doug Miller* Date: 10/22/20

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: ANNA PINETTE

Mailing Address: 272 PETER GREEN
TOLLAND, CT. 06084

Email: BACKROADSBBA@gmail.com

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

Primary Contact Phone #: (860) 977-5123

Secondary Contact Phone #: (860) 539-8893

Signature: *Anna Pinette* Date: 10/22/20

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: 292 SANDY BEACH RD ELLINGTON, CT.

Assessor's Parcel Number (APN): 128 - 032 - 0000 Existing Zone: Commercial 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 (§8-3j(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.

RECEIVED
OCT 22 2020
PLANNING DEPARTMENT

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

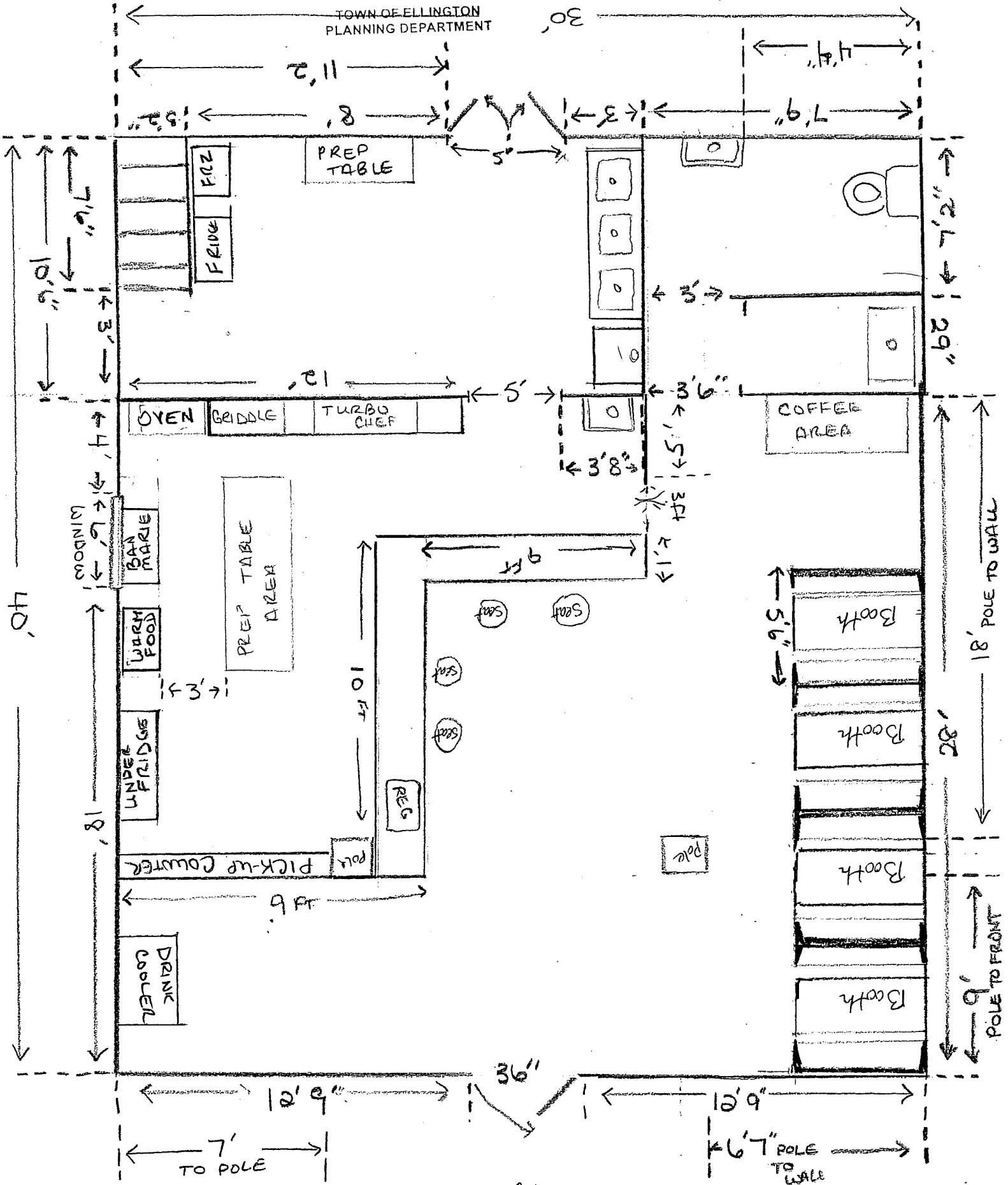
OPENING A BBQ RESTAURANT. REQUEST FOR 20 SEATS, 2 EMPLOYEES
HOURS OF OPERATION - W-S 6AM-6PM, SUNDAY - 7:AM-2PM.
WILL BE SERVING BREAK, LUNCH AND DINNER WEDNESDAY-SATURDAY AND
BREAKFAST AND LUNCH ON SUNDAY. BOTH SMOKERS WILL BE BEHIND
THE BUILDING FOR COOKING AND PARKING FOR 9 VEHICLES

RECEIVED

OCT 22 2020

SUBMITTED BY: BLAISE KINNEY
2/24/2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT



pg 1 of 4

3400 ROAD - STOKIN BDU
292 SANDY BEACH RD.

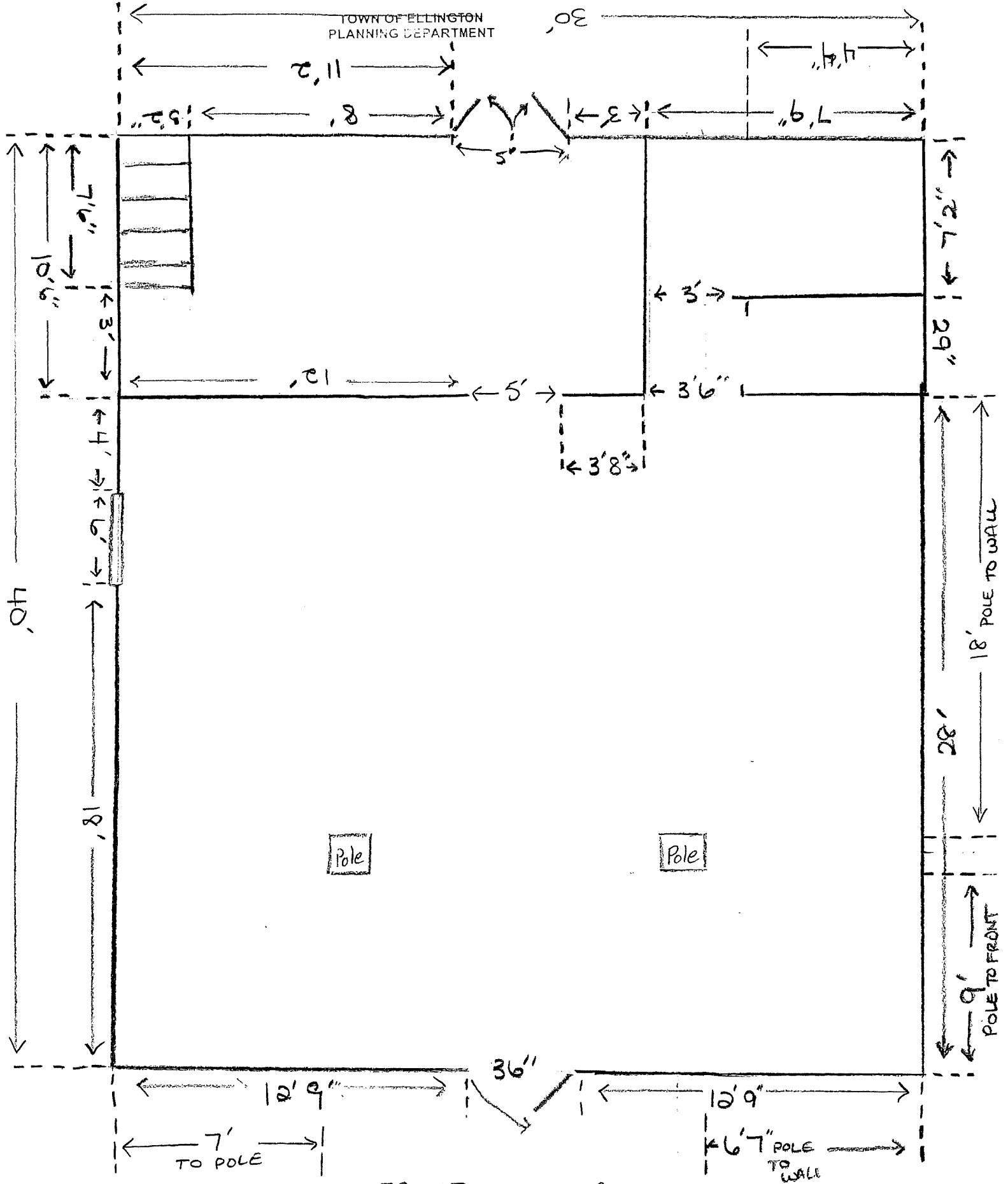
SWIMMING POOL DURING RINNEY

2/24/2020

RECEIVED

OCT 22 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

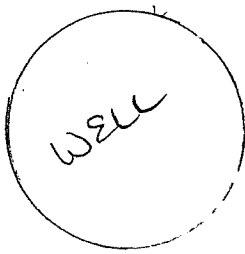


FRONT

Pg 2 of 4

REAR OF BUILDING

DOOR



10 FT

SMOKER
TRAILER

SMOKER
TRAILER

FENCE

10 FT

RECEIVED

OCT 22 2020

TOWSON TOWNSHIP
PLANNING DEPARTMENT

BPK

SUBMITTED BY: BLAINE KINNEY

Pg 3 of 4

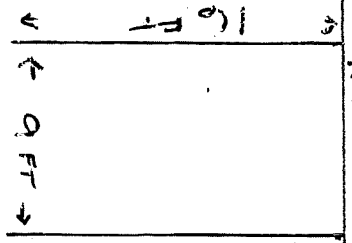
OUTDOOR SEATING

FRONT OF BUILDING

FRONT DOOR

EXIT

HANDICAP



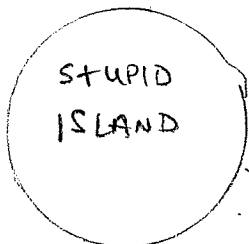
CURB

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OCT 22 2020

TOWN OF ELLINGTON
PLANNING DEPARTMENT

ALL PARKING SPACES WILL
BE 9 FT X 16 FT



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BDK

ENTRANCE

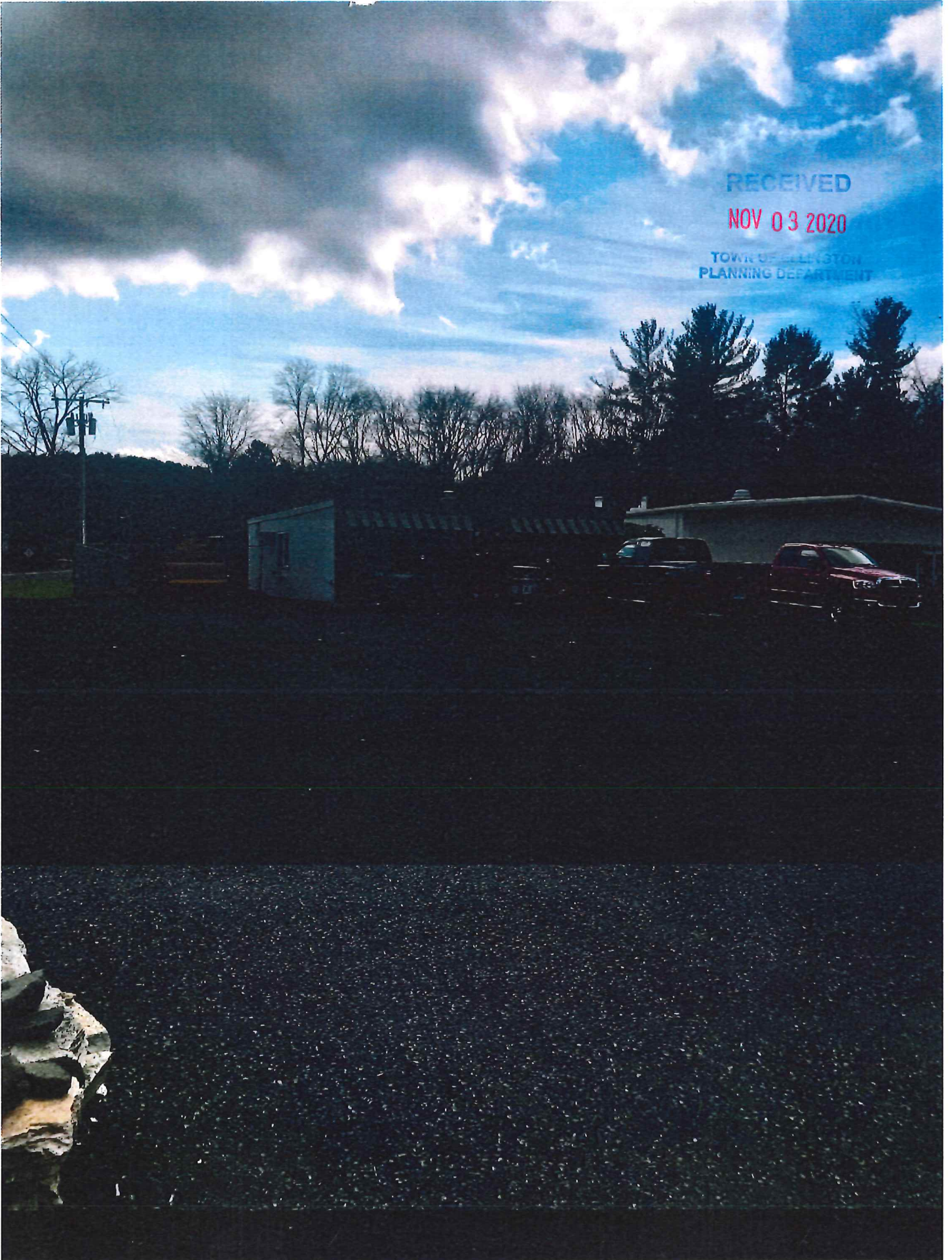
SUBMITTED BY: BLAINE KINNE



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NOV 03 2020

TOWN OF BURLINGTON
PLANNING DEPARTMENT

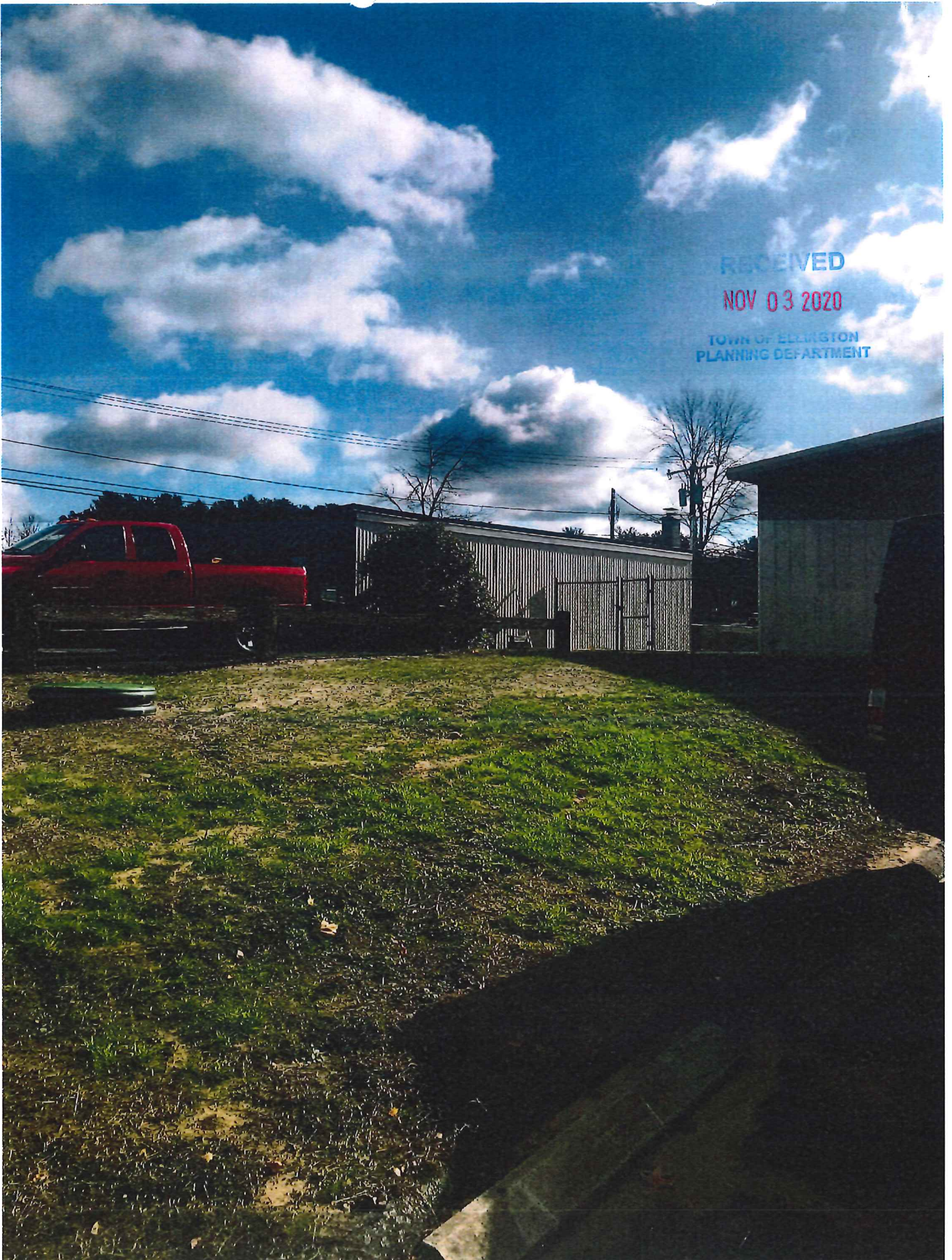


pg 2 of 5



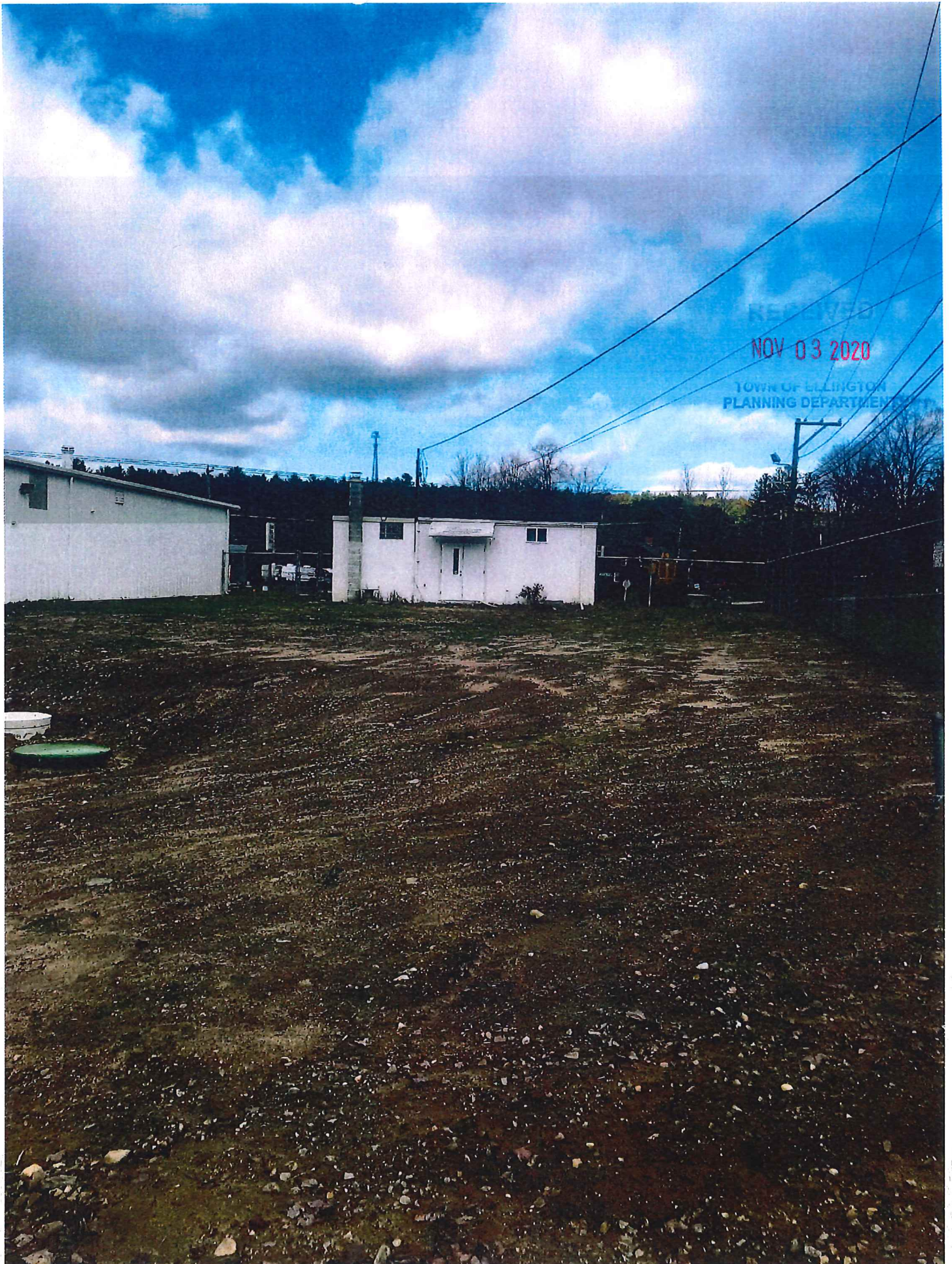
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TOWN OF LINGTON
PLANNING DEPARTMENT

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Pg 4 of 8



RECEIVED
NOV 03 2020
TOWN OF ELLINGTON
PLANNING DEPARTMENT



Property Information

Property ID 128 032 0000
 Location 292 SANDY BEACH RD
 Owner MILLER DOUGLAS H & DIAS STEPHANIE



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

Geometry updated 7/23/2020
 Data updated 7/23/2020



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DESIGN REVIEW BOARD REGULAR MEETING MINUTES THURSDAY, JUNE 18, 2020, 7:00 P.M. ZOOM MEETING

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

MEMBERS PRESENT: Chairman Robert Dawson, Michele Beaulieu, Gary Chapin, and Ronald Stomberg

MEMBER(S) ABSENT: Kevin Zahner

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

I. CALL TO ORDER:

Lisa Houlihan, Town Planner called the meeting to order at 7:07 P.M.

II. PUBLIC COMMENTS (On Non-Agenda Items): None

III. NEW BUSINESS:

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

David Smith, Vernon Town Engineer and Shaun Gately, Economic Development Coordinator, 55 West Main Street, Vernon, CT, were present to represent the application.

Mr. Smith explained the proposed project is located on separate parcels and the parcels will be merged. He explained there will be a single point of entry off of Windermere Avenue. Plans propose construction of four full-size soccer fields, associated parking and access roads with bituminous millings, a variety of plantings, removal of a few trees, a concession building with restrooms and storage and a second building for restrooms and storage. The land is presently used agriculturally for growing crops and there is no plan to farm it this year.

Mr. Smith explained the application was continued by the Inland Wetland Agency in June and he will present the application to the Planning & Zoning Commission Monday night. He noted they would like to incorporate any concerns from the Design Review Board to plans they will revise and resubmit to the town. He said the soils are good on the site and plans include installing a septic system and connecting public water from Windermere Avenue.

Ms. Houlihan stated the photos of the buildings are from recreational facilities in South Windsor and were provided by Mr. Gately.

Mr. Smith noted there is a street light on Windermere Avenue near the entrance between fields 1 and 2. The plans do not include other pole lighting and no night games are planned to take place on the site. They are looking to install a line of dogwood trees to buffer the fields from abutters, with sugar maple trees in the front. As for the parking areas, they are proposing either red oaks or white oaks as shade trees in the parking areas. The site will have one acre of parking and the rest of the land will be grassed.

Chairman Dawson noted the Town of Vernon would like to start Phase 1 immediately upon approvals. He asked about the Memorial Playground Area shown on the plans. Mr. Smith stated the town was approached by Mrs. Poulin asking for an area for a memorial playground in honor of her son.

Chairman Dawson explained the Design Review Board's role is to look at the buildings, plantings, site lighting, etc. He favors the use of sugar maples along the street and red oaks near concessions but questioned why crab apple trees were proposed along neighboring houses. He suggested that firs, pines or other species be used that will screen the fields from the existing neighbors. Mr. Smith explained they have not decided exactly what type of trees will be planted, but provisions are shown on the plans as placeholders and will be 20 feet apart. Mr. Smith explained the change in grade from Windermere Avenue to western portions of the site and how the changes in grade help screen the project. He said the parking lot will need to be adjusted to accommodate recommendations from Dana Steele, Ellington Town Engineer.

Chairman Dawson said if the buildings will have safety lights they should be shielded and Mr. Smith said the buildings will have single or double, fully-shielded wall packets for security purposes. Chairman Dawson stated he likes the design on the buildings. Commissioner Chapin explained he prefers the design of the white trimmed building. Mr. Gately noted the photos are from two different areas in South Windsor. Mr. Smith added that the buildings will be the same design and mentioned they are over 300' from Windermere Avenue.

Ms. Houlihan verified with the board they are in favor of the white trimmed building with the shingled roof rather than the metal roofed building.

Commissioner Beaulieu asked if a gate would be installed at the entrance of the park to prevent vandalism. Mr. Smith explained the entrance will be one lane in and two lanes out with a 30' wide entrance/exit. He explained it would be difficult to place a gate at the roadside but they could possibly have a chain and padlock further in where the drive is narrower. They discussed concern that a gate would hinder access by police and fire.

Commissioner Stomberg stated he is impressed with the overall plan and finds the buildings acceptable. He feels the project is a great idea. He asked who the gate keeper would be if a gate and lock were installed. He suggested they try letting the public be on their best behavior instead of recommending a gate be installed. The Board agreed and felt a gate could be added in the future if it was needed.

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

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

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the May 15, 2019 and July 18, 2019 Special Meeting Minutes

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED (STOMBERG – ABSTAINED) TO APPROVAL OF MAY 15, 2019 SPECIAL MEETING.

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVAL OF JULY 18, 2019 SPECIAL MEETING MINUTES.

2. Correspondence/Discussion:

- a. Ellington – Design Review Guide

Ms. Houlihan stated she updated the Design Review Guide approved by the Board during the Route 83 Corridor Study to remove the policy sections. The Board liked the updated guide, but suggested a date be added on the first page. Ms. Houlihan noted the date of December 2015 would be added and they would receive an updated page 1 of the Design Review Guide.

V. ADJOURNMENT:

**MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED
UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING
AT 7:46 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk



ELLINGTON

Design Review Guide



Adopted March 19, 2015

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INTRODUCTION



This guide is derived from content approved as part of the Route 83 Corridor Study approved in 2015 and includes standards for design elements for commercial, industrial, mixed-use, multi-family developments, and Special Permit uses in residential zones in Ellington, Connecticut.

How the physical environment is constructed has a significant impact on the quality of life and property values in Ellington. This guide is intended to provide property owners and development professionals with assistance in designing site improvement plans. And, to help guide local boards with tools to appropriately manage land use and development activities in Ellington.

Some of the issues for consideration include:

- Protecting important resources;
- Enhancing the overall character and appearance of the physical environment since it is a reflection of the overall community;
- Propose a long-term vision in order to guide planning and land use decisions and promote positive outcomes for the community and for landowners.

VISION



Things to Protect and Preserve

Natural Resources	<ul style="list-style-type: none"> • Continue to protect natural resources such as wetlands, floodplains, steep slopes, etc.; • Protect water quality; • Discourage development on steep slopes.
Open Space	<ul style="list-style-type: none"> • Continue to preserve open space; • Seek to expand the Hockanum River Trail; • Seek to expand and enhance trails and other recreational opportunities.
Farms And Farming	<ul style="list-style-type: none"> • Continue to support farms and farming
Community Character	<ul style="list-style-type: none"> • Character is key: <ul style="list-style-type: none"> ○ Route 83 is a gateway to Ellington and the character of the corridor reflects on the community ○ Some buildings and sites do not enhance character of the corridor ○ Ellington should ensure new buildings fit into the character of the community • Enhance the design review process (standards, guidelines, etc.); • Ensure appropriate buffers between business and residential areas; • Require more green (landscaping) in front of businesses and in parking lots and as buffers as part of new and modifications to existing development; • Ensure sign size and lighting fits into the character of the community and disallow signage that detracts from the overall character of the community; • Encourage or require the maintenance of property.

DESIGN GUIDELINES FOR ELLINGTON

1. PURPOSE

These design guidelines are intended to aid in maintaining and enhancing the character and quality of buildings and public spaces in Ellington in order to maintain and enhance:

- a. The distinctive character, landscape and historic value of Ellington;
- b. The sensitive balance of visual and spatial relationships that create and enhance favorable character of Ellington;
- c. The overall quality of the built environment, and
- d. The economic and social vitality of areas which depends upon maintaining the attractiveness of the street environment, the economic viability of businesses, and a hospitable atmosphere for residential occupants and visitors.

2. USE OF GUIDELINES

These design guidelines are intended to provide:

- a. That proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, and the terrain and to the use, scale and architecture of existing buildings that have a functional or visual relationship to a proposed building or modification;
- b. That all spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the favorable elements of the area in and around the proposed building or modification;
- c. That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of property and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping;
- d. That proposed improvements complement and are in concert with existing and planned public improvements including but not limited to sidewalk construction, street curbing, street lighting and landscaping;
- e. That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized, and
- f. Criteria from which a property owner and the design review board and the planning and zoning commission may make a reasonable determination of what is permitted.

3. APPLICABILITY

These design guidelines are intended to apply to:

- a. Any development within a Commercial, Planned Commercial, Industrial or Industrial Park Zone;
- b. Any multi-family development or other high-density development (e.g. Mixed Use), and
- c. Any Special Permit use within a Residential Zone.

5. SITE LAYOUT

5.1. General

The overall design of the site should provide for places that promote pedestrian comfort, provide visual pleasure, and support outdoor social activity that reinforce community life. Guidelines include:

- a. Provide for public gathering at convenient, safe and visually engaging locations;
- b. Use sidewalks / walkways as organizing elements, and
- c. Illuminate assembly areas and street for visibility and safety.

5.2. Building Alignment

The width, height and spacing of buildings should respect the existing rhythms of the street on which they front. Guidelines include:

- a. Provide a well-defined front facade with the main entrance clearly visible and identifiable from the primary public vantage points or public right-of-way;
- b. Align buildings so that the dominant lines of their facades parallel the line of the street and create a sense of enclosure, and
- c. The relationships between buildings and the street (such as front facades and major roof ridges) should either be parallel or perpendicular, not oblique or diagonal.

5.3. Pedestrian Circulation

This section of the guide is intended to recommend provisions for pedestrians and bicycles within developments and along major roadways. The overall design of the site should provide a safe, logical approach and entry to all buildings and site use areas for pedestrians. Pedestrian walkways shall be provided within a development to facilitate pedestrian movement between parking areas and building entrances, between the building(s) and the street, and between buildings in a multi-building development, and in such other locations on the site as needed to separate pedestrian movement from vehicular movement.

Walkways on private property should connect to and extend the network of public pedestrian movement that is crucial to the proper functioning in the vicinity of the site. Guidelines include:

- a. Minimum sidewalk /walkway width should be five (5) feet;
- b. Grass strips, at a minimum of 3' wide, shall be provided in between roads and sidewalks;
- c. Materials for sidewalks and walkways shall be concrete, brick, or precast concrete pavers;
- b. In parking lots with more than two aisles or two full parking bays, walkways shall be provided where needed so that pedestrians can move from their cars to buildings along a well-marked walkway and shall be clearly marked by a change in grade or material or both;
- c. along the street frontage or frontages of the parcel or parcels;
- d. Walkways should take advantage of, and give access to, views, open space, and environmental features;
- e. Encourage a sidewalk or similar pedestrian path from the building laterally to the property line(s) to provide for pedestrian connections between properties, and
- f. Encourage accommodations for pedestrians and bicyclists as part of the development including bicycle racks, benches or other seating areas, and other accommodations to encourage and promote pedestrian activity and cycling activity.

6.2. Form and Space

Building forms and surrounding spaces should reflect continuity of density, streetscape rhythm, yard setbacks, and community character. Guidelines include:

- a. Create interesting and proportional outdoor spatial relationships between buildings, open space, and setbacks on adjacent sites;
- b. Establish building references (e.g. eave or cornice heights, wall detailing, ground window heights, etc.) with adjacent building forms for visual continuity;
- c. Create variety using building siting, surface recesses, and projections;
- d. Avoid long and large unarticulated structures that are uninviting and do not contribute to the human-scaled streetscape, and
- e. Avoid the over massing of buildings as it spatially relates to public rights-of-way, areas of open space and pedestrian walkways.

6.3. Scale, Massing and Proportion

The design statement should be simple and the individual design elements, materials, and details should be consistent with the contextual setting. Guidelines include:

- a. Balance the visual relationships of building bulk and size with its site.
- b. Break larger building volumes into smaller forms to lessen the total building mass.
- c. Maintain proportions between building height, length and width consistent with prevailing architectural standards.
- d. Create variety through compatibility rather than conformity, and
- e. Strive for visual simplicity rather than unnecessary complexity.

6.4. Rooflines, Facades and Entrances

Rooflines should be simple, functional, and reflective of the broader community building stock and the public face of the building should present a clear, well-defined, and balanced façade. Guidelines include:

- a. Form a consistent composition between the roof mass and building façade;
- b. Reference adjacent building rooflines and roof details (e.g. dormers, fascias, roof pitches, etc.) and materials where applicable;
- c. Apply consistent and historically correct architectural detailing throughout;
- d. Build elements (e.g. protective canopies, columns, stairs, roof projections, etc.) to human scale at sidewalk level to encourage pedestrian use;
- b. Avoid false detailing (e.g. mansard roofs, partial HVAC screens, truncated roof structures, etc.) which detracts from the building's integrity;
- c. Create an agreeable pedestrian environment including weather protection, convenience, and safety features;
- d. Arrange window patterns with a balanced spacing and conscious rhythm, and
- e. Observe historic precedents wherever possible.

7. SITE ENHANCEMENTS

7.1. Landscaping

Planting material should be used in a logical, orderly manner that defines spatial organization and relates to buildings and structures. Guidelines include:

- a. Consideration shall be given to any overall landscaping plan or theme endorsed by the Design Review Board and Planning and Zoning Commission for the vicinity of the site.
- b. Use plant material as design features and integrate mature vegetation into the design utilizing existing trees where possible.
- c. Use indigenous plants and avoid unusual or exotic cultivars.
- d. Create identifiable places utilizing open space and vegetation.
- e. Balance the quantity of landscaping with the scale of the development.
- f. Landscape around buildings, shield unsightly areas, and provide shade.
- g. Create tree canopies for environmental and spatial impact at maturity.
- h. Choose plant materials that have year-round interest.
- i. Preserve street trees and protect their roots during and after construction and from snow removal operations.
- j. Provide landscaped islands within parking areas.
- k. Protect landscape materials and vehicles with curbs.
- l. Landscape areas between the parking and the building.
- m. Provide space for snow placement or removal.
- n. Trees shall be planted in landscaped areas, unless planters, tree wells or tree pits are a preferable alternative.

7.2 Buffer Recommendations

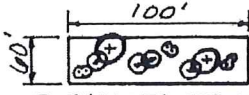
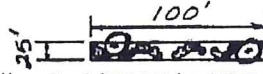

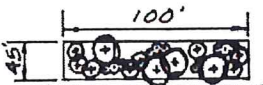


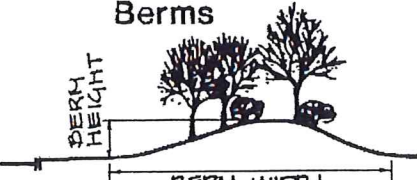
A. Side/Rear Yards - A landscaped buffer shall ordinarily be provided along the side and rear yards where Commercial, Planned Commercial, Mixed Use, Industrial or Industrial Park Zones, or approved Special Permit uses within Residential Zones abut Residential Zones or uses as follows:

Situation	Requirement
Industrial Zone or Industrial Park Zone to a Residential Zone or use	C Bufferyard
Commercial Zone or Planned Commercial Zone to a Residential Zone or use	B Bufferyard
Approved Special Exception use within a Residential Zone to a Residential use	B Bufferyard

B. Front Yards - To preserve and protect residential property values and privacy of residential lots, a front yard landscaped buffer is recommended in the following situations:

Situation	Minimum Requirement
Industrial Zone or Industrial Park Zone to a Residential Zone or use	A-1 Bufferyard
Commercial Zone or Planned Commercial Zone to a Residential Zone or use	A-2 Bufferyard
Approved Special Exception use within a Residential Zone to a Residential use	A-2 Bufferyard

BUFFER YARD TABLE

A Bufferyard																	
																	
2 CANOPY TREES 4 UNDERSTORY TREES 6 SHRUBS A-1	④ SEE #1 BELOW 2 CANOPY TREES 20 EVERGREEN SHRUBS A-2																
B Bufferyard																	
																	
1.0 X PLANT UNITS	0.8 X PLANT UNITS																
REQUIRED PLANT UNITS/100'																	
5 CANOPY TREES (1) 10 UNDERSTORY TREES 15 SHRUBS																	
⊕ SEE #2 BELOW ○																	
C Bufferyard																	
																	
1.0 X PLANT UNITS	0.8 X PLANT UNITS																
REQUIRED PLANT UNITS/100'																	
7 CANOPY TREES 6 UNDERSTORY TREES 24 SHRUBS 12 EVERGREENS/CONIFERS																	
⊕ SEE #2 BELOW ⊕ SEE #2 BELOW ○																	
Berms	NOTES: 1. UP TO 50% MAY BE EVERGREEN 2. UP TO 100% MAY BE EVERGREEN																
																	
<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>SYMBOL</th> <th>HEIGHT</th> <th>MATERIAL</th> <th>MIN. WIDTH</th> </tr> </thead> <tbody> <tr> <td>B₁</td> <td>4'</td> <td>EARTH</td> <td>20'</td> </tr> <tr> <td>B₂</td> <td>5'</td> <td>EARTH</td> <td>30'</td> </tr> <tr> <td>B₃</td> <td>6'</td> <td>EARTH</td> <td>40'</td> </tr> </tbody> </table>	SYMBOL	HEIGHT	MATERIAL	MIN. WIDTH	B ₁	4'	EARTH	20'	B ₂	5'	EARTH	30'	B ₃	6'	EARTH	40'	
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Canopy trees shall be deciduous shade trees planted at 3 inches in caliper with a mature height of at least 35 feet.

Understory trees shall be deciduous shade or fruit trees planted at 2 inches in caliper with a mature height of at least 12 feet.

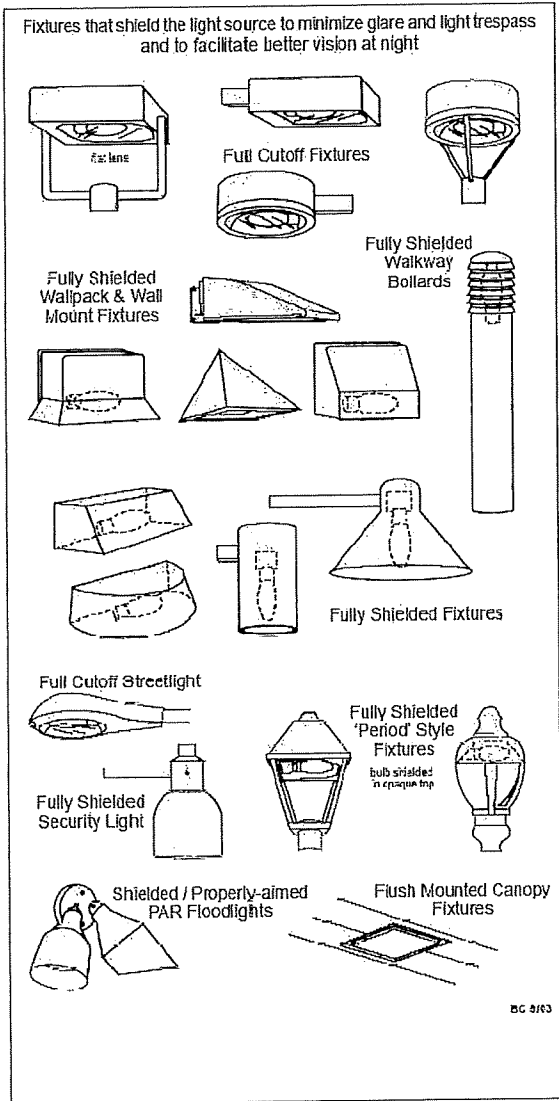
Evergreens shall be coniferous species planted at 6 feet in height.

Shrubs shall be either deciduous species planted at 2 1/2 feet in height with a mature height of at least 6 feet or coniferous species planted at 2 1/2 feet in spread.

7.3 Site Lighting Illustration

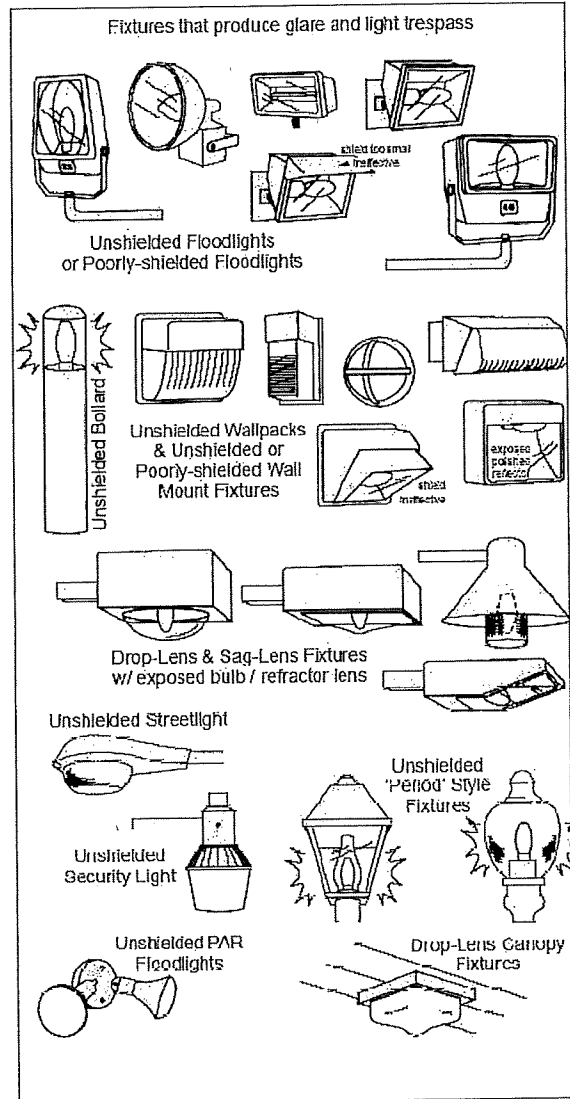
RECOMMENDED

Fixtures Which Would Not Generally Be Expected To Produce Glare or Light Trespass



NOT RECOMMENDED

Fixtures Which Would Generally Be Expected To Produce Glare or Light Trespass



8.2. Sign Context

Signage should reflect the favorable character of the architecture, site, and neighborhood without occurring at the expense of individual expression and creativity. Guidelines include:

- a. Integrate signage programs to become a natural part of the building façade;
- b. Create a sign proportionate to its location and the setback from the primary vantage point;
- c. Design information to fit properly into the sign location without visual clutter;
- d. Prohibit roof-mounted signage, freestanding signs, and driveway directional signs unless needed in unusual situations, and
- e. Replacements for oversized existing signs should be resized for the location rather than matching the pre-existing conditions.

8.3. Sign Design

Signage should conform to the character of the site elements in terms of historic era, style, location, and size. Guidelines include:

- a. Coordinate sign background, trim, text, and detail with the architecture;
- b. Use durable, weather-resistant and vandal-proof materials for the sign;
- c. Avoid bright background colors (e.g. bright red, orange, or yellow);
- d. Avoid a white or off-white color in a large field of illuminated background;
- e. Avoid visible raceways and transformers for individual letters;
- f. Trim edges of flat sheet signs to improve the finished appearance;
- g. Use a flat or semi-gloss finish on the surface in lieu of a glossy, plastic finish, and
- h. Discourage internally illumination.

8.4. Sign Landscaping

Signage should be integrated with the ground plane by using complimentary plant materials as part of the overall planting plan. Guidelines include:

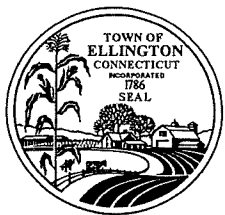
- a. Use durable and low maintenance plant materials with year round appeal;
- b. Utilize low walls to define plant beds when appropriate to the architecture, and
- c. Irrigate planting beds when possible.

8.5. Sign Lighting

Sign lighting should be used judiciously and specifically to illuminate useful information. Guidelines include:

- a. Use only external sources when lighting;
- b. Illuminate only the sign surface and avoid light spillage onto adjacent property;
- c. Screen any external spot or flood lighting from view by the passers-by;
- d. Screen low-level lighting from view with plant materials, and
- e. Balance signage illumination with surrounding lighting level intensities.

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786



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TOWN PLANNER'S OFFICE

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DESIGN REVIEW BOARD 2021 MEETING SCHEDULE

All meetings are held in the Town Hall Annex at 7:00 PM

March 18

June 17

September 16

December 16