



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 MEETING AGENDA

THURSDAY, JUNE 17, 2021, 7:00 P.M.

TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT

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

I. CALL TO ORDER:

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

III. NEW BUSINESS:

1. Review of design elements for Big Y Foods Inc. 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 5,000 sf building for a restaurant and a 5,152 sf building for a four bay car wash at 140 West Road, APN 046-001-0000 and APN 037-004-000 in a PC - Planning Commercial Zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of May 20, 2021 Special Meeting Minutes
2. Correspondence/Discussion:

V. ADJOURNMENT:

Note: Next regular meeting is scheduled for September 16, 2021

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/91068500188>
Meeting ID: 910 6850 0188
Password: 147507

Join Zoom Meeting by phone:
1-646-558-8656 US (New York)
Meeting ID: 910 6850 0188
Password: 147507

BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
CAR WASH CONCEPT - VIEW FROM ROAD - 05/27/21



APPROX SCALE: 1/4" = 1' 0"

BrodenDesignGroup

2 Valley Road, Denville, NJ 07834
1-800-432-6522 FAX 1-862-209-1401
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BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
RESTAURANT CONCEPT - PATIO VIEW - 05/27/21



APPROX SCALE: 1/4" = 1' 0"

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BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
RESTAURANT CONCEPT - ENTRANCE VIEW - 05/27/21



APPROX SCALE: 1/4" = 1' 0"

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BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
RESTAURANT CONCEPT - SIDE PATIO VIEW - 05/27/21



APPROX SCALE: 1/4" = 1' 0"

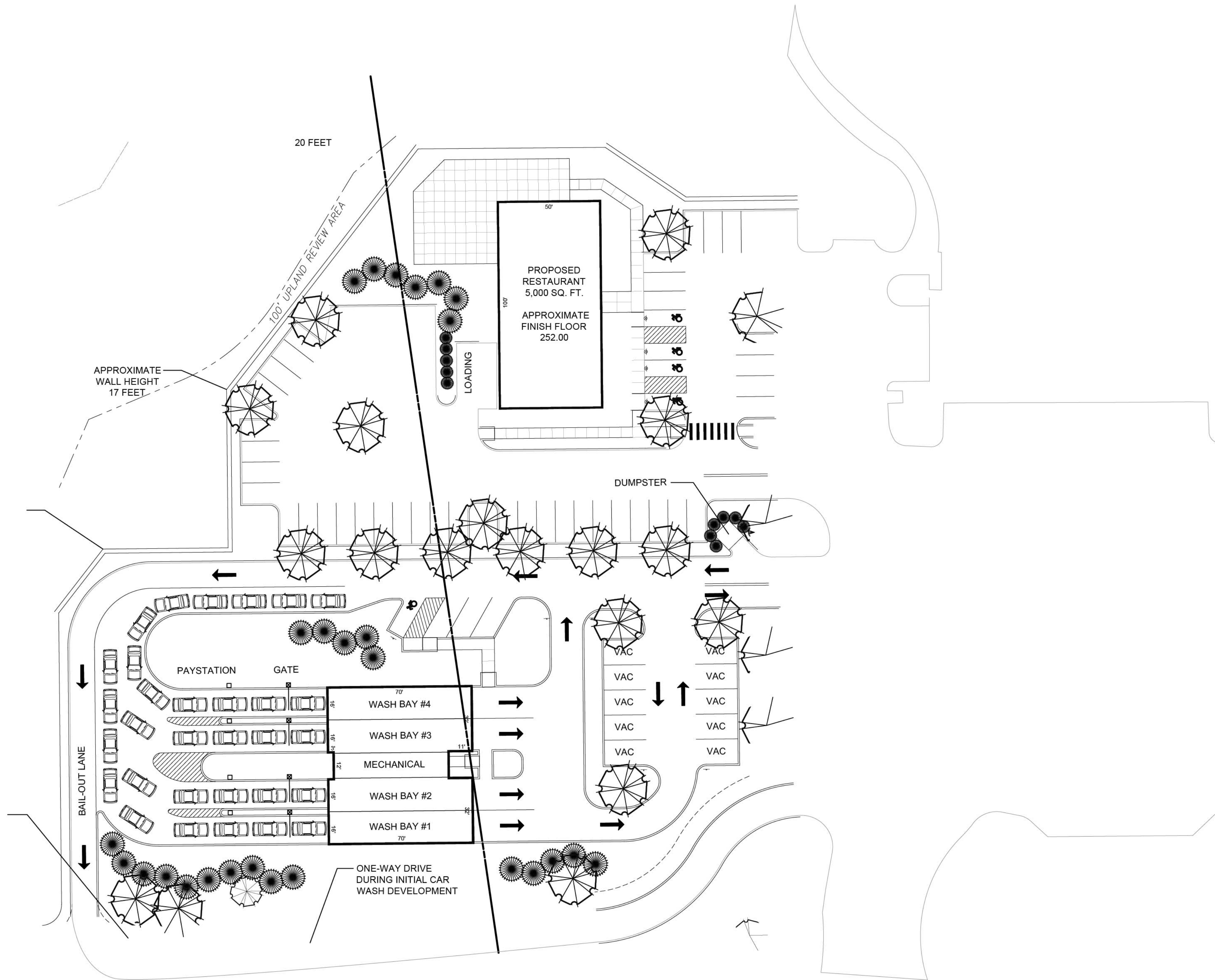
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BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
RESTAURANT CONCEPT - SIDE VIEW - 05/27/21

APPROX SCALE: 1/4" = 1' 0"



BIG Y EXPRESS - ELLINGTON COMPLEX - PHASE 2
CAR WASH CONCEPT - OFFICE VIEW - 05/27/21



APPROX SCALE: 1/4" = 1' 0"

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REQUIRED

Retail Trade	1 parking space for each 200 sq. ft. of net floor area
Restaurant	1 parking space for each 100 sq. ft. of net floor area
Fueling Facility	5 parking spaces
Car Wash	1 parking space for each washing stall

Required Calculation

Retail Buildings	14,950 Sq. Ft. (times .8 for net floor area) 14,950 x .8 = 11,960 net floor area	60 Spaces
Restaurant	7,500 Sq. Ft. (times .8 for net floor area) 7,500 x .8 = 6,000 net floor area	60 Spaces
Car Wash	4 Washing Stalls	4 Spaces
Fueling Facility		<u>5 Spaces</u>
	Total Required Spaces	129 Spaces

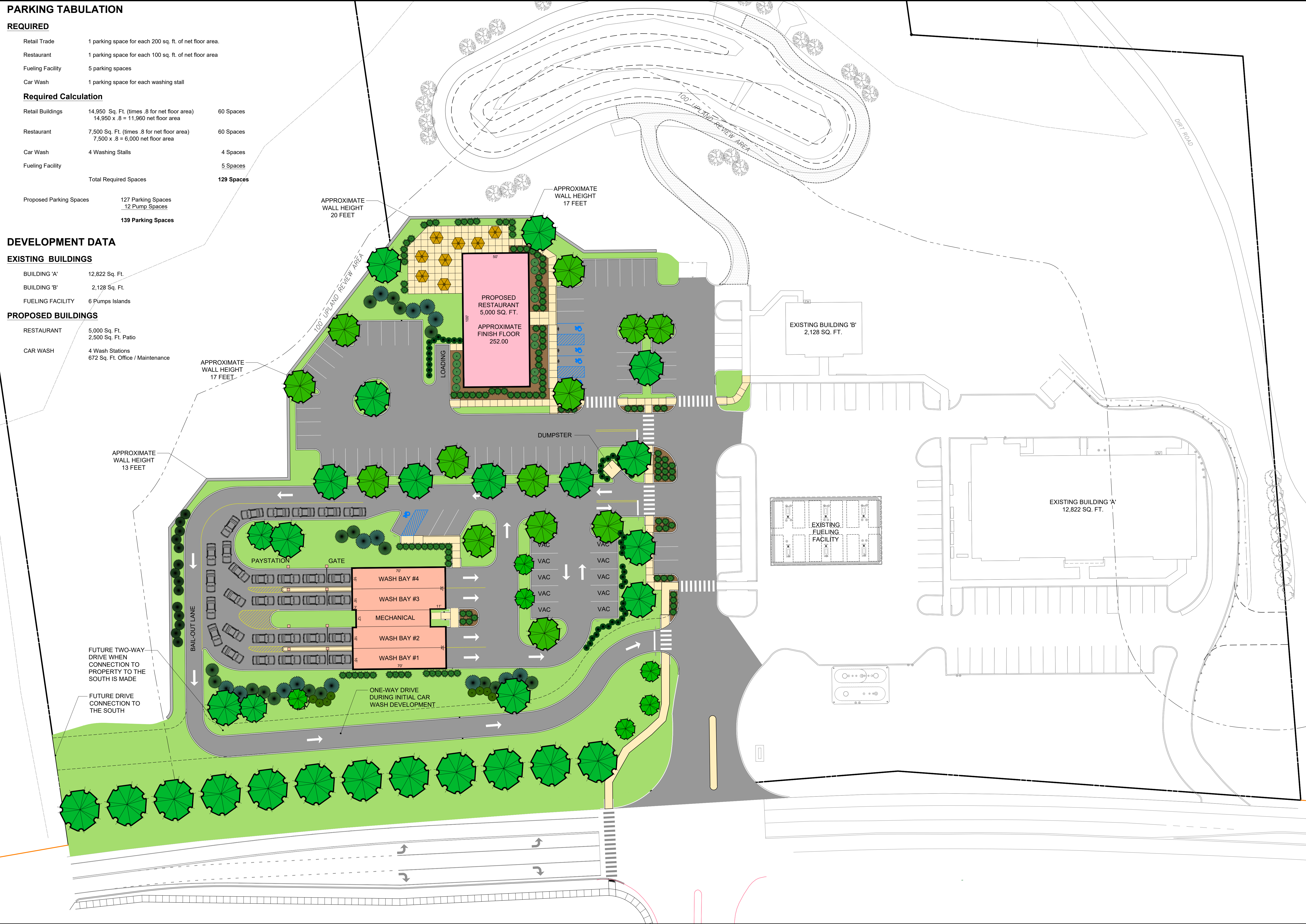
Proposed Parking Spaces	127 Parking Spaces
	<u>12 Pump Spaces</u>
	139 Parking Spaces


EXISTING BUILDINGS

BUILDING 'A'	12,822 Sq. Ft.
BUILDING 'B'	2,128 Sq. Ft.
FUELING FACILITY	6 Pumps Islands

PROPOSED BUILDINGS

RESTAURANT	5,000 Sq. Ft. 2,500 Sq. Ft. Patio
CAR WASH	4 Wash Stations 672 Sq. Ft. Office / Maintenance



<div style="border: 1px solid black; padding: 5px; text-align: center;">Base-4</div>	TITLE PREPARED FOR CLIENT STREET		CITY STATE	
	Date: 05-05-2021	Drawn by: KLL	Job no:	18708
	Scale: 1" = 30'	Checked by: GHH	Sheet no:	1 OF 1
	No.	Date	Description	Revisions:
		<div style="text-align: right;">  F. A. Heskeith & Associates, Inc. 3 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 844-8600 www.faheskeith.com . mail@faheskeith.com Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects </div>		



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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,

Barbra Galovich, Recording Clerk