



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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

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

## DESIGN REVIEW BOARD SPECIAL MEETING MINUTES THURSDAY, MAY 20, 2021, 7:00 P.M. ZOOM MEETING

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

**MEMBER(S) ABSENT:** Kevin Zahner and Ronald Stomberg

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

### I. CALL TO ORDER:

Chairman Robert Dawson called the meeting to order at 7:06 p.m.

### I. NEW BUSINESS:

1. Review of design elements for Z202101 - Ellington Enterprises, owner/applicant, pursuant to Section 4.1 of the Ellington Zoning Regulations request for a Special Permit and Site Plan Modification for the construction of a 9,600 sf building with wash bay at 77 Meadow Brook Road, APN 091-009-0000 in an I - Industrial Zone.

Patrick Stavens, Barber Utilities, 77 Meadow Brook Road, was present to represent the application. Mr. Stavens explained they are looking to construct another building behind the main building for storage of their trucks in the winter and have a wash bay for the vehicles on site. The building will have four overhead doors and one of the end bays will be a drive thru to wash the trucks. Mr. Stavens stated the bay will have a floor drain and the water will flow through a water/sand separator under the ground and flow out to the storm sewer system.

Commissioner Chapin mentioned the proposed building looks good for the use. Mr. Stavens stated the arborvitaes that were along the side of the main building were dead and will be replaced with a white vinyl fence that will run parallel with the main building to the swing gate. Commissioner Beaulieu asked about the gate. Mr. Stavens said the current gate will be replaced with a new gate along with a license plate monitoring system for security reasons.

Mr. Stavens explained there will be wall mounted security lights on the building which will be down lit.

**BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION** for the construction of a 9,600 sf building with wash bay at 77 Meadow Brook Road, APN 091-009- 0000 in an I - Industrial Zone.

**DISCUSSION:**

- New building is to the rear of the existing building.
- Privacy fence with greenery in front of it.
- Proposed building is setback from the road and not on a main commercial corridor.

**II. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 14, 2021 Special Meeting Minutes

**MOVED (CHAPIN), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 14, 2021 SPECIAL MEETING MINUTES AS WRITTEN.**

**III. ADJOURNMENT:**

**MOVED (CHAPIN), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:24 P.M.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk