



TOWN OF ELLINGTON

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DESIGN REVIEW BOARD REGULAR MEETING MINUTES THURSDAY, JUNE 17, 2021, 7:00 P.M. ZOOM MEETING

MEMBERS PRESENT: Via Zoom: Chairman Robert Dawson and Michele Beaulieu and in person: Gary Chapin and Ronald Stomberg

MEMBER(S) ABSENT: Kevin Zahner

STAFF PRESENT: In person: Lisa Houlihan, Town Planner and via Zoom: Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Robert Dawson called the meeting to order at 7:00 P.M.

I. 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.

Matt D'Amour, Big Y Foods, Inc., 2145 Roosevelt Avenue, Springfield, MA, and Guy Hesketh, FA Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT, were present to represent the applicant.

Mr. Hesketh said Big Y was before the Board and the Planning & Zoning Commission a couple of years ago for Phase I of the project located on West Road. The proposed layout for Phase II has changed since Phase I approvals. The original layout was proposed to be a long building with multiple tenants. They are now proposing two buildings, a carwash and a restaurant. Mr. Hesketh explained the proposed carwash will have 4 bays, bay 1 & 2 will have automatic car wash systems and 3 & 4 will be self service bays. Mechanicals and an office will be located in the middle of the building and vacuums will be placed to the north of the carwash. Mr. Hesketh stated the interconnection to the north and south parcels are noted on the plans. The proposed restaurant is 5,000 sf with a large outdoor dining area. The

landscape will be similar to the existing landscape for Phase I and will continue to Earthlight's parcel to the south. The lighting for Phase II will mimic Phase I with gooseneck down lighting and canopies. Mr. Hesketh reviewed the traffic flow design with the Board.

Mr. D'Amour reviewed the color renderings and explained the exterior of the new buildings will match the existing buildings constructed in Phase I. Big Y Express will operate the car wash, which he is hoping to have completed by the end of this year. Mr. D'Amour noted they will be staying within the same theme as Phase I, such as the goose neck down lighting, barn doors and cupolas.

Commissioner Beaulieu likes the plans and asked about the dumpster between the two buildings. Mr. Hesketh stated the proposed dumpster on the plan is for the carwash and the dumpster pad for the restaurant was constructed during Phase I. Commissioner Chapin said it's a great plan and he likes the additional cupulas and trees on the site. Commissioner Stomberg said he is pleased to see Phase II being presented and said it looks good. Chairman Dawson agreed with the other commissioners' comments and commended the applicant for providing an outstanding presentation. He noted that Phase I of the project is very attractive and the plantings will be growing in over the next few years.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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.

II. ADMINISTRATIVE BUSINESS:

1. Approval of the May 20, 2021 Special Meeting Minutes

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 20, 2021 SPECIAL MEETING MINUTES AS WRITTEN.

III. ADJOURNMENT:

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

Respectfully submitted,

Barbra Galovich, Recording Clerk