



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
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**PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
MONDAY, AUGUST 2, 2021, 6:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT  
REMOTE MEETING ATTENDANCE PROVIDED WITH ZOOM MEETING**

**MEMBERS PRESENT:** IN PERSON: CHAIRMAN ARLO HOFFMAN, , SECRETARY ROBERT SANDBERG, JR, REGULAR MEMBERS RICCI HIRTH, WILLIAM HOGAN, F. MICHAEL FRANCIS AND MICHAEL SWANSON, AND ALTERNATE KEN RADZIOW

**MEMBERS ABSENT:** VICE CHAIRMAN SEAN KELLY AND ALTERNATE JON MOSER

**STAFF PRESENT:** IN PERSON: JOHN COLONESE, ASSISTANT TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

**I. CALL TO ORDER:** Chairman Hoffman called the meeting to order at 6:00 pm.

**II. PUBLIC COMMENTS** (On non-agenda items): None

**III. PUBLIC HEARING(S):**

1. Z202111 – Big Y Foods, owner/ applicant, 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 on West Road, APN 046-001-0000 and APN 037-004-000 in a PC - Planning Commercial Zone.

**Time:** 6:01 pm

**Seated:** Hoffman, Sandberg, Jr, Hirth, Hogan, Francis, Swanson, and Radziow

David Ziaks, FA Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT, Ed Pepin, Pepin Associates Architects, LLP, 45 Wintonbury Avenue, Bloomfield, CT, Matt D'Amour and Tony Coppola, Big Y Foods, Inc. 2145 Roosevelt Avenue, Springfield, MA were present to represent the application.

Mr. D'Amour explained the project originally started around four years ago and phase 1 is complete. Big Y Foods is ready to move forward with phase 2. They are seeking approval for a four bay car wash and a restaurant.

Mr. Ziaks stated the Big Y Express, phase 2 project is located across from the Big Y supermarket on West Road and noted the fueling station, convenience store, café, retail store along with one standalone building have been completed. They are proposing to construct a four bay car wash and a 5,000+/- restaurant with an outdoor patio for dining. Mr. Ziaks reviewed the traffic flow pattern within the site. He noted the lighting and landscaping will be consistent with phase 1. The requirement for the parking spaces of both phase 1 and phase 2 is 136 spaces, they have accounted for 147 spaces as noted on the plans. Mr. Ziaks briefly reviewed the project narrative provided with the application.

Mr. Pepin shared the colored rendering of the proposed car wash and restaurant. He noted the restaurant floor plan is an outline only, until a tenant lease agreement is in place. The car wash will have two automatic touchless wash bays, a maintenance room and office in the middle and two additional self-service wash bays. The building materials for the car wash and restaurant will match the colors and materials of phase 1.

Commissioner Francis inquired about the roof mechanicals. Mr. Pepin explained the mechanicals will be located over the maintenance room/office of the car wash and will be located in the middle of the roof for the restaurant. Mr. Pepin stated he believes the proposed roof lines will adequately screen the mechanicals on both buildings.

Alternate Radziwon asked if there will be any changes to the restaurant. Mr. Pepin explained there may be minor changes, such as the numbers of doors opening to the patio and doorway locations to the rear of the building. Commissioner Francis asked how the vacuum area will be shielded. Mr. Pepin stated there will be 10 vacuum units, and noted there is a detail for the vacuum in the plan. He added that the area will have landscaping throughout.

Alternate Radziwon asked about the dumpster pad locations. Mr. Ziaks confirmed that the proposed dumpster pad location allows for enough of a turning radius for the dump trucks to maneuver around. Alternate Radziwon asked about the existing design of the entrance area to the site and questioned if it should be redesigned to accommodate for traffic heading towards phase 2. The commission discussed with the applicant's representatives the safety of navigating through the entrance drive and interior travel way west of the center island. It was determined that the applicant would work with the Town Engineer and Planning Department staff on a potential realignment of the entrance drive and interior travel way.

Commissioner Francis asked about interior access management between parcels. Mr. Colonese noted that the plan indicates the possible future access to the adjacent parcel. He added that this may need to be formalized with an easement agreement.

Mr. Colonese reviewed the possible conditions with the commission. Alternate Radziwon proposed to have steel backed timber guardrails installed. The applicant agreed to use this type of guardrail within the site.

Trisha Collins, 15 Green Street, asked about the special permit process for the car wash. Mr. Colonese stated the commission can decide to specially permit the car wash use through Section 4.1.1 of the Zoning Regulations. She asked about the front yard setback from the street and how tall the trees in front grow. Secretary Sandberg said it's roughly 102 feet to the car wash building. Mr. Ziaks noted that some of the proposed trees will be about 6 to 8 feet in height when planted. Susann McCarthy, 15 Green Street, asked about the waste water being discharged through the sewer. Vice Chairman Hogan explained that the discharge is regulated by the Water Pollution Control Authority. Mr. D'Amour stated the car wash will have underground tanks which will recycle water so there is less discharge. Ms. Collins inquired about the driveway curbing and if they intend on painting the curbing to be more visible. Alternate Radziwon stated the proposed lighting plan should be more than adequate to see the curbs.

Commission Swanson asked about the arms for the vacuums and if they will have lighting on them. Mr. D'Amour stated there are no lights built into the arms of the vacuums. Commission Swanson also asked about the trees on the site. Mr. Ziaks stated there will be a combination of trees and shrubs planted to match phase 1.

Mr. Colonese reviewed the attached signage shown on the plans. The commission was agreeable to allowing staff to evaluate the signage through a zoning permit process, when the final sign plans are submitted for the specific tenants. Mr. D'Amour stated the car wash hours of operation will be Monday thru Saturday 5:00 am to 10 pm and Sundays will be 5:00 am to 9:00 pm.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE HEARING FOR Z202111** – Big Y Foods, owner/ applicant, 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 on West Road, APN 046-001-0000 and APN 037-004-000 in a PC - Planning Commercial Zone.

**MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR Z202111** – Big Y Foods, owner/ applicant, request for a Special Permit and Site Plan Modification for the construction of a 5,000 sf building for a restaurant with outdoor dining and a 5,152 sf building for a four bay car wash on West Road, APN 046-001-0000 and APN 037-004-000 in a PC - Planning Commercial Zone.

**CONDITIONS OF APPROVAL:**

- **Parcel 037-004-0000 & 046-001-0000 shall be formally merged and required legal documentation filed on the land records;**
  - **Zoning Permit shall be obtained prior to occupancy and changes in occupancy;**
  - **Special permit granted for retail, car wash, and restaurant with outdoor dining;**
  - **Lighting shall be compliant with dark sky standards, downlight, shall not project off site and is subject to staff review and approval prior to installation;**
  - **Subject to meeting comments from the Town Engineer and Fire Marshal;**
  - **In accordance with Town ordinance, applicants shall pay cost of services for engineer and legal review of pre and post approval requirements;**
  - **All deeds, easements, and other legal documents needed to effectuate the plan are subject to review and approval by the Town Attorney;**
  - **Realignment of the entrance drive and interior travel way west of the center parking aisle is subject to review and approval by Town Engineer and Planning Staff.**
  - **Steel backed timber guardrails shall be installed throughout site;**
  - **Hours of operation for car wash will be Monday through Saturday 5:00 am – 10:00 pm and Sunday 5:00 am - 9:00 pm.**
2. Z202112 - Text amendment to Section 3.1.2 – Residential Uses, Section 7.1 Accessory Apartments and Section 10.2 - Definitions of the Ellington Zoning Regulations.

**MOVED (SANDBERG) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO TABLE THE OPENING OF THE PUBLIC HEARING TO THE AUGUST 23, 2021 7:00 PM REGULAR MEETING AT THE ELLINGTON TOWN HALL ANNEX, 57 MAIN STREET FOR Z202112** - Text amendment to Section 3.1.2 – Residential Uses, Section 7.1 Accessory Apartments and Section 10.2 - Definitions of the Ellington Zoning Regulations.

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS: None**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Planning and Zoning Commission June 28, 2021 Regular Meeting Minutes.

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 28, 2021 REGULAR MEETING MINUTES AS WRITTEN.**

2. Correspondence: None

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:03 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk