



STATE OF CONNECTICUT – COUNTY OF
TOLLAND INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 24, 2021, 7:00 PM
SENIOR CENTER GREAT ROOM, 40 MAPLE ST, ELLINGTON, CT**

**IN-PERSON PUBLIC ATTENDANCE LIMITED DUE TO COVID19 RESTRICTIONS
ZOOM ATTENDANCE INSTRUCTIONS PROVIDED**

MEMBERS PRESENT: **IN MEETING ROOM: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY (ARRIVED AT 7:31 PM), SECRETARY ROBERT SANDBERG, JR, REGULAR MEMBERS F. MICHAEL FRANCIS AND MICHAEL SWANSON AND ALTERNATES JON MOSER AND KEN RADZIWON; VIA ZOOM: REGULAR MEMBER WILLIAM HOGAN**

MEMBERS ABSENT: **REGULAR MEMBER RICCI HIRTH**

STAFF PRESENT: **VIA ZOOM: LISA HOULIHAN, TOWN PLANNER AND IN MEETING ROOM: BARBRA GALOVICH, RECORDING CLERK**

I. CALL TO ORDER: Chairman Hoffman called the meeting to order at 7:03 pm.

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

Jeremy Cormier, 15 Liberty Hill, Wethersfield, CT, stated he would like to purchase the Wraight properties and live at 43 East Porter Road and establish a dog training facility with up to twelve kennels. He stated he would like to apply for a home occupation permit. Ms. Houlihan explained the two different types of home occupation permits. Mr. Cormier mentioned he is a retired State Trooper and the dogs he trains are for K-9 Units within Connecticut. Chairman Hoffman said Mr. Cormier is looking for an outdoor kennel within a residential zone and that type of business is different from a home occupation that is conducted within the home. Commissioner Hogan said the parcel is only 2 acres and Mr. Cormier is requesting to obtain a Special Permit for a commercial kennel activity that is allowed in the commercial and industrial zones not residential zones. He feels noise could be a problem. Mr. Cormier explained his intent to buy all the parcels owned by the Wraights on the east side of Webster Road and the land on the west side has been sold to the land trust. The closest home is over 500 feet away. Chairman Hoffman explained an application is subject to a public hearing and neighbors may raise concerns.

III. PUBLIC HEARING(S):

1. 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.

Time: 7:15 pm

Seated: Hoffman, Sandberg, Hogan, Francis, Swanson, Moser and Radziwon

David and Patrick Stavens, 77 Meadow Brook Road and Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT were present to represent the application.

Mr. Peterson said a Special Permit/Site Plan approval for the existing business was granted back in February 2013 for the operation of site work/roadway, contractor's office, garage and storage yard, sale and repair of construction equipment, trucks and motor vehicles and all leased or rented space. The owner is looking for a modification to the Special Permit for a new 105'x80' building for a wash bay and additional storage for vehicles. He noted the building will be metal with four overhang doors. He explained drivers will be able to enter from the back of the building and thru the wash bay portion. The site is on public water and sewer, and there will be a floor drain in the wash bay area and water will drain through a water/sand separator and out to the storm sewer system. Mr. Peterson said a lighting plan was submitted and lights will be down lit and mounted to the new building. The front parking area and the driveway areas have been re-configured to help direct traffic flow within the site. There will be a privacy fence and a license plate monitoring system gate to enter the back area. Mr. Peterson stated the wash bay will not be for the public.

Commissioner Hogan asked if Mr. Stavens was related to any of the surround neighbors, Mr. Stavens confirmed no relations. Commissioner Hogan inquired about the trailers and stockpiles on the site that encroach onto other properties. Mr. Stavens said the trailers are going to be removed and he has a good relationship with the abutters.

Chairman Hoffman asked if anyone from the public would like to speak. Erica Bahler, 48 Meadow Brook Road, said her main concern is the large stockpiles of materials and asked if the owner would be removing them. She had no concerns about the building. Mr. Stavens stated they are installing an 8' stockade vinyl fence and replacing the dead arborvitaes with new trees. He noted that they will try to increase dust controls and the stockpiles are expected to be removed over the summer.

Ms. Houlihan reviewed staff comments from the Water Pollution Control Authority (WPCA), the positive referral from the Design Review Board (dated May 24, 2021), and comments from the Town Engineer. She explained comments from the Town Engineer may be addressed as conditions of approval. The plans comply with zoning setbacks, building height, lot coverage and parking regulations and the wall mounted exterior light fixtures should project light downward and away from adjoining premises.

Alternate Radziwon asked if the proposed activity would increase the impervious coverage on the site. Mr. Peterson explained the impervious coverage will be reduced. Alternate Radziwon asked if the parking will be ADA compliant. Mr. Peterson explained there will be two handicap parking spaces in front of the main office. Alternate Radziwon mentioned no landscape plan was submitted as part of the application. Mr. Stavens noted there will be trees installed in front of the fence and more areas around the site will be landscaped. He noted that one utility pole was removed and two poles were installed on either end of the linear frontage of the property.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE HEARING 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.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS 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.

CONDITIONS OF APPROVAL:

- 1. SUBJECT TO THE TOWN ENGINEER'S COMMENTS DATED MAY 19, 2021.**
- 2. A LANDSCAPE PLAN PROVIDING A VISUAL BUFFER OF THE AREA TO THE REAR OF THE SITE SHALL BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPING BEING INSTALLED.**

Applications S202101 and Z202109 were heard simultaneously.

- S202101 – Sunset Valley Farms, LLC owner/ David Moser, applicant, request for re-subdivision of 42.34 acres for two (2) lots for 55 Kreyssig Road, APN 156-004-0001, in a RAR (Rural Agricultural Residential) Zone.

Time: 7:54 pm

Seated: Hoffman, Kelly, Sandberg, Hogan, Francis, Swanson and Radziwon

David Moser, 29 Sadds Mill Road, and Daniel Jameson, P.E., Design Professionals. 21 Jeffrey Drive, South Windsor, CT were present to represent the application.

Mr. Jameson explained the plans propose to divide 55 Kreyssig Road into two lots, one lot will be 40.494 acres and the new lot will consist of 2.92 acres. Mr. Moser will purchase .536 acres of land from the owner of 20 Griswold Road to install an access driveway. Mr. Jameson explained the land will be transferred to a family member and the reason for the waiver of open space. He noted that the new rear lot cannot be resubdivided due to the right of way being less than 50 feet in width. They received a positive referral from the Inland Wetlands Agency on May 10, 2021.

Ms. Houlihan explained the Town Engineer's comments appear to be met. The plans comply with lot requirements and yard setbacks, but must be revised to reflect assessor parcel number and street address. She explained proof of conceptual approval is not present from North Central District Health Department (NCDHD) and a decision should not be rendered until conceptual approval is present; this was explained to the applicant shortly after the application was received last month. The Department of Public Works will require a right-of-way permit for the proposed driveway off of Griswold Road.

Mr. Jameson stated NCDHD has been on site and performed perc tests and they are awaiting conceptual approval. Ms. Houlihan suggested the two applications be continued until conceptual approval from NCDHD is present.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONTINUE THE HEARING TO THE NEXT METING ON JUNE 28, 2021 AT THE ELLINGTON SENIOR CENTER GREAT ROOM, 40 MAPLE STREET FOR S202101

– Sunset Valley Farms, LLC owner/ David Moser, applicant, request for re-subdivision of 42.34 acres for two (2) lots for 55 Kreyssig Road, APN 156-004-0001, in a RAR (Rural Agricultural Residential) Zone.

- Z202109 – Sunset Valley Farms, LLC owner/ David Moser, applicant, pursuant to Section 7.9 – Rear Lot Requirements, request for a Special Permit for one rear lot to construct a single family home with access along the south border of 20 Griswold Road, APN 157-002-0001, associated with S202101 for re-subdivision of 42.34 acres for two (2) lots at 55 Kreyssig Road, in a RAR (Rural Agricultural Residential) Zone.

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– Sunset Valley Farms, LLC owner/ David Moser, applicant, pursuant to Section 7.9 – Rear Lot Requirements, request for a Special Permit for one rear lot to construct a single family home with access along the south border of 20 Griswold Road, APN 157-002-0001, associated with S202101 for re-subdivision of 42.34 acres for

two (2) lots at 55 Kreyssig Road, in a RAR (Rural Agricultural Residential) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. S202102 – Mary Ellen H. Trueb, owner/applicant, request for re-subdivision of 13.93 acres for two (2) lots for 80 Tripp Road, APN 023-001-0004, in a RAR (Rural Agricultural Residential) Zone.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR JUNE 28, 2021, 7:00 PM FOR S202102 – Mary Ellen H. Trueb, owner/applicant, request for re-subdivision of 13.93 acres for two (2) lots for 80 Tripp Road, APN 023-001-0004, in a RAR (Rural Agricultural Residential) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of Planning and Zoning Commission April 26, 2021 Regular Meeting Minutes.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE APRIL 26, 2021 REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence:

- a. Discussion: draft text amendment to add Low Impact Development Standards to the Ellington Zoning Regulations, revised date May 19, 2021.

Ms. Houlihan said she is working with the Town Engineer to create Low Impact Development (LID) Standards for the town. She asked the commission if they would rather have the standard included in the Zoning Regulations or a guide as an appendix to the regulations. Commissioner Hogan and Alternate Moser noted they liked the concept of creating a manual.

- b. Discussion: draft text amendment to Section 7.1 Accessory Apartments of the Ellington Zoning Regulations.

The commission discussed the draft text amendment. They reviewed the usable floor area, the number of bedrooms, owner occupancy requirements and the definition of an accessory apartment. Commissioner Hogan referred to the proposed legislation pertaining to septic systems and accessory apartments. Ms. Houlihan noted both the primary dwelling and the detached accessory dwelling can be on the same septic system. The commission agreed to revisit the draft amendment at the next meeting before formalizing the proposal.

- c. SB1026 – An Act concerning training for certain P&Z Officials.

Ms. Houlihan explained the new training requirements. Secretary Sandberg asked if the training would be for current members or for new members after October 1st, and Commissioner Francis asked if training was required each time a commissioner was re-elected or reappointed. Ms. Houlihan said she'd research the new requirement.

- d. Memo from Lori Spielman, First Selectman – Updated Guidance Regarding COVID-19, dated May 18, 2021.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 9:05 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk