



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**

FX (860) 870-3122

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, OCTOBER 25, 2021, 7:00 PM  
IN-PERSON AT TOWN HALL ANNEX MEETING ROOM, 57 MAIN ST, ELLINGTON, CT  
VIRTUAL ATTENDANCE VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

**I. CALL TO ORDER:**

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

**III. PUBLIC HEARING(S):** (Notice requirements met, hearings may commence unless otherwise noted)

1. Z202113 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request for modification to Special Permit to expand storage yard and Site Plan Modification to expand pavement for parking and outdoor storage, detached signage, landscaping and associated improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP(Industrial Park) Zone. *(Continued from September 27, 2021)*
2. S202103 – Brooks Crossing Developers, LLC, owner/applicant, request for re-subdivision of 55.94 acres for eleven (11) lots for property off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension (Highfield Estates Phase IV), APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone.
3. Z202115 - Brooks Crossing Developers, LLC, owner/applicant, pursuant to Section 7.9 – Rear Lot Requirements request for Special Permit for two rear lots associated with the re-subdivision of 55.94 acres for eleven (11) lots off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension (Highfield Estates Phase IV), APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone.
4. Z202114 – Tango Properties, LLC, owner/ Ready Imaging, Inc., applicant, pursuant to Section 6.3.7(B) request for Special Permit to convert existing detached sign to digital LED fuel price sign at 194 Windsorville Road, APN 009-067-0000, in a C (Commercial) Zone.

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:**

1. S201503 (2019) – Request to recommend to the Board of Selectmen acceptance of Wheeler Farms Subdivision public infrastructure and roadways (portions of Overhill Drive and Cranberry Lane) and establish maintenance bond, pursuant to a letter dated September 13, 2021 from RSK-Kellco Inc.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Planning and Zoning Commission September 27, 2021 regular meeting minutes.
2. Correspondence:

## VII. ADJOURNMENT:

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Attendance available in-person or online via Zoom Meeting. Instructions to attend virtually listed below. The agenda is posted on the Town's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Planning & Zoning Commission.

**Join Zoom Meeting via link:**

<https://us06web.zoom.us/j/83475168765>

Meeting ID: 834 7516 8765

Passcode: 998430

**Join Zoom Meeting by phone:**

1-646-558-8656 US (New York)

Meeting ID: 834 7516 8765

Passcode: 998430

Next Planning and Zoning Commission Regular Meeting is scheduled for November 15, 2021

## LEGAL NOTICE

The Ellington Planning & Zoning Commission will hold a public hearing on Monday, October 25, 2021, 7:00 pm, Town Hall Annex, 57 Main St, Ellington, Ct, and remotely via Zoom for the following:

1. S202103 – Brooks Crossing Developers, LLC, owner/applicant, request for re-subdivision of 55.94 acres for eleven (11) lots for property off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension (Highfield Estates Phase IV), APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone.
2. Z202115 - Brooks Crossing Developers, LLC, owner/applicant, pursuant to Section 7.9 – Rear Lot Requirements request for Special Permit for two rear lots associated with the re-subdivision of 55.94 acres for eleven (11) lots off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension (Highfield Estates Phase IV), APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone.
3. Z202114 – Tango Properties, LLC, owner/ Ready Imaging, Inc., applicant, pursuant to Section 6.3.7(B) request for Special Permit to convert existing detached sign to digital LED fuel price sign at 194 Windsorville Road, APN 009-067-0000, in a C (Commercial) Zone.

Details to attend the meeting online will be provided on the agenda and posted on the Town's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Planning & Zoning Commission. For assistance please call 860-870-3120. Application materials may be reviewed during Town Hall hours in the Ellington Town Planner's Office, 57 Main Street, Ellington, CT. This notice is on file with the Ellington Town Clerk dated the 12th day of October 2021.

Arlo Hoffman, Chairman – Planning & Zoning Commission

JOURNAL INQUIRER PUBLISH TWICE: 10/13/2021 and 10/20/2021

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>202113</u> <hr/> Date Received <u>7/23/2021</u>
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Owner's Information**

Name: Juliano Family One LLC

Mailing Address: 321 Talcottville Road  
Vernon, CT 06066

Email: brian@julianospools.com

**WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?**  Yes  No

Primary Contact Phone #: 860 729 6809

Secondary Contact Phone #: \_\_\_\_\_

Signature: Neolu Uglit      Date: 7/23/21

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

**Applicant's Information** (if different than owner)

Name: Brian Juliano

Mailing Address: 321 Talcottville Road  
Vernon, CT 06066

Email: brian@julianospools.com

**WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?**  Yes  No

Primary Contact Phone #: 860 729 6809

Secondary Contact Phone #: \_\_\_\_\_

Signature: Neolu Uglit      Date: 7/23/21

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: 100 Windermere Avenue

Assessor's Parcel Number (APN): 018 - 021 - 0000 Existing Zone: JP Proposed Zone: \_\_\_\_\_  
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water:  Yes  No    Public Sewer:  Yes  No    *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area?  Yes  No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

**Description of Request** (if more space is needed, please attach additional sheets)

expand pavement for parking + outdoor storage

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**RECEIVED**

JUL 23 2021

TOWN OF  
PLANNING

2202113

JULIANO ASSOCIATES, LLC  
405 MAIN STREET  
YALESVILLE, CONNECTICUT 06492  
203-265-1489

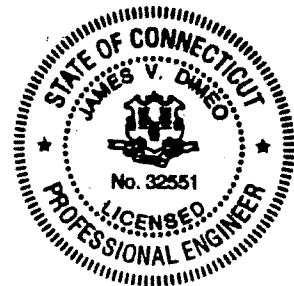
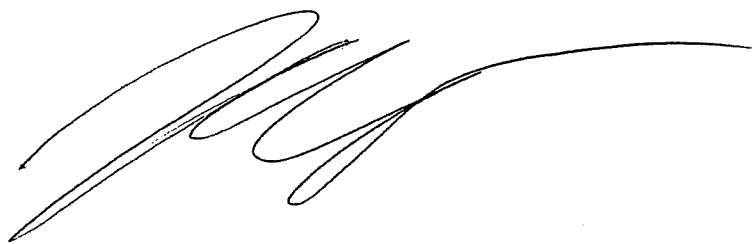
# STORMWATER DRAINAGE REPORT

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## PROPOSED IMPROVEMENTS

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#100 WINDERMERE AVENUE  
ELLINGTON, CONNECTICUT  
AUGUST 20, 2021  
(REVISED 9/24/2021)



RECEIVED

OCT 12 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

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# STORM WATER DRAINAGE SYSTEM REPORT

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## HYDROLOGY & METHODOLOGY

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The principal method of predicting the surface water runoff rates utilized in this report is a computer model based upon the SCS/TR-20 watershed modeling. The model forecasts the rate of surface water runoff and river flow rates based upon several factors. The input data includes information on land use, soil types, vegetation, watershed areas, time of concentrations, rainfall data, storage volumes, and hydraulic capacities of structures. The computer model predicts the amount of runoff as a function of time, including the attenuation effects due to wetlands, floodplains, bodies of water, and man made storage facilities. Runoff rates during specific rainstorms may vary due to different assumptions concerning soil moisture, water levels in ponds, snowmelt, and rainfall patterns.

The input data for rainfall with statistical recurrence frequencies of 2, 5, 10, 25, 50 and 100 years were obtained from the U.S. Weather Bureau Technical Papers. The National Weather Service developed four synthetic storms to simulate rainfall patterns around the country. For analysis within Connecticut, the type III rainfall pattern with a 24-hour distribution is valid. Years 2, 5, 10, 25, 50 and 100 year storms have been provided in the drainage report.

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## SITE SPECIFIC NARRATIVE

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The subject site is a 250,228 Sq. Ft. (5.74 Acre) parcel located at the intersection of windermere avenue and lower butcher road in Ellington Connecticut. The property is in the industrial park (IP) Zone. The existing site consists of commercial building with outdoor vehicle and material storage. This property was analyzed from the existing roadways to the existing wetlands. No disturbances or activity is being proposed to the east of the existing wetlands line.

The existing site is comprised of an existing 24,499 Sq Ft Building along with a 895 Sq Ft house. The parking areas are broken up into two sections on the property. There is the front of the property which is comprised of some grass and a parking lot along windermere avenue. This parking area is constructed of bituminous concrete. We are proposing an expansion of this parking area of 3,340 Sq Ft. of bituminous concrete. There will be a proposed catch basin at the southern corner of the parking lot which will have a top of frame elevation of 228.10. this catch basin will have a pipe leaving it at elevation 225.00 and be 30 LF of 12" RCP @ 0.6%. This will discharge into the proposed underground detention system. This system has been designed to capture, retain, and infiltrate the 100-year storm for the 3,340 Sq. Ft. of impervious area. This detention system will be comprised of 12 Cultec R-330XLHD. The system will have the following characteristics are:

the bottom of stone will be at 224.00, bottom of gullies at 224.83, top of system at 227.37, minimum finished grade over the top of the system is 228.37, invert in to the system at 226.25 and have an overflow pipe that is 31 LF of 4" PVC @ -1.5% out at elevation 226.80. This pipe will discharge into an existing catch basin on site, this catch basin has a top of frame at 229.08 with an existing invert out at 227.28 and a proposed invert in at 227.28. There will be some minor changes to the existing grading as called out on the plans.

The rear of the property is comprised of an existing parking lot that is 37,889 sq. Ft. of grass, 18,533 Sq. Ft. of gravel and 19,088 Sq Ft. of bituminous concrete that currently sheet flows over a small strip of grass and off the property. The proposed activity will rearrange the parking lot to be comprised of 24,692 Sq. Ft. of grass, 38,455 Sq. Ft. of bituminous concrete, with all other improvements remaining the same. The proposed area will be graded to predominantly sheet flow into a shallow proposed detention basin. This detention basin will be predominantly grass lined except for the overflow weir. This weir will be 15' wide and will be lined with 10' of stone. The bottom of the basin will be at 222.0, have a top/berm elevation of 224.5 and a weir elevation of 222.95. The sides of the basin will be graded at a 4'H:1'V slope. During the 100 year storm the water elevation reaches 223.39' which will leave over 1' of freeboard on the berm. The test pit revealed soils that would drain quickly, however, a conservative infiltration rate of 1inch/hr was used.

Due to existing site conditions and ground water elevation, there is not a way to achieve 3' of separation distance from the bottom of the detention basin to the ground water elevation. Due to site constraints, we are able to achieve 1' of separation distance to groundwater in the rear detention basin. This will be a significant improvement over what is currently on the site as there is no stormwater management. Completing the Water Quality Calculation as per the 2004 DOT Drainage Manual, the required volume for the site is 796.88 Cubic Feet.  $WQV = (1'')(R)(A)/12 = (1'')(0.3821)(5.74)/12 = 0.182771 \text{ Acre} - \text{Ft} = 796.88 \text{ Cubic Feet}$ . The proposed detention basin has a volume at the weir of 6,855 Cubic Feet.

Existing Property

Event	Inflow (cfs)
2-Year	6.47
5-Year	9.24
10-Year	11.85
25-Year	16.18
50-Year	20.17
100-Year	<b>24.91</b>

Proposed Property

Event	Inflow (cfs)
2-Year	1.68
5-Year	2.97
10-Year	6.09
25-Year	11.47
50-Year	15.60
100-Year	<b>19.86</b>

Proposed Underground Storage – Front of Property

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	0.28	0.00	225.00	239
5-Year	0.41	0.00	225.41	403
10-Year	0.52	0.00	225.83	571
25-Year	0.71	0.00	226.63	869
50-Year	0.88	0.04	227.42	1,085
100-Year	<b>1.09</b>	<b>0.17</b>	<b>227.71</b>	<b>1,144</b>

Proposed Rear Detention Basin

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	5.60	0.22	223.00	7,051
5-Year	7.50	1.18	223.10	7,928
10-Year	9.23	2.97	223.24	9,060
25-Year	12.05	6.57	223.44	10,836
50-Year	14.60	9.28	223.57	11,986
100-Year	<b>17.60</b>	<b>11.86</b>	<b>223.68</b>	<b>13,004</b>

In summary,

As indicated within the previous tables, the post construction flows leaving the site will be less than existing conditions flows for all storm events up to and including the 100-year design storm thereby confirming that the project's storm water handling plan meets the Town and State requirements for storm water management.



**Construction Sequence Narrative & Stormwater Maintenance Program**

**September 23, 2021**

Juliano Pools  
#100 Windermere Avenue  
Ellington, Connecticut

RECEIVED

SEP 27 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

@PZC meeting, Bg

The following is a proposed sequence of construction:

Rear of Property

1. Install erosion controls as depicted on the plans
2. Construct the proposed detention basin in the rear of the property and stabilize any disturbed areas
3. Remove existing pavement in the rear of the property
4. Make any adjustments to grading, should be minor site grading.
5. Prepare subbase for asphalt
6. Install binder with proposed curbing as depicted on the approved plans
7. Install proposed fences and gates.
8. Complete any landscaping and tree planting in the area as depicted on the approved plan.
9. Loam, lime, fertilize, seed and mulch all disturbed areas
10. Remove accumulated sediment from all silt barriers and sediment control structures

Front of Property

1. Install erosion controls as depicted on the plans
2. Install underground detention system along with associated catch basins and stormwater pipes

3. Remove existing pavement
4. Make any adjustments to grading, should be minor site grading.
5. Prepare subbase for asphalt
6. Install binder along with proposed curbing as depicted on the approved plans
7. Install any proposed fences and gates.
8. Complete any landscaping and tree planting in the area as depicted on the approved plan.
9. Loam, lime, fertilize, seed and mulch all disturbed areas
10. Remove accumulated sediment from all silt barriers and sediment control structures

Project Completion - Entire Project

1. Fix any broken curbing and patch pavement binder course as required
2. Install final pavement surface coarse to driveway and parking area
3. Install final pavement markings, line striping, and any remaining signage throughout site
4. Install any remaining landscaping throughout site and inspect existing vegetation to replace any dead or damaged plant material(s)

In addition to the measures listed above, the following work will be performed as required.

- A. Remove accumulated sediment from all sediment and erosion control barriers as necessary and dispose of offsite in a manner consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.
- B. Dust and wind erosion shall be controlled throughout the duration of the construction of the improvements. Dust control shall include but not be limited to sprinkling of water on exposed surfaces and roads.

- C. If excavation interrupted by heavy rains, additional mulching or gravel work mats may be required on areas of exposed soils. Soils that have become unsuitable for use due to exposure to heavy rains shall be removed from the work area and dried.
- D. Any other reasonable measures or practices which are deemed necessary by the Town Engineer and/or Inland Wetlands Enforcement Officer as a result of construction activities.

## **Operation and Maintenance**

### **During Construction**

- A. Best management practices as outlined by the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, shall be utilized to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Inland Wetlands Enforcement Officer. The permittee shall immediately inform the Planning Department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- B. No equipment or material including but not limited to fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site.
- C. Timely implementation and maintenance of sediment and erosion control measures are required. All sediment and erosion control measures must be maintained until all disturbed areas are stabilized.
- D. A pre-construction meeting shall be held prior to the commencement of any construction activities on the site with the owner, contractor, and Town Staff.
- E. As contained in the Sedimentation and Erosion Control Specifications, operations and maintenance during construction will consist of periodic replacement and/or cleaning of clogged hay bales, silt fence and construction entrances at no additional cost to the owner. Any temporary sedimentation basins will be cleaned of accumulated sediment when the depth of accumulated sediment exceeds six inches. All drainage structures shall be inspected on a weekly basis and more often as required with the occurrence of storm events and any necessary corrective action taken.

## **STORMWATER MAINTENANCE PROGRAM**

Upon site development, there will be a need to periodically maintain the various elements of the stormwater facilities onsite. The stormwater system consists of two catch basins, catch basin insert filters, and an underground detention/infiltration system along with the associated storm drainage piping.

In order to ensure optimal pollution prevention to receiving waters, the following stormwater maintenance program has been established. The applicant, Columbus House, or their designated property management company shall be the entity responsible for the implementation of this program.

### **A. Driveway & Parking Area Sweeping**

All parking areas and sidewalks shall be swept clean of sand and litter at least twice per year, once between November 15 and December 15 (after leaf fall) and once during the month of April (after snow melt) and at other times as may be necessary.

### **B. Catch Basins**

Catch basins contain sumps that will require periodic maintenance. Each catch basin on the property shall be inspected quarterly for the first two years, and the frequency of such monitoring in subsequent years shall be adjusted based on observation in the first two years. Sediment and debris shall be removed at least once a year, during the month of April and more frequently, if needed.

### **C. Catch Basin Insert Filter**

The recommended maintenance specification for the FlowGard +Plus Catch Basin Insert is attached.

### **D. Underground Galley System**

These facilities provide storage for runoff during storms as a result of development. Detention is the collection and temporary storage of surface water at a controlled rate of outflow. Infiltration is the collection and immediate conveyance of surface water. It is imperative that these facilities be monitored and maintained to ensure that they are functioning properly.

The Underground system is to be installed with a minimum of Two (2) access/inspection ports as denoted on the plans. The system is to be inspect a minimum of two (2) times per year during the months of April and October. During the inspections the amount of sediment and/or debris shall be measure and recorded in a maintenance log. If sediment is noted at inspection ports, the galley system shall be cleaned with the use of a vacuum truck.

## E. Storm Water Detention Basin

### 1) Inspection Schedule

- a. Visual inspections shall be conducted weekly, particularly after heavy rain event, to ensure proper functioning of the storm water detention basin, and outlet structure (i.e. no pooling or blockages)
- b. Detailed inspections shall be conducted at least monthly:

Detailed inspections are meant to identify erosion, damage to vegetation, grass or plant height, debris, litter, areas of sediment accumulation and pools/standing water.

### 2) Maintenance Activities

- a. Routine or preventative maintenance is intended to ensure the storm water detention area and outlet structure are in proper working order. This includes debris removal, silt and sediment removal, and clearing of vegetation around flow control devices to prevent clogging. Also included is maintenance of a healthy vegetative cover.
  - i. Erosion: Areas of erosion and slope failure shall be repaired and replanted as soon as possible. Eroded areas near the inlet or outlet may also need to be lined with riprap, which will be determined on a case by case basis.
  - ii. Damage to Vegetation: If the storm water detention area develops ruts or holes, it shall be repaired utilizing a suitable soil that is properly tamped and seeded. The grass or plant cover should be thick; if not, it shall be replanted with in-kind plants, as necessary.
  - iii. Grass or Plant Height: The storm water detention area shall be mowed twice annually. Cuttings will be remove and properly disposed/composted.
  - iv. Debris/Litter: Remove all litter or debris within the storm water detention area and outlet structure and prior to mowing and as inspections warrant.
  - v. Areas of sediment accumulation: Remove sediment by hand with a flat-bottomed shovel whenever sediment covers vegetation or begins to reduce the capacity of the storm water detention area and outlet structure. Sediment accumulating near inlets and in channels should be removed when it builds up

to 3 inches at any spot, or covers vegetation. Keep all level spreaders even and free of debris.

- vi. Pools and standing water: Observe soil at the bottom of the storm water detention area for uniform percolation throughout. If portions of the storm water detention area do not drain within 5 days after the end of a storm, the soil shall be tilled, regraded and replanted with a seed mix similar to those originally planted in the swale.
- vii. Pesticides and Fertilizers: Application of pesticides and fertilizers shall be minimal. Only organic pesticides and fertilizers shall be used.

## Barbra Galovich

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**From:** Dana Steele <dsteale@jrrusso.com>  
**Sent:** Wednesday, October 20, 2021 9:21 AM  
**To:** Lisa Houlihan; Brian Juliano  
**Cc:** John Colonese; Barbra Galovich; jdimeo@julianoassociates.com; Bryan Cormier  
**Subject:** RE: Staff Review - Z202113 100 Windermere Avenue  
**Attachments:** 100 Windermere Ave E&S Bond Estimate Revised 10-20-21.xlsx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

I've reviewed the revised plan set and drainage calculations stamped received on 10/12/21. Most of my previous Inland Wetlands (9/16) and PZC (9/17) comments have been addressed. I would note the following:

1. The plans still do not indicate the 100-year flood limits per FEMA mapping. There appears to be a line on sheet 2 which perhaps represents the 100-year flood limit, but it is not labeled. The final plans should include a labeled 100-year flood limit on sheets 1 & 2. Note 14 on sheet 1 should be updated.
2. The light poles have been relocated out of the town right-of-way but a revised photometric plan was not included in the plan set. The Commission may elect to defer review of the photometric plan and lighting specifications for staff review.
3. Based on the revised grading plan, I recommend increasing the E&S bond to \$7,000. See attached estimate.

Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



J.R. RUSSO & ASSOCIATES, LLC  
P.O. Box 938, 1 Shoham Road  
East Windsor, CT 06088  
(CT) 860.623.0569 (MA) 413.785.1158  
[dsteale@jrrusso.com](mailto:dsteale@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

**TOWN OF ELLINGTON  
BOND ESTIMATE FORM**

Project: Juliano Pools  
 Street: 100 Windermere Ave  
 Job No.: 2021-909  
 By: Dana Steele  
 Date: 10/20/2021

<b>E&amp;S Bond (Roadway)</b>					
Item	Description	Unit	Quantity	Unit Price	Cost
1	Silt Fence	LF	830	\$4	\$3,320
2	Seeding	SY	1,400	\$2	\$2,800
3	Inlet Protection	Ea.	1	\$130	\$130
4	Riprap Volume	CY	2	\$70	\$140
Subtotal					\$6,390
10% Contingency					\$639
<b>TOTAL</b>					<b>\$7,000</b>

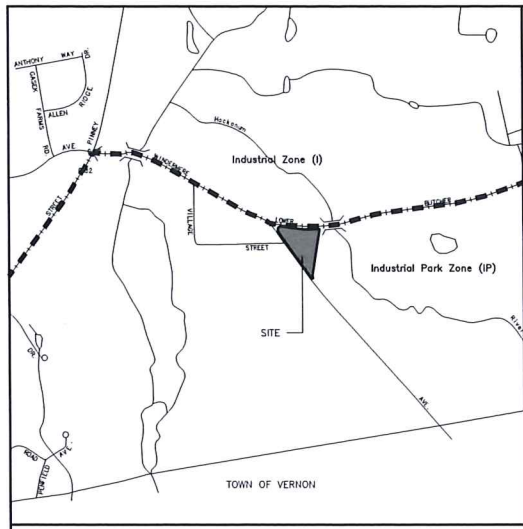


Project: 21-161  
Name: Juliano

21st Century Technology

**JULIANO ASSOCIATES, LLC**  
405 MAIN STREET (YALESVILLE)  
WALLINGFORD, CONNECTICUT  
Voice 203-265-1489 Fax 203-949-1523  
WWW.JULIANOASSOCIATES.COM

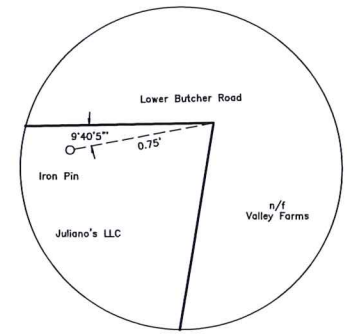
19th Century Service



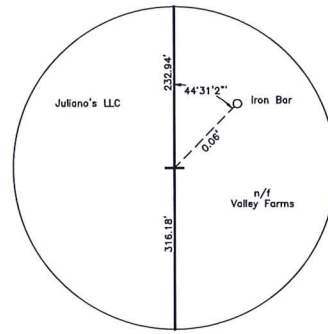
Site Location Plan  
Scale: 1" = 1,000'

**LEGEND**

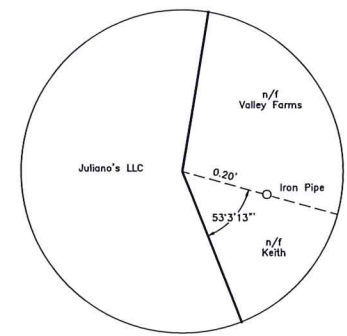
- IRON PIN/PIPE RECOVERED
- MONUMENT RECOVERED
- ⊕ TRAFFIC SIGN
- ⊕ UTILITY POLE
- DOWNSPOUT
- ⊕ CATCH BASIN
- ⊕ GUY WIRE ANCHOR
- ⊕ SANITARY SEWER MANHOLE
- BUSH
- TREE/TREE CLUSTER
- × EXISTING SPOT GRADE
- PROPERTY LINES
- EXISTING PAVEMENT (NO CURB)
- EXISTING PAVEMENT (CURBED)
- LIMIT OF LAWN AREA
- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD ELECTRIC SERVICE
- INLAND WETLANDS
- UPLAND REVIEW LINE
- 2' CONTOUR
- 10' CONTOUR



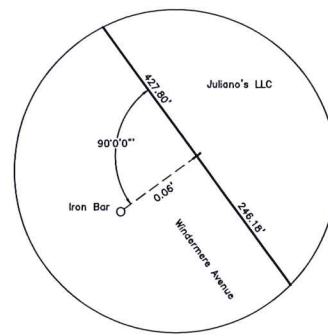
Detail 'A' nts



Detail 'B' nts



Detail 'C' nts



Detail 'D' nts

**IMPORTANT! READ!**  
**WARNING AND DISCLAIMER OF LIABILITY**  
**UNDERGROUND UTILITIES**

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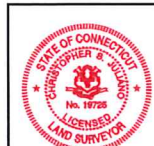
Zone Table Data		
Zone:	Required/Permitted	Existing
Lot Area	4 Acres	5.74 Acres
Width	200 FL	> 200 FL
Front Setback	100 FL	57.6± FL **
Side Setback	10 FL	1/α
Rear Setback	50 FL	192.3± FL
Building Height	38 FL	< 38 FL
Lot Coverage	60%	25.8±%

\*\* 50 feet permitted on local roads

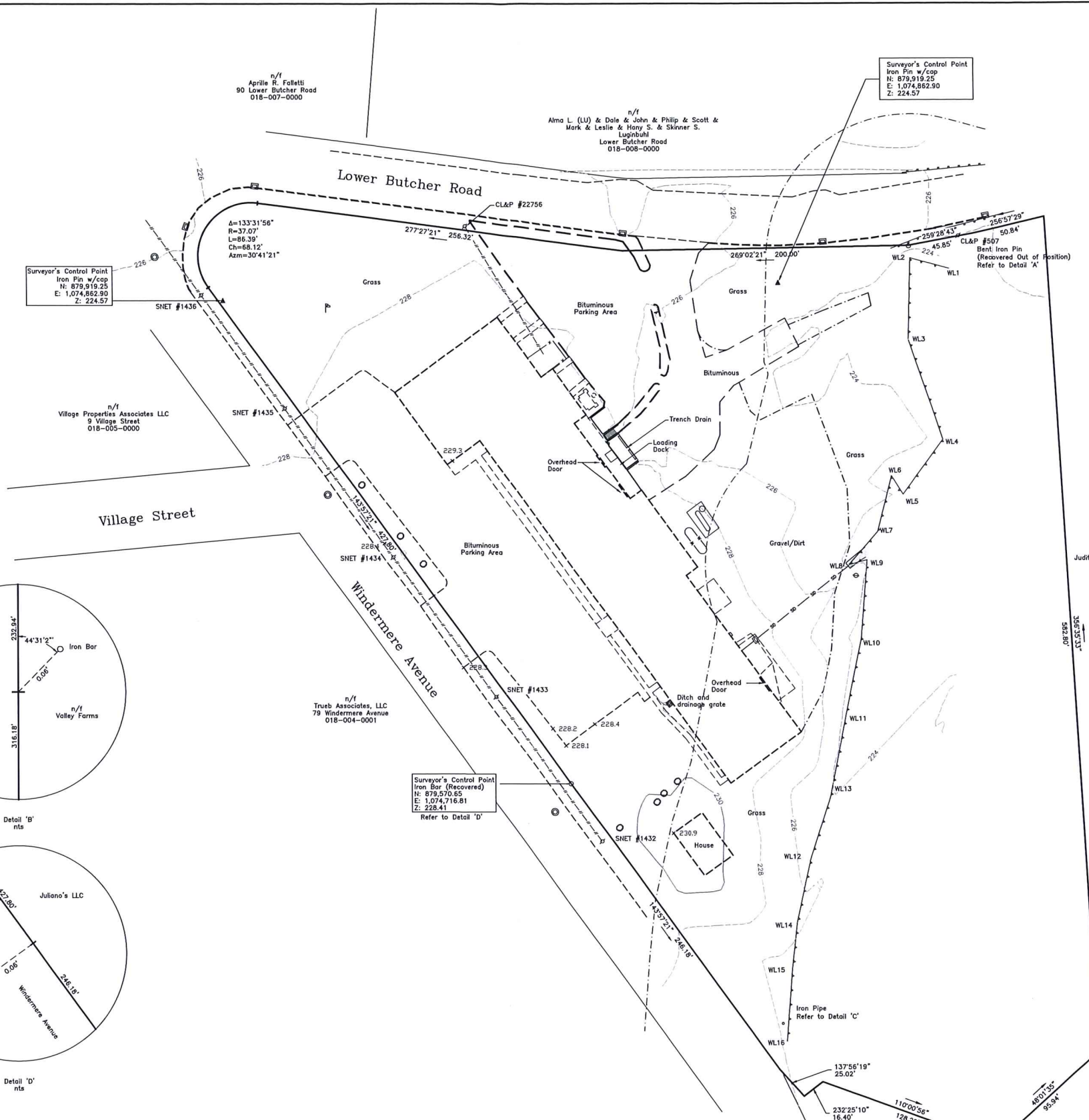
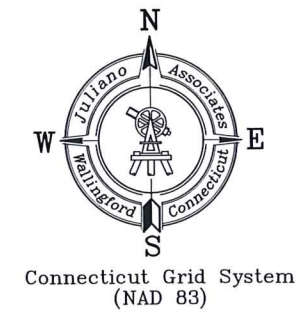
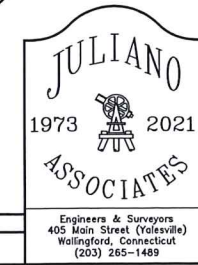
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher S. Juliano PELS #19725

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DATE	DESCRIPTION
9/24/21	UPDATE PROPERTY AND ZONING TABLE
8/25/21	UPDATE ZONING TABLE
7/21/21	ADD EXISTING CONTOURS
REVISIONS	



- SURVEYOR'S NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
  - THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY WHICH IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY.
  - THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
  - THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A VERTICAL ACCURACY OF CLASS V-2.
  - AZIMUTHS AND COORDINATES AS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - THE PROPERTY IS LOCATED WITHIN AN INDUSTRIAL PARK (IP) ZONE.
  - THE PROPERTY IS DESIGNATED ON THE ELLINGTON ASSESSOR'S RECORDS AS PARCEL 018-021-0000.
  - THE PROPERTY AREA IS 250,228± SQUARE FEET (5.74± ACRES).
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - PROPERTY & TOPOGRAPHIC SURVEY, LAND OF JULIANO'S LLC, #100 WINDERMERE AVENUE, ELLINGTON, CONNECTICUT. SCALE: 1" = 40' DATE: 01/03/07, REVISED TO: 03/15/07. MAP PREPARED BY JULIANO ASSOCIATES.
    - RECONFIGURATION SURVEY PREPARED FOR CARLSON & JULIANO, LOWER BUTCHER RD & WINDERMERE AVE, ELLINGTON, CONNECTICUT. SCALE: 1"=50', DATED 7/30/2021, PREPARED BY LANDMARK SURVEYS, LLC.
  - THE PROPERTY IS SUBJECT/PRIVILEGED TO THE FOLLOWING:
    - EFFECT OF AN AGREEMENT WITH THE ROCKVILLE-WILLMANTIC LIGHTING COMPANY RECORDED IN VOLUME 35 AT PAGE 594 OF THE ELLINGTON LAND RECORDS.
    - A REAR YARD VARIANCE TO AGRICOLD PRODUCTS CORP. DATED JULY 11, 1980 AND RECORDED IN VOLUME 115 AT PAGE 548 OF THE ELLINGTON LAND RECORDS.
    - EASEMENT FROM MOSER FARMS DAIRY, INC. RECORDED IN VOLUME 71 AT PAGES 11-12 OF THE ELLINGTON LAND RECORDS.
    - OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
  - WINDERMERE AVENUE AND LOWER BUTCHER ROAD ARE ACCEPTED TOWN HIGHWAYS.
  - INLAND WETLANDS WERE FIELD DELINEATED ("FLAGGED") BY KENNETH C. STEVENS, JR., SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON SEPTEMBER 20, 2006. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON SEPTEMBER 21, 2006.
  - INLAND WETLAND PERMIT #W200637 GRANTED BY THE ELLINGTON INLAND WETLANDS AGENCY DECEMBER 11, 2006.
  - THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 090158 0015C MAP REVISED FEBRUARY 5, 1997.
  - THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY JULY 25 AND AUGUST 1, 2006. THE PROPERTY WAS RESURVEYED ON MAY 25, 2021.

RECEIVED  
OCT 12 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Property Survey**

Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: CJULIANO	Date: 05/26/21	Scale: 1" = 40'
Designed: CJULIANO		
Checked: JDIMEO	Project no.: 21-161	Sheet: 1 of 5
Released: JDIMEO		Revision: C

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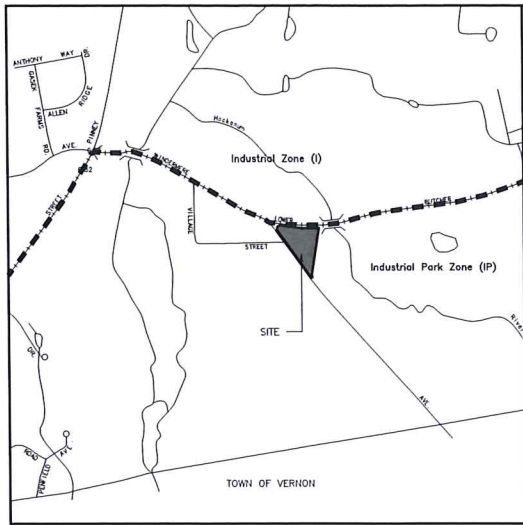
2202113

Project Name:  
21-161 Juliano

21st Century Technology

**JULIANO ASSOCIATES, LLC**  
405 MAIN STREET (VALESVILLE)  
WALLINGFORD, CONNECTICUT  
Voice 203-265-1489 Fax 203-949-1523  
WWW.JULIANOASSOCIATES.COM

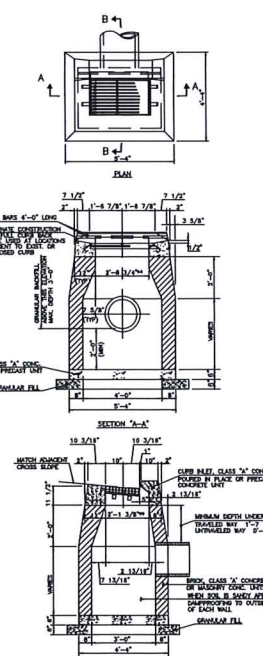
19th Century Service



Site Location Plan  
Scale: 1" = 1,000'

**LEGEND**

- IRON PIN/PIPE RECOVERED
- MONUMENT RECOVERED
- ▲ TRAFFIC SIGN
- ⊕ UTILITY POLE
- DOWNSPOUT
- ⊞ CATCH BASIN
- ⊙ GUY WIRE ANCHOR
- ⊙ SANITARY SEWER MANHOLE
- ⊙ BUSH
- ⊙ TREE/TREE CLUSTER
- ⊙ EXISTING SPOT GRADE
- PROPERTY LINES
- EXISTING PAVEMENT (NO CURB)
- EXISTING PAVEMENT (CURBED)
- LIMIT OF LAWN AREA
- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD ELECTRIC SERVICE
- INLAND WETLANDS
- EXISTING WALK/CONCRETE PAD
- PAVEMENT/CURBING TO BE REMOVED
- PROPOSED CURBING
- PROPOSED PARKING/LINE STRIPING
- PROPOSED STRUCTURE
- PROPOSED SILT FENCE



- NOTES:**
1. WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE REINFORCED TO 12" SPACING. REBAR DIMENSIONS SHALL BE SHOWN ON THE PLAN.
  2. PROVIDE 1" SPACING BETWEEN REBAR WITH AT LEAST 4" CLEARANCE.
  3. WHERE REBAR IS WELDED TO CONCRETE, USE WELDED WIRE FABRIC. ALL WELDED REBAR SHALL BE COVERED WITH 1" MINIMUM CONCRETE.
  4. WHERE SPACING BETWEEN REBAR IS 12" OR GREATER, PROVIDE 1" MINIMUM CONCRETE COVER TO ALL REBAR.
  5. ALL REBAR SHALL BE EPOXY COATED UNLESS OTHERWISE SPECIFIED.
  6. PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED.
  7. WHERE PRECAST CONCRETE UNITS ARE USED, THE TOP OF THE UNIT SHALL BE AT LEAST 2" BELOW THE BOTTOM OF THE PIPE COVERING THE BASIN.
  8. WHERE TYPE "C" CATCH BASIN IS SPECIFIED IN PARAGRAPH 10, THE REBAR SHALL BE AT LEAST 2" BELOW THE BOTTOM OF THE PIPE COVERING THE BASIN.
  9. ALL REINFORCING BARS SHALL HAVE A MINIMUM 1" OF COVER.
  10. ALL STRAP REINFORCING BARS SHALL BE #1 BARS.
  11. ALL STRAPS SHALL BE #1 BARS AT 12" ON CENTER.

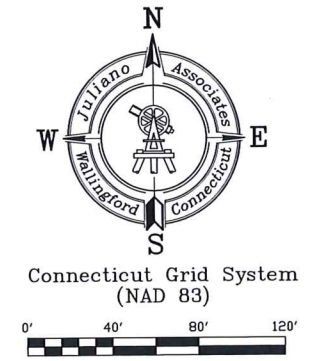
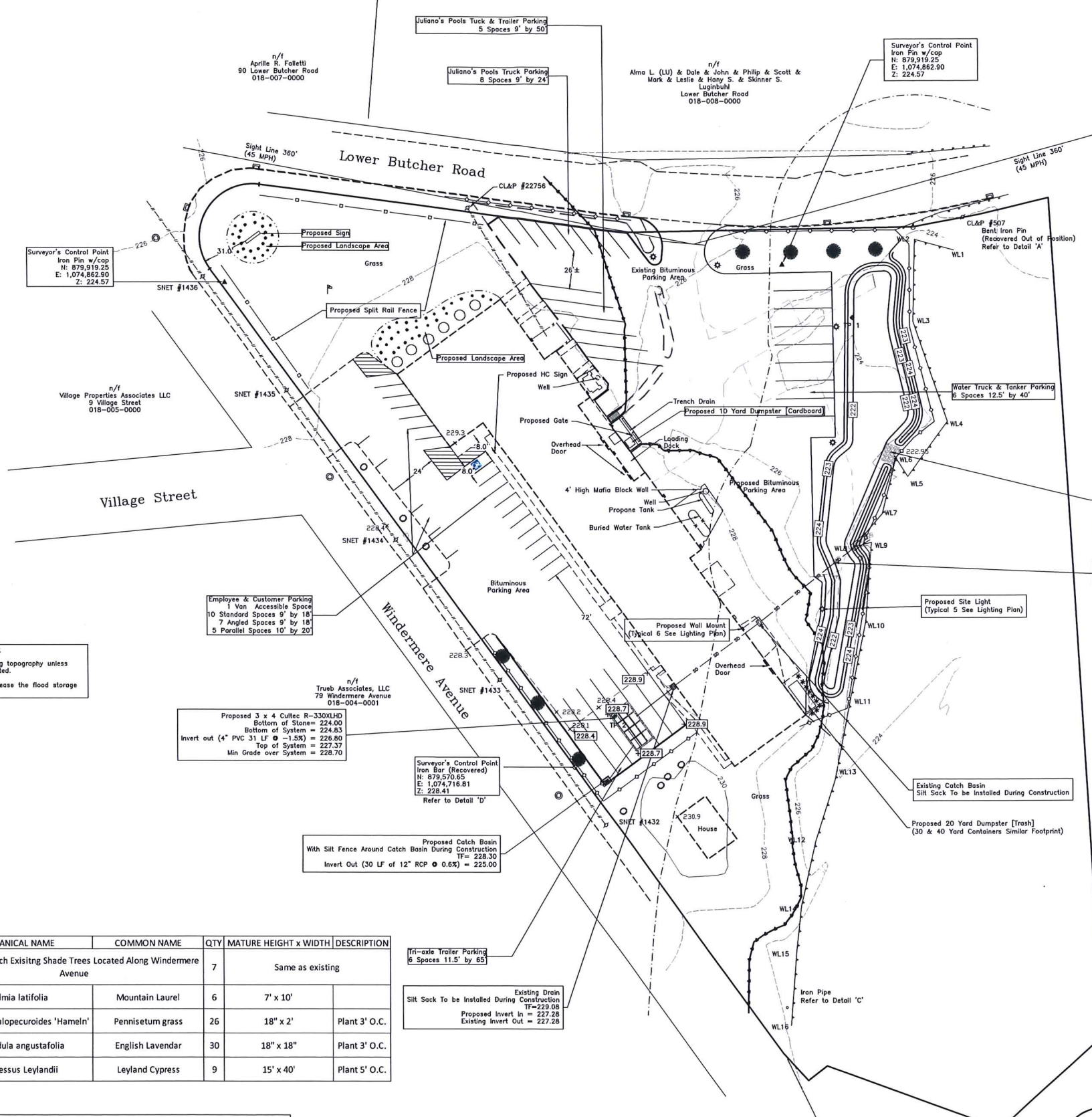
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT x WIDTH	DESCRIPTION
●	Trees to Match Existing Shade Trees Located Along Windermere Avenue		7	Same as existing	
○	Kalmia latifolia	Mountain Laurel	6	7' x 10'	
•	Pennisetum alopecuroides 'Hameln'	Pennisetum grass	26	18" x 2'	Plant 3' O.C.
•	Lavandula angustifolia	English Lavendar	30	18" x 18"	Plant 3' O.C.
*	Cupressus Leylandii	Leyland Cypress	9	15' x 40'	Plant 5' O.C.

**Zone Table Data**

Zone:	Required/Permitted	Existing	Proposed
Lot Area	4 Acres	5.74 Acres	No Change
Width	200 FL.	> 200 FL.	No Change
Front Setback	100 FL.	57.6± FL. **	No Change
Side Setback	10 FL.	n/a	No Change
Rear Setback	50 FL.	192.3± FL.	No Change
Building Height	38 FL.	< 38 FL.	No Change
Lot Coverage	60%	25.8%±	36.9%

\*\* 50 feet permitted on local roads

**Grading Notes:**  
Final topography to match existing topography unless specifically indicated.  
The proposed activity does not decrease the flood storage capacity.



**Test Pit 1**

Date	8/17/2021
0-2	Topsoil
2-36	Brown fine sand
36-48	brown sand and gravel

Groundwater @ 48"

No Evidence of Mottling, Transition of Soil Types of 36" utilized as seasonal high groundwater elevation.

**Test Pit 2**

Date	8/17/2021
0-10	Topsoil
10-36	Light brown silt with sand and some gravel
36-93	Dark brown sand and gravel

Groundwater @ 90"

**IMPORTANT! READ!**  
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**Site Plan**

Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: CJULIANO	Date: 05/26/21	Scale: 1" = 40'
Designed: CJULIANO	Project no.: 21-161	Sheet: 2 of 5
Checked: JDIMEO	Revision: C	
Released: JDIMEO		

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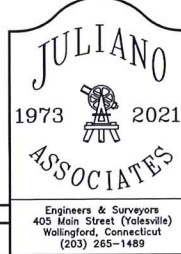
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Christopher S. Juliano PELS \*19725  
Matthew M. Niski PE \*31777 James V. DiMeo PE \*32551

DATE	DESCRIPTION
9/24/21	REVISE AS PER STAFF COMMENTS
8/2/21	ADDED PROPOSED LANDSCAPING
7/21/21	ADDED EXISTING CONTOURS





**SEDIMENT BARRIERS**

**1. DEFINITION**

A temporary barrier installed across or at the toe of a slope.

**2. PURPOSE**

To intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent.

**3. APPLICABILITY**

The sediment barrier is used where:

- a. Sedimentation can pollute or degrade adjacent wetland and/or watercourses.
- b. Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- c. Contributing drainage area is less than 1 acre and the length of slope above the barrier is less than 150 feet. If the slope length is greater, other measures such as diversions may be necessary to reduce slope length.

**4. PLANNING CONSIDERATIONS**

Sediment barriers may consist of filter fence, straw, hay bales, stone berms, or other filter materials. Planned lifespan of sediment barriers varies. Straw or hay bales shall only be used as a temporary barrier for no longer than 60 days. Synthetic filter fences can be used for 60 days or longer depending on their stability and manufacturer's recommendations. Stone barriers can be used for longer periods of time.

**5. INSTALLATION REQUIREMENTS**

**a. Straw/Hay Bales**

**(1) Sheet Flow Applications**

- (a) Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- (b) Bales shall be wire-bound only and shall be installed so that binding does not contact the earth.
- (c) The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfilled soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales shall be placed 10 feet away from toe of slope.

- (d) Each bale shall be securely anchored by at least two stakes driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.

- (e) Gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.)

In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet maximum).

- (f) Inspection, repair and/or replacement shall be made on a continuing basis.
- (g) Bale barriers shall be removed when they have served their usefulness, but not before construction areas have been permanently stabilized.

**(2) Channel Flow Applications**

- (a) Bales shall be placed in a single row, lengthwise, oriented perpendicular to the channel, with ends of adjacent bales tightly abutting one another.

- (b) Specifications for installing a bale barrier for sheet flow applications apply here with the following addition:

- 1) The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment laden runoff will flow either through or over the barrier, but not around it.

**(3) Catch Basin Application**

- (a) Bales shall be placed in a square or rectangular shape around depressed catch basin inlets. Catch basins constructed on sloping areas should not be encircled by bales, but shall have downhill side left open.

- (b) The areas immediately around the catch basin may be excavated slightly to increase ponding of runoff water around catch basin.

- (c) Remaining specifications for installing a bale barrier for sheet flow applications apply here.

**(4) Maintenance**

- (a) Inspection shall be made weekly and after each storm and repair or replacement shall be made promptly as needed.
- (b) Cleanout of accumulated sediment behind the bales is necessary if 1/2 of the original height of the bales becomes filled in with sediment.

**b. Filter Fences**

**(1) Materials**

**(a) Synthetic Filter Fabric**

Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene filaments and certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Requirements
Filtering Efficiency	75% (min.)
Tensile Strength at 20% (max.) Elongation	Extra Strength 50 lbs./in. inch (min.) Standard Strength 30 lbs./in. inch (min.)
Flow Rate	0.3 gal./sq. ft./min (min.)

- (b) Burlap shall be 10 ounce per square yard fabric.

- (c) Stakes for filter fences shall be 1" x 2" wood or equivalent metal with a minimum length of 3 feet.

Where additional strength is required, posts for filter fences shall be either 2 x 3 or 2 x 4 inch wooden studs or 0.5 (min.) pounds/linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire.

- (d) Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.

Some silt fences do not require a wire backing. Consult manufacturer's instructions for proper installation requirements.

**(2) Installation Requirements**

This sediment barrier utilizes burlap, standard or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. In special cases burlap may be used in drainage ways.

- (a) The height of the barrier shall not exceed 36 inches. (Higher barriers may impound volumes of water sufficient to cause failure of the structure.) Ideally the filter fence shall be placed 10 feet away from the toe of slope.
- (b) When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and securely sealed. See manufacturer's recommendations.
- (c) Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, space posts as manufacturer recommends.

- (d) A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of posts as manufacturer recommends.

- (e) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2 inches and shall not extend more than 36 inches above the original ground surface.

- (f) The standard strength filter fabric shall be stapled, wired or tied to the wire fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

- (g) When extra strength filter fabric or burlap and closer post spacing are used, the wire mesh support fabric is stapled, wired or tied directly to the posts with all specifications of (f) above applying.

- (h) The trench shall be backfilled and the soil compacted over the filter fabric.

- (i) Filter barriers shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

**(3) Maintenance**

- (a) Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- (b) Should the fabric decompose or become ineffective, the fabric shall be replaced promptly.
- (c) Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
- (d) Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

**c. Stone Barrier**

The stone shall meet ASTM C-33 size no. 2 or 3 (3" or 2-1/2").

**(1) Installation Requirements**

- (a) The stone shall be piled to a natural angle of repose with a height of at least 2 feet.
- (b) The barrier shall be constructed so water cannot bypass the barrier around the ends.

**(2) Maintenance**

- (a) Inspection shall be frequent and repair and/or replacement made promptly as needed.
- (b) The barrier shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.

**d. Vegetative Filter**

Vegetative filters shall be used to filter sediment from overland flow only where concentrations of sediment and rates of runoff are low.

**(1) Installation Requirements**

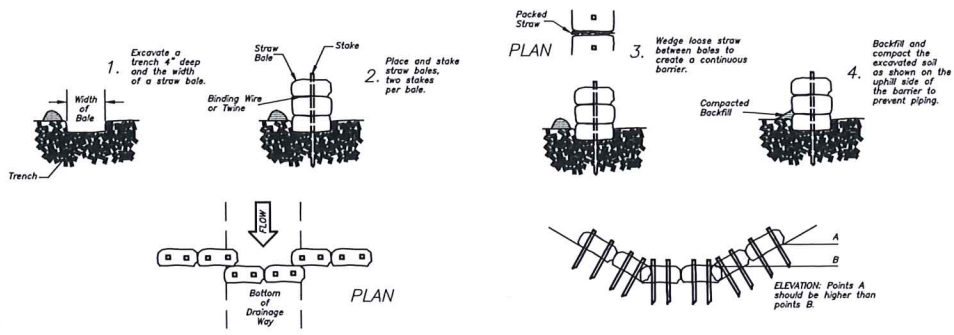
The minimum width of the filter strip shall be at least 15 feet.

The width of the filter strip shall be increased proportionately for slopes longer than 150 feet or for higher sediment concentrations. When using filter strips at inlets to storm sewers, as large an area as possible shall be provided. Filters shall be placed along the contours whenever possible. No construction shall be allowed within filter strip areas.

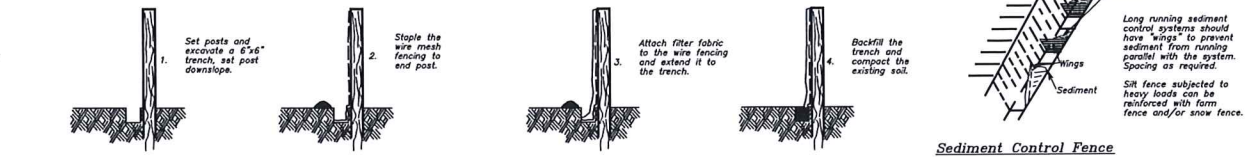
Vegetation must be adapted to sediment producing areas. Either existing or established vegetation must be healthy and have a vigorous growth habit. Establishing vegetation by seed or sodding shall be done in accordance with the specifications for Permanent Vegetative Cover or Sodding and shall be established prior to land disturbance.

**(2) Maintenance**

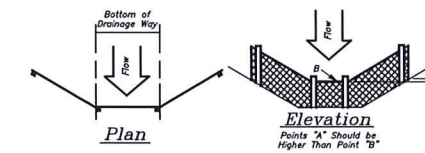
Maintenance of vegetative filter strips is the same as that recommended for any vegetation as specified in Permanent Vegetative Cover. A healthy growth of vegetation can best be maintained by fertilizing, removing sediment when the filter becomes clogged, and by preventing construction traffic from driving upon or across filter strips.



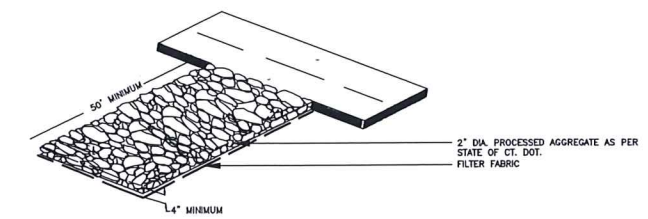
Placement and Construction of a Hay Bale Barrier



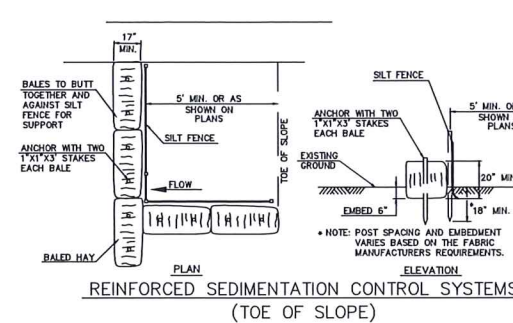
Sediment Control Fence



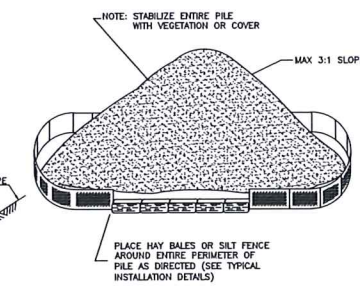
Placement and Construction of a Synthetic Filter Barrier



CONSTRUCTION ENTRANCE



REINFORCED SEDIMENTATION CONTROL SYSTEMS (TOE OF SLOPE)



TEMPRARY SOIL STOCKPILE

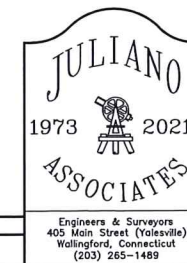
DURING CONSTRUCTION THERE SHALL BE A SUPPLY OF SILT FENCE AND/OR HAY BALES STORED ON SITE FOR EMERGENCY SEDIMENT AND EROSION CONTROL PURPOSES.

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Christopher S. Juliano PELS #19725  
Matthew M. Niski PE #31777 James V. DiMeo PE #32551



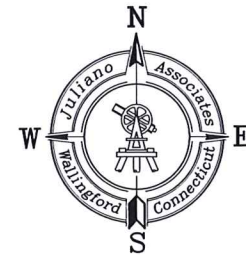
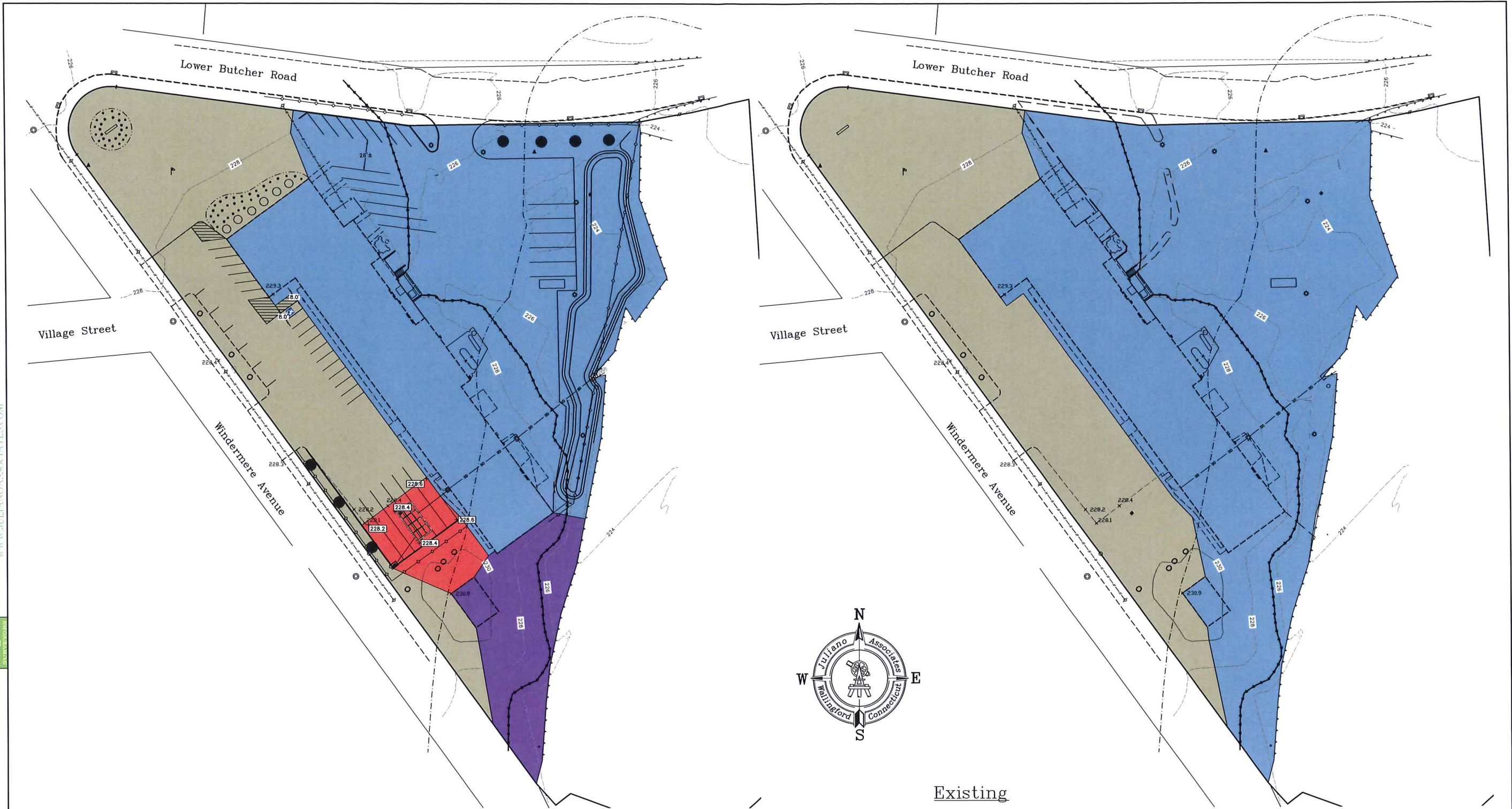
DATE	DESCRIPTION



**Erosion Control Specifications and Details**

Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: ZGEORGINA	Date: 06/18/21	Scale: N.T.S.
Designed: ZGEORGINA		
Checked: CJULIANO	Project no.: 21-161	Sheet: 3 of 5
Released: CJULIANO		Revision: 0
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HASUBMITTED\2021\161001-3-0.dwg 10/8/2021 140 PH JD		



- Proposed**
- Existing Discharging to South West (46,229 Sq. Ft.)
  - Existing Discharging to Proposed Detention Basin (89,270 Sq. Ft.)
  - Existing Area Discharging to Proposed Underground Storage (6,062 Sq. Ft.)
  - Existing Area Discharging to Wetlands Not Captured (13,269 Sq. Ft.)

- Existing**
- Existing Discharging to South West (51,903 Sq. Ft.)
  - Existing Discharging to Wetlands (102,882 Sq. Ft.)

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL HEALTH DEPARTMENT/DISTRICT, (IWWC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725  
 Matthew M. Niski PE #31777 James V. DiMeo PE #32551



DATE	DESCRIPTION



**Drainage Area Map**

Land of  
 Juliano Family One LLC  
 #100 Windermere Avenue  
 Ellington, Connecticut

Drawn: CJULIANO	Date: 09/23/21	Scale: 1" = 40'
Designed: CJULIANO		
Checked: JDIMEO	Project no.: 21-161	Sheet: 4 of 5
Released: JDIMEO		Revision: 0

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The following is a proposed sequence of construction:

Rear of Property

1. Install erosion controls as depicted on the plans
2. Construct the proposed detention basin in the rear of the property and stabilize any disturbed areas
3. Remove existing pavement in the rear of the property
4. Make any adjustments to grading, should be minor site grading.
5. Prepare subbase for asphalt
6. Install binder with proposed curbing as depicted on the approved plans
7. Install proposed fences and gates.
8. Complete any landscaping and tree planting in the area as depicted on the approved plan.
9. Loam, lime, fertilize, seed and mulch all disturbed areas
10. Remove accumulated sediment from all silt barriers and sediment control structures

Front of Property

1. Install erosion controls as depicted on the plans
2. Install underground detention system along with associated catch basins and stormwater pipes
3. Remove existing pavement
4. Make any adjustments to grading, should be minor site grading.
5. Prepare subbase for asphalt
6. Install binder along with proposed curbing as depicted on the approved plans
7. Install any proposed fences and gates.
8. Complete any landscaping and tree planting in the area as depicted on the approved plan.
9. Loam, lime, fertilize, seed and mulch all disturbed areas
10. Remove accumulated sediment from all silt barriers and sediment control structures

Project Completion - Entire Project

1. Fix any broken curbing and patch pavement binder course as required
2. Install final pavement surface coarse to driveway and parking area
3. Install final pavement markings, line striping, and any remaining signage throughout site
4. Install any remaining landscaping throughout site and inspect existing vegetation to replace any dead or damaged plant material(s)

In addition to the measures listed above, the following work will be performed as required.

- Remove accumulated sediment from all sediment and erosion control barriers as necessary and dispose of offsite in a manner consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.
- Dust and wind erosion shall be controlled throughout the duration of the construction of the improvements. Dust control shall include but not be limited to sprinkling of water on exposed surfaces and roads.
- If excavation interrupted by heavy rains, additional mulching or gravel work mats may be required on areas of exposed soils. Soils that have become unsuitable for use due to exposure to heavy rains shall be removed from the work area and dried.
- Any other reasonable measures or practices which are deemed necessary by the Town Engineer and/or Inland Wetlands Enforcement Officer as a result of construction activities.

Operation and Maintenance

During Construction

- Best management practices as outlined by the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, shall be utilized to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Inland Wetlands Enforcement Officer. The permittee shall immediately inform the Planning Department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- No equipment or material including but not limited to fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site.
- Timely implementation and maintenance of sediment and erosion control measures are required. All sediment and erosion control measures must be maintained until all disturbed areas are stabilized.
- A pre-construction meeting shall be held prior to the commencement of any construction activities on the site with the owner, contractor, and Town Staff.
- As contained in the Sedimentation and Erosion Control Specifications, operations and maintenance during construction will consist of periodic replacement and/or cleaning of clogged hay bales, silt fence and construction entrances at no additional cost to the owner. Any temporary sedimentation basins will be cleaned of accumulated sediment when the depth of accumulated sediment exceeds six inches. All drainage structures shall be inspected on a weekly basis and more often as required with the occurrence of storm events and any necessary corrective action taken.

STORMWATER MAINTENANCE PROGRAM

Upon site development, there will be a need to periodically maintain the various elements of the stormwater facilities onsite. The stormwater system consists of two catch basins, catch basin insert filters, and an underground detention/infiltration system along with the associated storm drainage piping.

In order to ensure optimal pollution prevention to receiving waters, the following stormwater maintenance program has been established. The applicant, Columbus House, or their designated property management company shall be the entity responsible for the implementation of this program.

A. Driveway & Parking Area Sweeping

All parking areas and sidewalks shall be swept clean of sand and litter at least twice per year, once between November 15 and December 15 (after leaf fall) and once during the month of April (after snow melt) and at other times as may be necessary.

B. Catch Basins

Catch basins contain sumps that will require periodic maintenance. Each catch basin on the property shall be inspected quarterly for the first two years, and the frequency of such monitoring in subsequent years shall be adjusted based on observation in the first two years. Sediment and debris shall be removed at least once a year, during the month of April and more frequently, if needed.

C. Catch Basin Insert Filter

The recommended maintenance specification for the FlowGard +Plus Catch Basin Insert is attached.

D. Underground Gully System

These facilities provide storage for runoff during storms as a result of development. Detention is the collection and temporary storage of surface water at a controlled rate of outflow. Infiltration is the collection and immediate conveyance of surface water. It is imperative that these facilities be monitored and maintained to ensure that they are functioning properly.

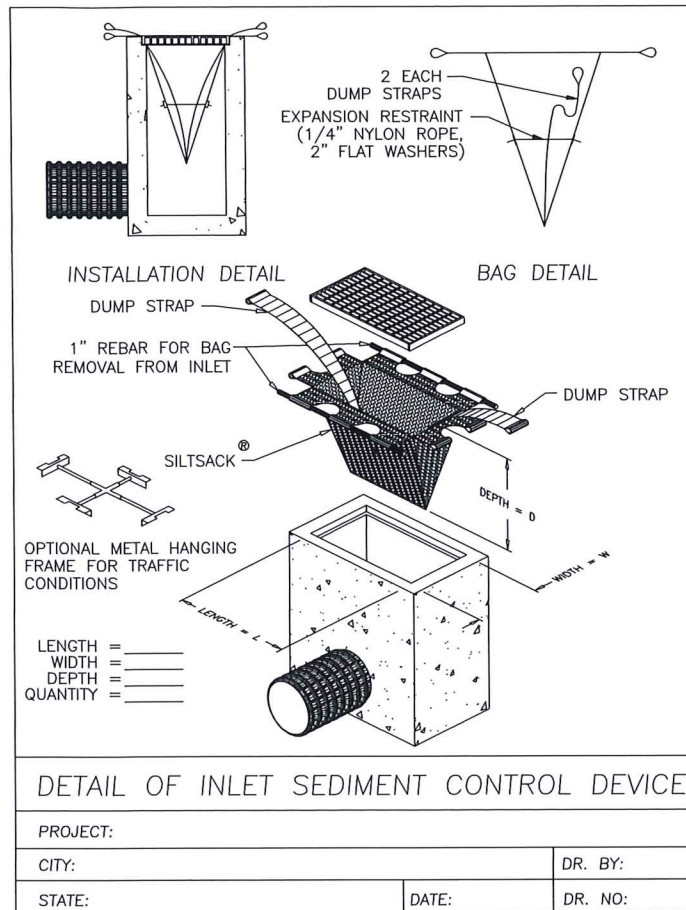
The Underground system is to be installed with a minimum of Two (2) access/inspection ports as denoted on the plans. The system is to be inspected a minimum of two (2) times per year during the months of April and October. During the inspections the amount of sediment and/or debris shall be measured and recorded in a maintenance log. If sediment is noted at inspection ports, the gully system shall be cleaned with the use of a vacuum truck.

E. Storm Water Detention Basin

- 1) Inspection Schedule
  - a. Visual inspections shall be conducted weekly, particularly after heavy rain event, to ensure proper functioning of the storm water detention basin, and outlet structure (i.e. no pooling or blockages)
  - b. Detailed inspections shall be conducted at least monthly.

2) Maintenance Activities

- a. Routine or preventive maintenance is intended to ensure the storm water detention area and outlet structure are in proper working order. This includes debris removal, silt and sediment removal, and clearing of vegetation around flow control devices to prevent clogging. Also included is maintenance of a healthy vegetative cover.
- i. Erosion: Areas of erosion and slope failure shall be repaired and replanted as soon as possible. Eroded areas near the inlet or outlet may also need to be lined with riprap, which will be determined on a case by case basis.
- ii. Damage to Vegetation: If the storm water detention area develops ruts or holes, it shall be repaired utilizing a suitable soil that is properly tamped and seeded. The grass or plant cover should be thick; if not, it shall be replanted with in-kind plants, as necessary.
- iii. Grass or Plant Height: The storm water detention area shall be mowed twice annually. Cuttings will be removed and properly disposed/composted.
- iv. Debris/Litter: Remove all litter or debris within the storm water detention area and outlet structure and prior to mowing and as inspections warrant.
- v. Areas of sediment accumulation: Remove sediment by hand with a flat-bottomed shovel whenever sediment covers vegetation or begins to reduce the capacity of the storm water detention area and outlet structure. Sediment accumulating near inlets and channels should be removed when it builds up to 3 inches at any spot, or covers vegetation. Keep all level spreaders even and free of debris.
- vi. Pools and standing water: Observe soil at the bottom of the storm water detention area for uniform percolation throughout. If portions of the storm water detention area do not drain within 3 days after the end of a storm, the soil shall be tilled, regraded and replanted with a seed mix similar to those originally planted in the area.
- vii. Pesticides and Fertilizers: Application of pesticides and fertilizers shall be minimal. Only organic pesticides and fertilizers shall be used.



**SILTSACK® SPECIFICATIONS**

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

**REGULAR FLOW SILTSACK®**  
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

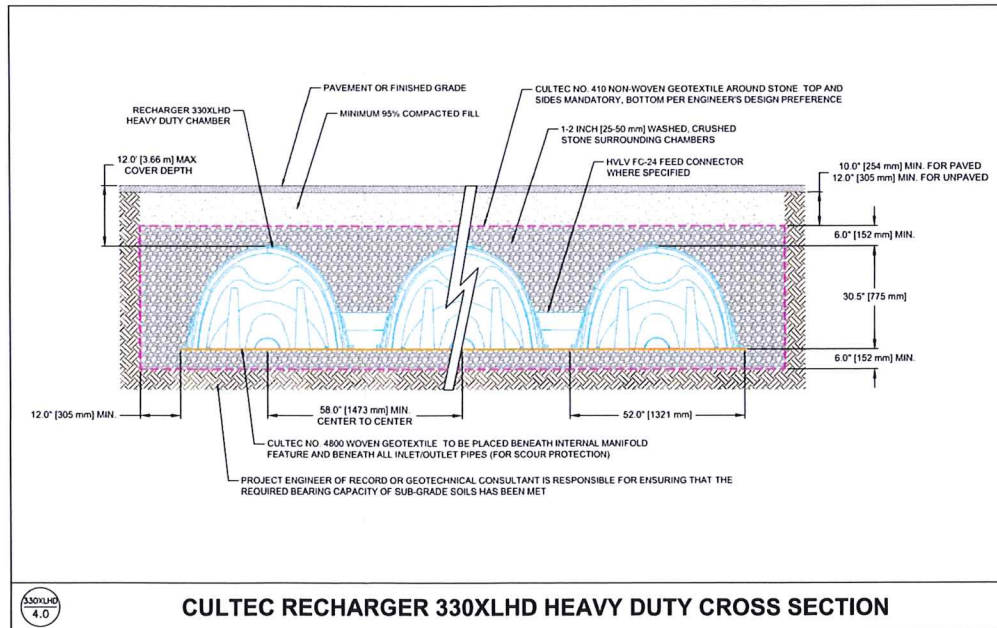
PROPERTIES	TEST METHOD	UNITS	VALUES
GRAB TENSILE STRENGTH	ASTM D-4632		300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		120 LBS
MULLEN BURST	ASTM D-3786		800 PSI
TRAPEZOID TEAR	ASTM D-4533		120 LBS
UV RESISTANCE	ASTM D-4355		80 %
APPARENT OPENING SIZE	ASTM D-4751		40 US SIEVE
FLOW RATE	ASTM D-4491		48 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4491		0.55 SEC -1

**HI-FLOW SILTSACK®**  
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS	VALUES
GRAB TENSILE STRENGTH	ASTM D-4632		265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		135 LBS
MULLEN BURST	ASTM D-3786		420 PSI
TRAPEZOID TEAR	ASTM D-4533		45 LBS
UV RESISTANCE	ASTM D-4355		90 %
APPARENT OPENING SIZE	ASTM D-4751		20 US SIEVE
FLOW RATE	ASTM D-4491		200 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4491		1.5 SEC -1

**OIL-ABSORBANT SILTSACK®**  
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDENT ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLWOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLWOW INSERT.



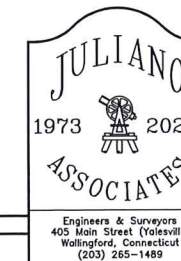
DURING CONSTRUCTION THERE SHALL BE A SUPPLY OF SILT FENCE AND/OR HAY BALES STORED ON SITE FOR EMERGENCY SEDIMENT AND EROSION CONTROL PURPOSES.

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL HEALTH DEPARTMENT/DISTRICT, IW/C, TPZ, OR ZBA/ LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS \*19725  
Matthew M. Niski PE \*31777 James V. DiMeo PE \*32551



DATE	DESCRIPTION



Details, Construction Sequence & Maintenance Plan

Land of  
Juliano Family One LLC  
#100 Windermere Avenue  
Ellington, Connecticut

Drawn: JDIMEO	Date: 10/08/21	Scale: N.T.S.
Designed: JDIMEO		
Checked: JDIMEO	Project no.: 21-161	Sheet: 5 of 5
Released: JDIMEO		Revision: 0

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# Town of Ellington Planning Department



55 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Fax: 860-870-3122/lhoulihan@ellington-ct.gov

## MEMO

DATE: October 20, 2021

TO: FA Hesketh (D. Ziaks & G. Hesketh)  
cc: Planning and Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: S202103 - Brooks Crossing Developers, LLC, owner/applicant, request for Resubdivision of 55.94 acres for eleven (11) lots and Z202115 request for Special Permit for two rear lots for property off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension (Highfield Estates Phase IV), APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone.

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It was nice speaking with today to review the above subject matter. This email is to recap our conversation. I reviewed your memos dated October 4, 2021 and October 5, 2021, and the revised plans dated September 30, 2021, and have the following comments.

### SUBDIVISION REGULATIONS:

1. Pursuant to Section 2.04, applications for subdivision require wetlands clearance (when applicable), open space provisions, and a sanitation report.
  - a. The Ellington Inland Wetlands Agency granted permit on June 14, 2021, and report and permit is present and on file for consideration.
  - b. Open space provisions are met through open space set-aside and conservation easements. As a condition of approval, open space parcels and conservation easement areas will be required to be marked and formal easements provided.
  - c. A sanitation report is not present, but a report is expected to be received from North Central District Health Department (NCDHD) prior to the PZC meeting on October 25, 2021. In your memo to NCDHD dated October 5, 2021, you explain sufficient information is provided to determine the lots, with the exception of lot 4, are suitable for installation of a subsurface sewage disposal system. You further explain that a note will be added stating lot 4 is not an approved building lot at this time. Lot 4 cannot be approved without clearance from NCDHD or waiver from the PZC. I do not recommend the PZC grant this type of waiver because it creates conflict between PZC approvals and assessment practices. Therefore, I recommend parcel 4 be combined with an abutting parcel until clearance is present from NCDHD and revaluated through re-subdivision application.

2. Pursuant to Section 4.05, plans should be revised to reflect a street name.
3. Pursuant to Section 4.12(4), any proposed well for potable water consumption shall be so situated as to have a minimum seventy-five (75) foot non-contamination radius located entirely in the lot it is servicing or has the benefit of an easement over the adjacent property to be encumbered by said easement. The 75' non-contamination radius for lots 1, 2, 5, 6, and 8 extend beyond the property line and plans should be revised to meet the regulation or easements provided.
4. Pursuant to Section 4.19(B) Street Trees, at a minimum, each lot shall have one tree for every 50 lineal feet of frontage or fraction thereof.

ZONING REGULATIONS:

1. All driveways in excess of 100' shall be constructed according to Section 2.1.3 Private Property Driveways.
2. Pursuant to Section 3.2.3, data tables shall be revised to reflect rear yard setback for primary structures of 25' and the rear yard setback for accessory structures as 10'.

In the event plan revisions cannot be accommodated prior to the upcoming meeting, these comments can be addressed as conditions of approval.

Please do not hesitate to contact me with any questions or comments.

# Town of Ellington Planning & Zoning Commission Subdivision Application

<b>SUBDIVISION NAME:</b> <u>HIGHFIELD ESTATES - PHASE IV</u> <b>LOCATION:</b> <u>BROOKS CROSSING</u> <b>ASSESSOR'S PARCEL NUMBER (APN):</b> <u>119 - 004 - 0000</u> (If unaware of APN, ask staff for assistance)	Application # <u>S202103</u> Date Received <u>7/23/2021</u>
---	--

<b>Application:</b> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-subdivision <input type="checkbox"/> Modification <b>Approval Requested:</b> <input checked="" type="checkbox"/> Final <input type="checkbox"/> Conditional	
<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>BROOKS CROSSING DEVELOPERS, LLC</u></p> <p>Mailing Address: <u>164 DOCKEREL ROAD</u> <u>TOLLAND, CT 06694</u></p> <p>Email: <u>Rashidnaek@901.com</u></p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860 - 875 - 1895</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>[Signature]</u> Date: <u>7.23.21</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p><b>Applicant's Information</b> (if different than owner)</p> <p>Name: <u>SAME AS OWNER</u></p> <p>Mailing Address: _____ <u>RECEIVED</u> <u>JUL 23 2021</u></p> <p>Email: _____ <u>TOWN OF ELLINGTON</u></p> <p><b>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: _____ Date: _____</p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.</small></p>

**Total Acreage of Property:** 55.94 **Zone of Property:** RAR **Required Density Factor (R/LR =.6, RAR =.5):** 0.6

**Open Space Proposal** (check one):  10% Land Set-Aside  Fee in Lieu of Land  Combination

**Amount** (square feet & acres): >25% Slopes: 0.34 **Wetlands & Watercourses:** 9.12<sup>ac</sup> **100-Year Floodplain:** N/A

**Developable Land:** 46.48 **Lot Yield:** 27 **Remaining Land:** 0 **Area to be subdivided:** 55.94

**# of Proposed Development Lots:** 11

**Public Water:**  Yes  No **Public Sewer:**  Yes  No If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.

**Is parcel located within 500' to any municipal boundary?**  Yes  No

**Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?**  Yes  No If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

**Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin?** If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.

**Is the project in a public water supply watershed area?**  Yes  No If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.



**Re-Subdivision Application  
Highfield Estates – Phase IV  
Brooks Crossing Developers, LLC**

RECEIVED

JUL 23 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Project Narrative  
7/23/21**

**INTRODUCTION:**

The subject property is 55.94 acres located west of Brook Crossing, a town road off of Jobs Hill Road in Ellington, CT, as shown on the attached Town GIS Map. The parcel is zoned RAR for single family residential homes. The development of this parcel would be Phase 4 in the development of the subdivision known as Highland Estates. For the most part, the land is moderately wooded with several cleared open areas scattered throughout, primarily cleared for establishment of the proposed ROW. There are four (4) wetland and watercourse areas identified on the property as shown on the attached plans (A, B, C & D). The Muddy Brook corridor (Area D) crosses through the eastern most portion of the property. An application to the Ellington Inland Wetlands Commission was approved on June 14<sup>th</sup> and final approval of an application to the Army Corps/CTDEEP is now pending.

An east-west ROW was cleared through the property with the development of Phases 2 and 3 circa 2002-2005 to provide an emergency gravel drive from Phases 2/3 to Brook Crossing. The intent is to follow this ROW to construct a town road for development of the lots proposed in Phase 4. With the construction of the gravel drive, cross culverts were installed across two intermittent watercourses (B & C) and a third culvert system was installed across Muddy Brook (D). Additional catch basins, storm drain piping and three (3) detention basins (DB #1,2,3) were also installed along the ROW in anticipation of constructing the future paved town road.

A second ROW was cleared from the intersection of Brook Crossing Extension to the abutting property line to the south where a fourth detention (DB #4) basin was constructed. Drainage piping from Phases 2/3 is piped to this basin. Additional work on the property has been halted since the enforcement notification was received by the property owner from the ACOE/CTDEEP to stop work.

The current planning proposal is to construct a new town road following the two existing ROW's and develop 11 new lots in accordance with the RAR Subdivision Regulations. Following town regulations, there are 46.48 acres of developable land resulting in a maximum allowable lot yield of 27. Land not incorporated in the new lots would be put into permanent Open Space. In addition to the limitations imposed by wetland and watercourse impact considerations, there are additional limitations to the number of feasible building lots resulting from existing soil conditions to support individual septic systems. The applicant is working with the Health District on final approvals for septic systems on the 11 lots requested.

**Re-subdivision Application  
Highfield Estates – Phase IV**

RECEIVED

JUL 23 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**PROJECT INFORMATION:**

Project Location: Jobs Hill Road/Brook Crossing ID: 119-004-0000

Owner/Applicant: Brooks Crossing Developers, LLC  
164 Dockerel Road  
Tolland, Ct 06084  
Attn: Rashid Hamid  
860-875-1895

Project Contact: F. A. Hesketh & Associates, Inc.  
3 Creamery Brook  
East Granby, CT 06026  
Attn: David Ziaks, PE  
860-653-8000  
[dziaks@fahesketh.com](mailto:dziaks@fahesketh.com)

**GENERAL SITE INFORMATION:**

- Current Site Boundary and Topographic information is shown on the attached map, Sheet PS-1 and GR-1 thru GR-5.
- Wetland Limits are as indicated on the plans.
- The proposed stormwater system would provide adequate detention/retention capabilities to maintain existing peak runoff conditions along with sufficient Water Quality Volume and Groundwater Recharge.
- The topography of the parcel slopes generally from north to south and excessive cuts and fills will not be required to construct the new town road or develop the residential lots on the site. Approximately 0.34 acres of land found on Lot 1 have slopes greater than 25%.
- Residential lots will be served by on-site private wells and septic systems.
- Based on detailed field surveys, there are no known vernal pools on the property.
- The CT DEEP Natural Diversity Database map does not indicate areas of State and Federal Listed Species, however three state listed species have been documented nearby as identified in the attached letter dated 2/28/20 from CTDEEP. Construction practices will be implemented as recommended in the letter during the seasonal time periods noted.
- There are no FEMA FIRM floodplains on the property.
- There are no Stream Channel Encroachment lines or Aquifer Protection Zones on the property.
- There are no activities that would qualify as a critical activity per CT Section 25-68b(4).
- As shown on the attached Sheets AC-1 and AC-2, there are three (3) direct wetland impact areas resulting from previous construction of the gravel drive and installation of three (3) culverts. The area of disturbance was developed by

**Re-subdivision Application  
Highfield Estates – Phase IV**

comparing the wetlands flagging from pre-construction mapping versus the latest 2011 flagging.

- The installation of the existing twin 48" concrete culverts on Muddy Brook does not currently meet the design criteria established by ACOE/CTDEEP for such watercourse crossings and would be replaced with a concrete box culvert that meets all of the required design criteria.
- A comprehensive erosion control plan has been incorporated into the plans. After areas are disturbed, these areas will be stabilized by replacing topsoil, seeding and mulching. To maintain and in some cases enhance environmental quality, three wetland mitigation areas are proposed.

## Barbra Galovich

---

**From:** Dana Steele <dsteale@jrrusso.com>  
**Sent:** Tuesday, October 19, 2021 5:15 PM  
**To:** Lisa Houlihan  
**Cc:** John Colonese; Barbra Galovich; Timothy Webb; Guy Hesketh  
**Subject:** S202103 - Highfield Estates IV, Brook Crossing Extension

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa,

In response to my 24 comments from my 8/20/21 email to you regarding Highfield Estates, FA Hesketh has submitted a response memo to you dated 10/4/21 along with a revised plan set dated 9/30/21 and supporting drainage calculations dated 10/5/21. Most of my previous comments have been satisfactorily addressed. My remaining comments are as follows:

1. Private wells are now shown for water supply to each of the subdivision lots. Subdivision Section 4.12 requires public water supply be provided when adequate service is within 1,100 feet of the subject property (100' x 11 lots). There is water service in Brook Crossing extension less than 200' west of lot 1. The applicant should provide written confirmation from CT Water Company as to whether the service in Brook Crossing is adequate to service the additional 11 building lots. If the water service is adequate the developer can request a waiver of this requirement. In considering a potential waiver, the Commission should obtain input from the Fire Marshal and the Health Department. I don't have an engineering objection to a waiver.
2. Add a note to sheet GR-1 & GR-2 indicating that a hold harmless agreement will be required for footing drain connection to a municipal stormwater system for Lot 4.
3. After further discussions with the DPW director, we agree that a standard cul-de-sac turnaround across from lot 3 as shown on the proposed plans is acceptable.
4. There are three stormwater management basins associated with this development identified as pond #2, #3 and #4. These basins were designed and constructed prior to the establishment of current water quality standards. The applicant proposes to retrofit the ponds with forebays bringing the ponds into closer conformance to current design practices. In my previous comment #14 I had suggested excavating a "micro pool" at the outlet of each basin in accordance with CT DEEP Stormwater Quality Manual to create a Best Management Practice known as an "extended detention basin with micro pool" for improved water quality treatment. Pond #4 has been modified as requested but the applicant's engineer is concerned that modifying pond #2 and #3 would trigger a costly and time consuming modification to the ACOE and DEEP permits already obtained. They have also argued that the ACOE and DEEP approvals indicate the basins as proposed provide acceptable water quality treatment. While I question why such changes would trigger a wetland permit modification (such work could be considered basin maintenance), I agree the engineer's arguments are reasonable. However, since the basins have not been maintained over the years, the woody vegetation within the basins will need to be removed anyway as a matter of ongoing developer maintenance prior to acceptance of the public improvements.
5. In discussion with the DPW director, we also have concerns with the slopes of the ponds for ongoing maintenance. Steeper slopes are more difficult to mow presenting a safety concern for town employees. Therefore we recommend a condition of approval that when the basins are cleared of woody vegetation and reseeded, the interior slopes shall be fine graded to a slope acceptable to DPW for maintenance.
6. The concrete weir detail on sheet SD-4 shall be modified to clarify that it is required for ponds #2 and #3 as well.

7. The developer shall provide a video inspection of the storm drainage system to confirm the pipes and structures are clean and in satisfactory condition as determined by the Town Engineer. Any defects shall be remedied prior to road acceptance. The inspection shall be conducted prior to determination of a performance bond amount.
8. Cape cod curbing shall be machine formed 12" wide x 4" high with 2" radii. Binder course shall extend 15" beyond face of curb.
9. Contractor shall submit shop drawings for headwalls by a CT PE with Geotech recommendations for foundation design prior to establishing a performance bond amount.
10. Install a gate at the entrance to the service driveway for pond #4 acceptable to DPW to restrict unauthorized vehicle access.

Item #1 above needs to be resolved before commission action. The other items could be conditions of approval. Items #3 and #4 are just informational with exception to the clearing of the basins in the last sentence of item #4. The condition for item #5 is also found in the last sentence.

Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



**J.R. RUSSO & ASSOCIATES, LLC**  
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**STORM WATER MANAGEMENT REPORT**

**Proposed Residential Subdivision  
Highfield Estates Phase IV  
Brook Crossing  
Ellington, CT**

Prepared for:

**Brooks Crossing Developers, LLC  
Applicant**

Prepared by:



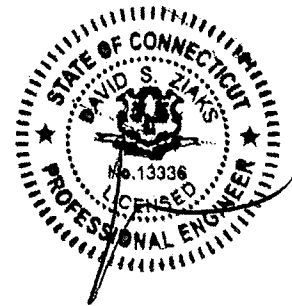
**F. A. Hesketh  
& Associates, Inc.**

**3 Creamery Brook  
East Granby, CT 06026**

**860-653-8000**

**April 20, 2021  
Revised June 11, 2021**

**FAHA Project #12162**



## 1. Introduction

This stormwater management report has been prepared for this final phase of development to demonstrate that the storm water management practices for the proposed residential subdivision meet the requirements of Town of Ellington Subdivision Regulations, follow sound engineering practices, and protect adjacent landowners from adverse storm water impacts.

The subject property is 55.94 acres located west of Brook Crossing, a town road off of Jobs Hill Road in Ellington, CT, as shown on the attached Town GIS Map. The parcel is zoned RAR for single family residential homes. The development of this parcel would be Phase 4 in the development of the subdivision known as Highland Estates. For the most part, the land is moderately wooded with several cleared open areas scattered throughout, primarily cleared for establishment of the proposed ROW. There are four (4) wetland and watercourse areas identified on the property as shown on the attached plans (A, B, C & D). The Muddy Brook corridor (Area D) crosses through the eastern most portion of the property.

The proposed subdivision would consist of 11 lots ranging in size from 1.12 ac. to 2.99 ac. with 27.74 acres dedicated for Open Space. Brook Crossing is a town road that starts at Jobs Hill Road continuing some 1,100 l.f. to the west ending with a temporary cul-de-sac. It would be extended some 1,450 l.f. to intersect with Birch View Drive and Brook Crossing Extension. A 650 l.f. new town road would also be constructed from Brook Crossing Extension and end with a temporary cul-de-sac. The 50 ft. ROW establish for this new road would extend to the southerly boundary line to allow the town road to be extended in the future if development is proposed on the abutting open land.

Highfield Estates subdivision has been developed in three phases thus far. An east-west ROW was established and cleared through the property with the development of Phases 2 and 3 circa 2002-2005 to provide a temporary emergency gravel drive from Phases 2/3 to the Brook Crossing. Brook Crossing which is a town road currently ends with a temporary paved cul-de-sac. Following construction of the emergency drive, the intent was to follow up with the full construction of town roads using the temporary gravel roadways as a base. At that time, a full storm drainage system with four detention/water quality basins was designed to town standards by the firm Tarbell, Heintz & Associates and constructed by the developer. Copies of the original roadway design plans are attached.

The two proposed roadways will follow this ROW to construct a town road to town standards as shown on the final design plans for development of the lots proposed in Phase 4. During the construction of the temporary gravel drive (Brooks Crossing), cross culverts were installed across two intermittent watercourses (B & C) and a third culvert system was installed across Muddy Brook (D). Additional catch basins, storm drain piping and three detention basins (DB #1,2,3) were also installed along the ROW in anticipation of constructing the future paved town road.

A second ROW was cleared from the intersection of Brook Crossing Extension to the abutting property line to the south where a fourth detention (DB #4) basin was constructed. A drainage system from Phases 2/3 is piped to this basin. Additional work on the property has been halted since an enforcement notification was received by the property owner from the ACOE/CTDEEP to stop work, requiring the filing of a permit application to these agencies for wetland and watercourse impacts associated with the culverts.

The current planning proposal is to construct a new town road following the two existing ROW's and develop 11 new lots in accordance with the RAR Subdivision Regulations. Land not incorporated in the new lots would be put into permanent Open Space. In addition to the limitations imposed by wetland and watercourse impact considerations, there are additional limitations to the number of feasible building lots resulting from existing soil conditions to support individual septic systems.

With regards to the existing storm drainage systems currently installed in the ROW, the proposal is inspect, repair all catch basins and change out all catch basins tops and frames to new units. This may involve minor resetting of top elevations to match the final design profile for the paved roads. The storm piping system including the outfalls will be fully inspected and cleaned as necessary. Improvements are shown at the cross culverts at Areas B and C and the existing twin 48" culverts at Muddy Brook Area D will be removed and replaced with a box culvert and new concrete block end walls.

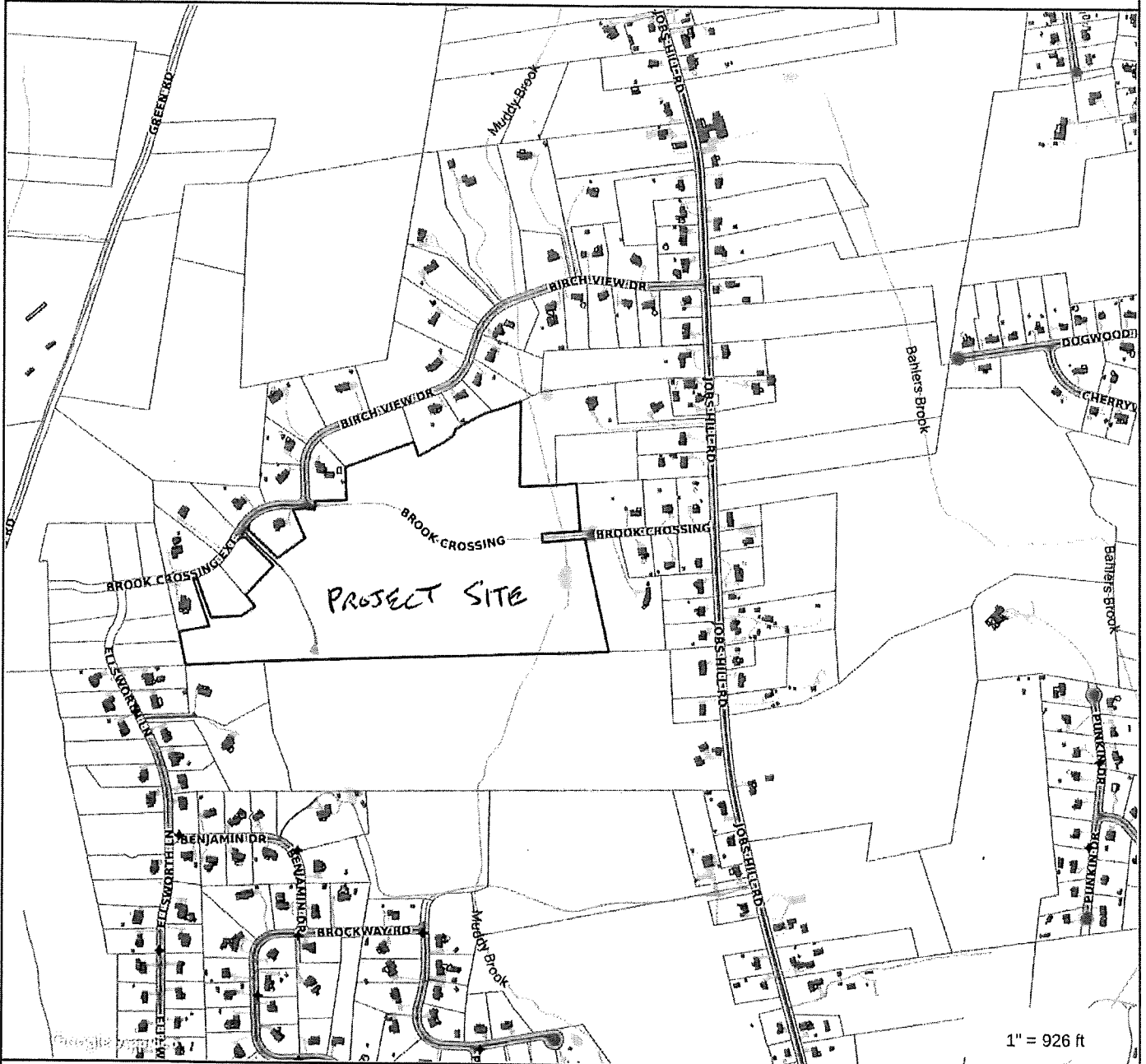
In response to the cease and desist order from the ACOE/CTDEEP, the developer has been working closely with those agencies to obtain a final permit to complete the project. As part of the review process, the main focus has been on the three watercourse culvert crossings, in particular the Muddy Brook culvert. While the twin 48" culvert installation could meet the hydraulic capacity required to generally meet town standards, it does not meet the current ACOE/CTDEEP stream crossing design criteria, a copy of which is attached. The proposed box culvert installation is designed to meet this criteria. To meet the requirements of the ACOE/CTDEEP application, a hydraulic analysis was completed for all three culvert crossings for the 100-year design storm. A copy of that analysis is attached. It was determined that the existing 36" and 48" culverts have sufficient capacity as will the proposed box culvert at Muddy Brook.

## **2. Hydrologic Analysis**

A hydrologic analysis was conducted for both the proposed developed condition of the site to determine peak flow of runoff and culvert capacity using the Hydraflow Hydrographs 2007 computer software program modeling the 100-year storm event. The SCS TR-55 Method was used to determine peak flows and Tc for each of the three watersheds. The results of the modeling effort are attached.



### Site Area Map



1" = 926 ft

**Property information**

Property ID 119 004 0000  
 Location JOBS HILL RD  
 Owner BROOKS CROSSING DEVELOPERS LLC



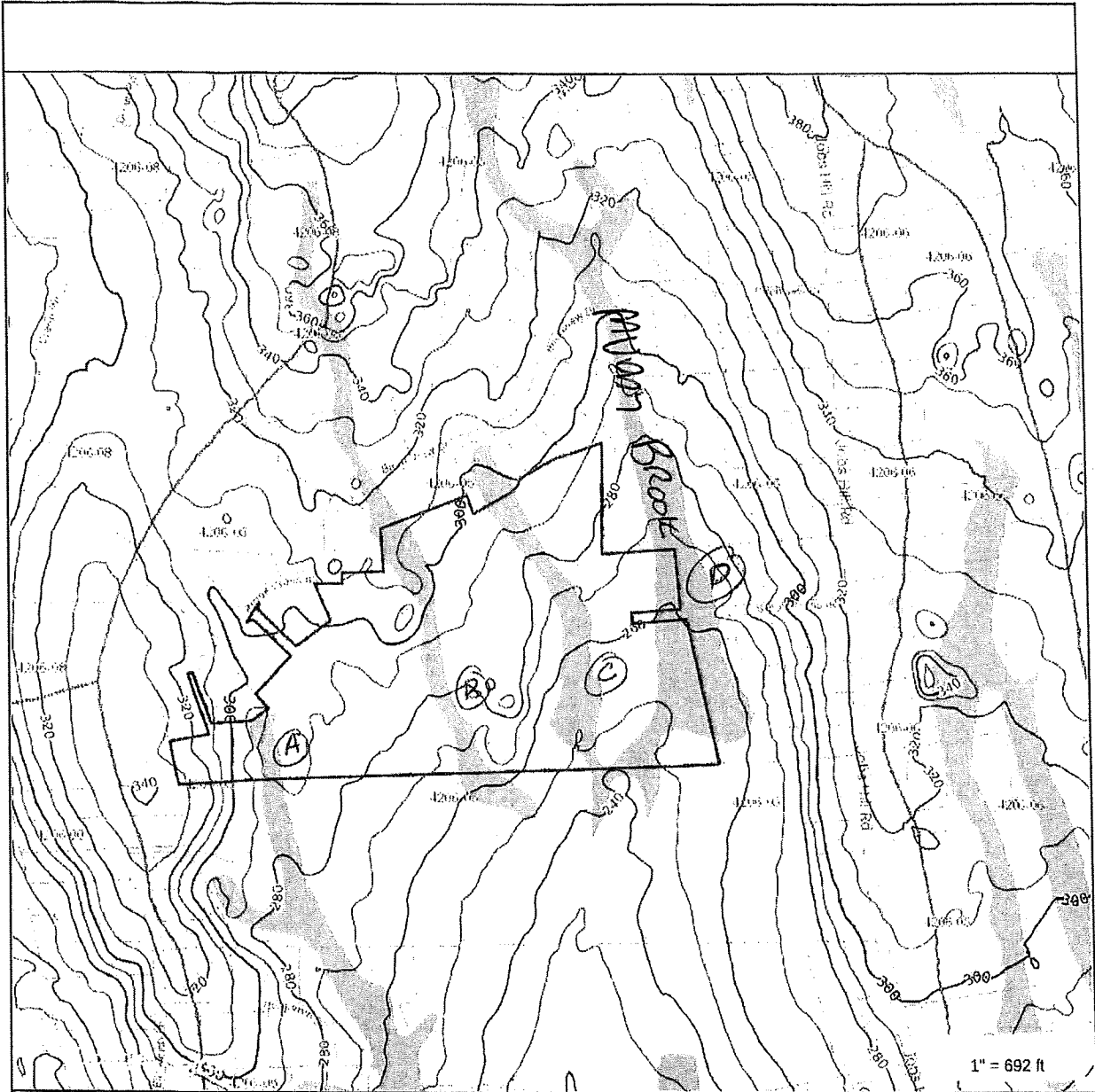
MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/23/2020  
 Data updated 7/23/2020

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

TOWN  
 GIS

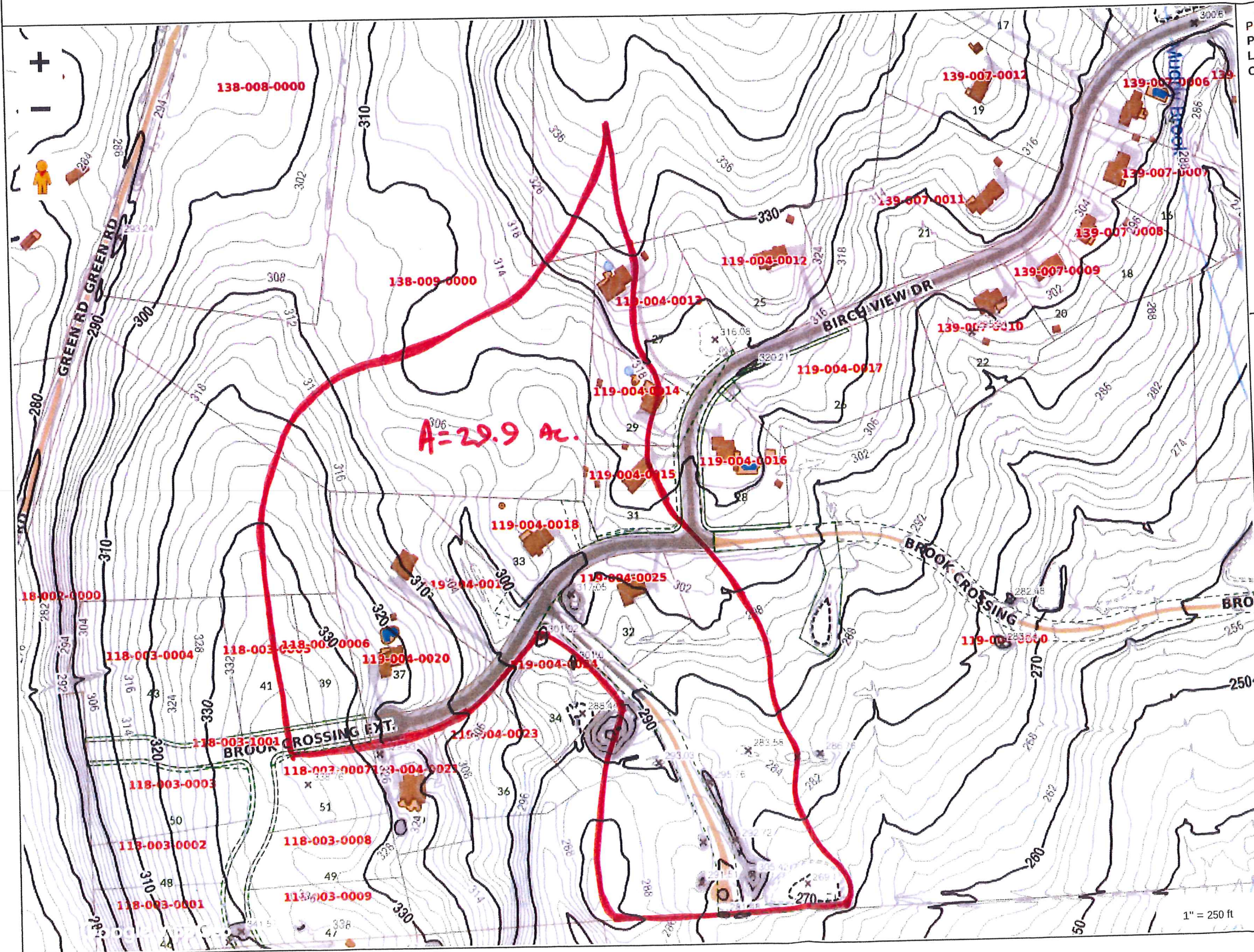


**CRCOG** CAPITAL REGION COUNCIL OF GOVERNMENTS

MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

WETLAND  
AREAS



Property Information  
 Property ID 091 010 0000  
 Location 61 MEADOW BROOK RD  
 Owner MEADOW BROOK ROAD 61 LLC



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

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Geometry updated 7/23/2020  
 Data updated 7/23/2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HIGHFIELD ESTATES -  
 PHASE IV

A<sub>T</sub> = 29.9 Ac

A<sub>144</sub> = 2.87 ± Ac.

Town of Ellington  
Planning Department



**MEMO**

**DATE:** June 18, 2021

**TO:** Planning & Zoning Commission  
cc. PZC Files S202106

**FROM:** Barbra Galovich, CZET, Land Use Assistant on behalf of the Inland Wetlands Agency

**SUBJECTS:** IW202106 – Brooks Crossing Developers LLC owner/applicant, request for a permit to conduct regulated activity to construct an eleven (11) lot subdivision (known as Highfield Estates Phase 4), roadways, drainage facilities, and associated site improvements on property located off of Jobs Hill Road between Brook Crossing and Brook Crossing Extension, APN 119-004-0000.

---

The attached shall serve as a report from the Wetlands Agency reflecting the final decision on the request for a positive referral on the above referenced activity. In accordance with Connecticut General Statue 8-3(g), **please give the report due consideration.**



# TOWN OF ELLINGTON

55 MAIN STREET - PO BOX 187  
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TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

## INLAND WETLANDS AGENCY PERMIT

**PERMIT NUMBER:** IW202106

**DATE OF ACTION:** June 14, 2021

**OWNER OF RECORD:** Brooks Crossing Developers, LLC  
Mr. Rashid Hamid  
164 Dockerel Road  
Tolland, CT 06084

**GRANTED TO:** Same as Owner

**LOCATION OF PROPERTY:** Between Brook Crossing and Brook Crossing Extension (119-004-0000)

**ACTIVITY:** To conduct regulated activity to construct an eleven (11) lot subdivision (known as Highfield Estates Phase 4), roadways, drainage facilities, and associated site improvements.

### CONDITION(S):

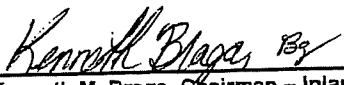
1. Subject to compliance with Town Engineer comments dated 6/14/2021.
2. Sheet AC-7 of submitted plans to be revised to include the Inland Wetlands Agency as a recipient of required Army Corps of Engineers reports on success of Wetland Mitigation Areas and Invasive Species Control.
3. Additional 10,000SF mitigation area to be established and designed similar to mitigation areas 1 and 2.
4. Wetlands placards to be installed along wetland areas where lot development is proposed. Locations to be determined by Planning Department.

This Permit is valid for five (5) years unless otherwise specified in the permit or extended by the Agency. Permit renewal and extension shall be at the discretion of the Agency and may be subject to the calling of an additional Public Hearing. All permits shall expire upon the completion of the acts specified herein.

The following General Provisions shall apply to all permits:

a. In evaluating applications in which the Agency or its Agent relied in whole or in part on information provided the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked. b. All permits issued by the Agency or its Agent are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Ellington, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity. c. If the activity authorized by the Inland Wetland Permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained. d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

**Signed:**

  
Kenneth M. Braga, Chairman - Inland Wetlands Agency

## Barbra Galovich

---

**From:** Dana Steele <dsteele@jrrusso.com>  
**Sent:** Monday, June 14, 2021 4:15 PM  
**To:** John Colonese  
**Cc:** Barbra Galovich; David Ziaks; Guy Hesketh  
**Subject:** Highfield Estates - Phase IV

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I've reviewed the plans and calculations for Highfield Estates – Phase IV as they relate to wetland regulated activities. The plan set includes 20 sheets dated 4/20/21 and an additional 9 sheets from the Army Corp submission dated 8/2/20 and revised 2/15/21. The Stormwater Management Report which evaluates the hydraulic capacity of three modified culverts under the new Brook Crossing extension is dated 4/20/21.

Phase IV of this subdivision includes the extension of Brook Crossing to Birch View Drive and a new cul-de-sac off of the existing Brook View Extension. You have indicated that the storm drainage design for these roadways were previously reviewed and approved by the Town Engineer in 2002 in association with Phase II of the development. The design included 4 stormwater basins and associated catch basins and piping. The applicant proposes to modify two of the basins (Ponds #2 & 3) to create additional wetland habitat as an impact mitigation measure. They also propose for ponds #2 & 3 to add riprap plunge pools at the pipe inlets and install stone filter berms around the inlets as a type forebay to contain sediment. One of the inlet pipes is also being relocated further from the outlet structure. These are appropriate improvements that will improve the design and function of the basins.

I offer the following comments and recommendations:

1. The basin associated with the new road cul-de-sac off Brook Crossing Extension also receives runoff from Phase III which has not yet been completed. Regarding this basin:
  - a. The submitted plans (GR-2) show an existing pipe that appears to bypass the basin entirely. No improvements are proposed for this basin, but modifications may be required to comply with the approved design and further improve water quality. This may include inlet and outlet structures, plunge pools and stone filter berms similar to Ponds #2 & 3.
  - b. Although this basin is outside the regulated area, the outlet pipe encroaches into the regulated area. Inspect the riprap armoring at the end of the pipe to confirm adequate armoring against erosion.
  - c. Extend the easement for the outlet pipe to the end of the riprap armoring to provide a means for ongoing maintenance.
  - d. Retrofit the basin to include a micro-pool near the outlet pipe in accordance with CT DEEP Stormwater Quality Manual. This will improve water quality discharging to the wetlands.
  - e. Provide a gravel driveway suitable for DPW maintenance access from the cul-de-sac to the basin inlet and outlet and install silt fence along the downstream side of the gravel driveway construction.
  - f. Modify the gravel driveway detail to provide a processed stone surface rather than loose stone.
2. The basin on Lot 5 was recently accepted by the Town and is now maintained by DPW. No changes are proposed or required for this basin.

3. The next basin to the east identified as Detention Pond#2, was partially constructed and the applicant is proposing to expand the basin to create additional wetlands as a mitigation measure. They are also proposing to raise the berm to match the design height.
  - a. The proposed berm appears to be narrower at the top than the approved design. The original width should be maintained for greater stability and ease of access.
  - b. The outlet pipe is being replaced and new riprap armoring should be installed as a level spreader or plunge pool with appropriate dimensions.
  - c. The spillway is being relocated closer to the outlet pipe. The detail on sheet on sheet SD-3 would appear to drain the basin through the stone voids. Provide a cross section through the berm showing how flow through the spillway will be restricted and a level apron at the outside bottom of the berm to dissipate energy.
  - d. Provide a micro-pool similar to item #1c above.
  - e. Provide a gravel access drive from the road to the basin inlet and outlet.
  
4. The final basin identified as Detention Pond #3, was also partially constructed and like Pond #2, the applicant proposes expansion as a wetland mitigation measure.
  - a. Like Pond #2, the berm appears to be too low. Adjust the grades to match the design width and height (263.5).
  - b. The outlet pipe is remaining. Check the outlet end to confirm adequate armoring is in place.
  - c. The inlet pipe for this basin is being relocated further from the outlet pipe. I agree with this change but the pipe should be extended to the tow of the slope so that the plunge pool is on a level surface.
  - d. Provide a gravel access drive from the road to the basin inlet and outlet.
  
5. Sheets AC-1 through AC-7 and EC1 & 2 were incorrectly plotted at a scale that does not match the listed scale of the drawings. The engineer emailed me corrected sheet which I previously forwarded to you this morning. These corrected drawings should be incorporated into the final record plan sets.

Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



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3 Creamery Brook  
East Granby, CT 06026  
(860) 653-8000 (860) 844-8600(Fax)  
email: ghesketh@fahesketh.com

RECEIVED

OCT - 5 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

## MEMORANDUM

---

To: Wes Lirot - NCDHD  
From: Guy Hesketh  
Subject: Highfield Estates – Phase 4  
Our File: 12162

---

Date: October 5, 2021

Wes,

Please find attached copies of the Subdivision Plans, Grading & Soil Erosion and Sediment Control Plans, and Soil Test Data for the Phase 4 of Highfield Estates proposed subdivision. The plans have been revised to September 30, 2012. The plans depict the proposed lot boundaries, as well as locations of proposed septic leach field areas, existing cut-off trenches and outlet drains, historic deep test pits data (1987– 2004), stand pipe locations (2014), recent deep test pit data (2021), preliminary house locations, preliminary grading, and preliminary well locations.

Also attached are:

1. Three spreadsheets that summarize groundwater level monitoring data collected between 2014 and 2021, most recently during the high rainfall/groundwater conditions this summer; and
2. Copies of deep test pit logs that were on file at the NCDHD for historic test pits conducted in the areas of the proposed leach fields.

We believe that sufficient information is provided to determine that the lots, with the exception of Lot 4, are suitable for installation of a subsurface sewage disposal system to meet CT DOH requirements. We propose to construct fill systems for all lots with the exception of Lot 1. These systems would include stripping topsoil, backfilling with select fill, then placing the bottom of proposed galleys at the original grade elevation, followed by



Wes Lirot  
October 5, 2021  
Page 2

## **MEMORANDUM**

backfilling with select fill in accordance with CT DOH requirements. The perc test data collected in the B-horizon for all proposed locations, demonstrated that the subsoils have suitable percolation rates.

Summaries of the recent deep test pits (2012), percolation testing data, and preliminary septic design data is provided on Sheet ST-1. The preliminary septic design includes MLSS calculations and preliminary septic system sizing to demonstrate that the lots can support a 4-bedroom house. Note that we added notes to the subdivision plan indicating that the design of the septic systems would require that septic design be prepared by a Connecticut-licensed Professional Engineer.

A note has been added to Lot 4 indicating that the lot is not an approved building lot. The Owner will re-evaluate options for this lot, which will likely include installation of an underdrain system to lower the groundwater, and installation and long-term monitoring of standpipes to evaluate future seasonal high groundwater conditions.

If you need any additional information, please do not hesitate to contact me. I can be reached at 860-653-8000.

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F. A. HESKETH & ASSOCIATES, INC.  
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(860) 653-8000 (860) 844-8600(Fax)  
email: ghesketh@fahesketh.com

RECEIVED

OCT - 5 2021

MEMORANDUM

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

---

To: Lisa Houlihan, AICP Date: October 4, 2021

From: Guy Hesketh, P.E.

Subject: Highfield Estates – Phase 4 Subdivision

Our File:

---

In response to Dana's review comments per his August 20, 2021 memorandum, We offer the following. Dana's comments in normal font, our responses in **bold font**.

I have reviewed the plans by FA Hesketh revised 7/23/21 and stormwater report revised 6/11/21. My comments are as follows:

1. The survey shows the existing right-of-way for Brook Crossing extending past the existing cul-de-sac. Any approval of plans should clarify that the developer is responsible for completing the improvements within the existing right-of-way.

**Plans depict new work in the area extending past the existing cul-de-sac. The extent of the work and limits of blending new and old work is called out on Sheet PP-1.**

2. The plans do not show a source of domestic water service for each dwelling unit. Existing water mains within the right-of-way of Brook Crossing and/or Birch View Drive or Brook Crossing Extension, should be shown on the plans. The Fire Marshal has requested a water main installation if possible to provide hydrant service to the subdivision. If a water main is installed, the plans should note how the main will cross the existing 36" and 48" drainage culverts.

**It is our opinion, that extension of the water main to serve the homes proposed in the Phase 4 subdivision is not prudent. Therefore, we are proposing potable water supply wells on all lots. These wells will conform**

**MEMORANDUM**

**to CT DOH standards. We have initiated dialogue with the North Central District Health Department to discuss this issue further.**

3. Temporary grading rights are required on parcel 119-004-023 in favor of Lot 1.  
**Sheets SB-1 and GR-1 have been revised to depict rights to grade on Parcel 119-004-023 in favor of Lot 1.**

4. Temporary grading rights and permanent drainage easement is required from parcel 119-004-024 onto Lot 2.

**Sheets SB-1 and GR-1 have been revised to depict rights to grade and drainage easement on Parcel 119-004-024 in favor of Lot 2**

5. Provide a drainage easement from lot 11 across lot 10 for the footing drain outlet. Lot 10 may want to consider a culvert under the driveway in this location. This will be reviewed at the time of plot plan approval.

**Sheets SB-2 and GR-2 have been revised to depict rights to drain onto Lot 10 in favor of Lot 11. Upon the generation of specific plot plans, a culvert across the drive of Lot 10 will be considered.**

6. The existing curtain drain outlet from lot 7 encroaches into the proposed open space parcel. Provide an easement for this encroaching pipe or relocate within the lot limits.

**Sheet SB-4 has been revised to depict a drainage easement on the Open Space in Favor of Lot 7.**

7. All grading and drainage rights should be noted on the subdivision plan.

**Relevant sheets in the Subdivision Set have been revised to depict rights to grade and rights to drain.**

8. Clearing limits should be depicted in relation to wetland regulated areas to clarify which areas will be disturbed.

**Approximate limits of disturbance have been added to the Sheets GR-1 through GR-5 (Grading Plan & Soil Erosion and Sediment Control Plan).**

9. The hatch symbol for existing wetlands and proposed mitigation areas are very similar. Consider changing to differentiate.

**The hatching, as proposed, was the same patterns used on the ACOE/DEEP approved plans. For consistency, we propose to keep the hatching as is. We believe the difference in hatching is already noticeable.**

**MEMORANDUM**

10. Modify footing drain for Lot 2 to connect to a new CB at the SE property corner.  
**Sheet GR-1 has been modified to depict the footing drain routing as requested.**
11. Hold harmless waivers will be required for any footing drain connected to a catch basin.

**Comment Acknowledged.**

12. Convert CB beyond limit of new road pavement to MH rather than Type CL CB.  
**Sheets GR-1 and PP-3 have been revised to show conversion of the existing catch basins beyond the limit of the pavement to be converted to drainage manholes.**
13. Provide a hammerhead style turnaround rather than a cul-de-sac at the end of the new road. End curbing before the turnaround to encourage sheet flow.  
**We recommend installation of a town standard cul-de-sac. It is anticipated that if families living in the homes have young children of kindergarten age, that busses may be required to pick up the children in front of their homes. A hammerhead would require school buses to make backing maneuvers which, in our opinion, presents a safety concern.**
14. Stormwater detention basins should be modified to provide a permanent micro pool at least 50% of the WQV per CT DEEP Stormwater Manual. Provide calculations demonstrating compliance.

**The design presented for the two stormwater quality basins adjacent to Brook Crossing (Detention Pond #2 and Detention Pond #3) have been approved by both the ACOE and CT DEEP following a lengthy review and approval process. We are not proposing any additional changes to these basins. Regarding Detention Pond #4, we are presenting a design that is in substantial conformance with the design of the original basin that was part of the approval of Phase 3. We propose no further changes to the design of this basin. A review of the contributory watershed that drains to this basin indicates this watershed has a total catchment area of 29.9 Acres, approximately 2.87 acres of which are paved. The minimum CT DEEP-recommended water quality volume is calculated to be 5,513 cubic feet. The basin is designed to capture and treat 6,700 cubic feet of runoff. The volume of the sediment forebay is calculated to be 738 cubic feet, which is in excess of 10 percent of the CT DEEP minimum-recommended WQV. The total capture volume of the basin is in excess of 50% of the CT DEEP minimum-recommended WQV. Supporting calculations are attached.**

15. Stormwater ponds should be designed with 4:1 slopes to allow DPW maintenance and avoid the need for a safety bench per CT DEEP Stormwater Manual.

**Two of the ponds (Detention Pond #2 and Detention Pond #3) have been**

**MEMORANDUM**

approved by both the ACOE and CT DEEP with the grading proposed following a lengthy review and approval process. No additional grading changes are proposed to these basins. Basin #4 is shown in substantial conformance to the basin approved as part of the Phase 3 subdivision. A slope of 3:1 is proposed along the edges of the mitigation area and the basin pool which we believe is appropriate. A six-foot grade difference is proposed between the western edge of the mitigation area to the bottom of the mitigation plateau (a six-foot difference). A safety bench will not be required for access. Small equipment can easily traverse a 3:1 slope for such a short length of travel. There is only a four-foot difference in depth from the bottom of the pool to the edge of the adjacent cut slope along the eastern edge of the pool. Again, this does not warrant a safety bench.

During construction, adequate sedimentation and erosion control measures will be implemented to maintain stability of the bank and cut slopes. These measures include installation of an erosion control blanket and stabilizing vegetation.

16. Stormwater pond #4 should include a compacted access surface all the way to the outlet structure. This could be a reinforced grass surface or gravel.  
**Sheet GR-2 has been revised to show a 12-foot-wide gravel access drive, as requested.**
17. Provide 10' paved aprons with minimum 5' radius for the stormwater pond access drives within the right-of-way. Aprons should drain toward the roadway gutter.  
**Sheets GR-2, GR-3, PP-1 and PP-2 have been revised to show the paved apron.**
18. Provide a longitudinal cross section of the riprap overflow detail demonstrating how water will be contained below the top of stone invert.  
**The detail on Sheet SD-4 shows a concrete weir in the berm to control overflow.**
19. Driveways longer than 100' require 40' radius and a turnaround for emergency equipment. This will be reviewed at the time of plot plan approval.  
**Comment Acknowledged.**
20. I need to inspect the existing pond outlets to confirm they are stable. I will follow up on this item with additional comments.  
**Comment Acknowledged.**
21. The developer should provide confirmation that the existing drainage pipes and structures are in satisfactory condition. A video inspection of the lines will be required

**MEMORANDUM**

prior to establishing a bond amount for the filing of the final subdivision mylars.

**Comment Acknowledged.**

22. The town would prefer to use cape cod curbing for the roadway. Existing curbs in earlier phases is standard BCLC. If existing catch basin tops need to be replaced, consider using cape cod style tops and curbing.

**Please provide a specific cross section for the town-requested curb. Sheets PP-1, PP-2 and PP-3 have been revised to call out Bituminous Cape Cod curb. Roadway cross sections, curb details, and the Type-C catch basin detail depicted on Sheet SD-2 and Sheet SD-3 have been revised to include graphics and call outs to match the cape-cod curb section.**

23. Submit shop drawings for headwalls by a CT PE with Geotech recommendations for foundation design prior to establishing bond amount for filing of the final subdivision mylars.

**Comment Acknowledged.**

24. The mitigation areas around the stormwater ponds require a 3-year monitoring period. This work should if not completed should be included in the subdivision bond amount prior to filing final mylars.

**Comment Acknowledged.**

The plan set revised to September 30, 2021 include the changes discussed above. We trust that the written responses and revised plans adequately address Dana's comments. Please contact us if you have any further questions.

**Highfield Estates - Phase IV  
Ellington, Connecticut  
Water Quality Volume Size Calculations**

OCTOBER 5, 2021

**Minimum-Recommended Water Quality Volume (WQV)**

Watershed	Total Area (Ac) A	Impervious Area (Ac)	Impervious (%) I	Runoff (R)	Min. Rec. WQV (ac-ft)	Min. Rec. WQV (Cu.Ft.)
Det Pond #4	29.86	2.87	0.096	0.0509	0.12657	5,513

**Provided Water Quality Volume**

**Water Quality Basin**

Watershed	Elevation (Ft.)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Avg. Depth (FT)	Cum. WQV (Cu. Ft.)	Total Provided WQV (Cu. Ft.)	Min. Rec. WQV (Cu. Ft.)
Det Pond #4	268	1,380				6,703	5,513
			2,104	1.00	2,104		
	269	2,827					
			3,420	1.00	3,420		
	270	4,012					
		4,600	1.00	4,600			
	271	5,187					

**Sediment Forebay**

Watershed	Elevation (Ft.)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Avg. Depth (FT)	Cum. WQV (Cu. Ft.)	Total Provided WQV (Cu. Ft.)	Min. Rec. WQV (Cu. Ft.)
Det Pond #4	268	0				738	551
			192	1.00	192		
	269	383.6					
			546	1.00	546		
	270	707.8					

$$WQV = \frac{(1')(R)(A)}{12}$$

WQV = water quality volume (ac-ft)

R = volumetric runoff coefficient  
0.05+0.009(I)

I = percent impervious cover

A= Site area (acres)

## Barbra Galovich

---

**From:** Barbra Galovich  
**Sent:** Thursday, October 07, 2021 9:31 AM  
**To:** Rashid Hamid; David Ziaks; Guy Hesketh  
**Cc:** Lisa Houlihan  
**Subject:** FW: Ellington Staff Review - S202103- Highfield Estates Phase IV

Hi,

Hope you are well. Please see the below comments from Tim Webb, Director of Public Works.

Thank you,  
Barbra

---

**From:** Timothy Webb  
**Sent:** Thursday, October 07, 2021 9:11 AM  
**To:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Subject:** RE: Ellington Staff Review - S202103- Highfield Estates Phase IV

Development is outside of the sewer service district no action required, will need hold harmless agreements for any curtain or footing drains tied into the storm drainage system.

---

**From:** Barbra Galovich  
**Sent:** Wednesday, October 06, 2021 1:37 PM  
**To:** James York <JYork@ELLINGTON-CT.GOV>; Kim Bechard <KBechard@ELLINGTON-CT.GOV>; Lori Spielman <lspielman@ELLINGTON-CT.GOV>; Patrice Sulik <psulik@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Timothy Webb <twebb@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>  
**Cc:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Subject:** Ellington Staff Review - S202103- Highfield Estates Phase IV

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, October 25, 2021.

Please provide your comments/concerns on or before October 18, 2021.

Thank you in advance for your review.  
Barbra

Barbra Galovich, CZET  
Land Use Assistant  
Town of Ellington  
55 Main Street  
Ellington, CT 06029  
(860) 870-3120

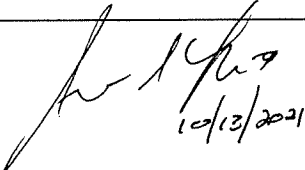


**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

**PLANNING & ZONING COMMISSION**

S202103 – Brooks Crossing Developers, LLC owner/applicant, request for re-subdivision for eleven (11) lots for 55.94 acres off of Jobs Hill Rd between Brook Crossing and Brook Crossing Extension, APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone (Highfield Estates Phase IV). **(Revised plans)**

**PUBLIC HEARING DATE:** October 25, 2021  
**STAFF REVIEW RETURN DATE:** October 18, 2021

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p><b>Fire Marshal Review:</b></p> <p>The developer states in their “Memo to the Town Planner” that “extension of the water main...is not prudent”. This statement is not based on any factual data regarding the ability or inability of the water main to be extended. CT Water Co. should be consulted as to their ability to provide water into this area. In accordance with the Ellington Subdivision Regulations section 4.12, public water supply is required (as long as an adequate supply exists).</p> <p>Also, section 3.14 states that Hydrants shall be shown where a public water system exists.</p> <p>In the interest of public safety, the existing water system should be extended into this development unless, the public water supply utility (CWC), advises that it is unable to supply an extension of their system.</p>
Building Official	
North Central District Health Dept	
Fire Marshal  10/13/2021	
Public Works Director/WPCA	
Assessor	
Traffic Authority	

**RECEIVED**

OCT 18 2021

TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; text-align: center; font-weight: bold;">2702115</div> Date Received <div style="font-size: 1.2em;">8/19/2021</div>
---	--

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Owner's Information

Name: BROOKS CROSSING DEVELOPERS, LLC

Mailing Address: 164 DOCKEREEL ROAD  
TOLLAND, CT 06094

Email: Rashidnaek@aol.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: 960-875-1895

Secondary Contact Phone #: [Signature]

Signature: [Signature]      Date: 8.19.21

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

### Applicant's Information (if different than owner)

Name: SAME AS OWNER

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU?  Yes  No

Primary Contact Phone #: \_\_\_\_\_

Secondary Contact Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_      Date: \_\_\_\_\_

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Street Address: HIGHFIELD ESTATES SUBDIVISION - PHASE IV    LOTS 10 & 4

Assessor's Parcel Number (APN): 119 - 004 - 6000    Existing Zone: RAR    Proposed Zone: RAR  
(If unaware of APN, please ask staff for assistance)      (If none, insert "N/A")

Public Water:  Yes  No    Public Sewer:  Yes  No    *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary?  Yes  No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin?  Yes  No    *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area?  Yes  No    *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

### Description of Request (if more space is needed, please attach additional sheets)

PER SECTION 7.9, PROPOSED REAR LOTS #1 & #10  
REQUIRE APPROVAL BY SPECIAL PERMIT

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 AUG 19 2021  
 TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

**Re-Subdivision Application  
Special Permit Application for Proposed Lots 1 and 10  
Highfield Estates – Phase IV  
Brooks Crossing Developers, LLC**

**Project Narrative  
8/20/21**

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AUG 19 2021

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**INTRODUCTION:**

The subject property is 55.94 acres located west of Brook Crossing, a town road off of Jobs Hill Road in Ellington, CT, as shown on the attached Town GIS Map. The parcel is zoned RAR for single family residential homes. The development of this parcel would be Phase 4 in the development of the subdivision known as Highland Estates. For the most part, the land is moderately wooded with several cleared open areas scattered throughout, primarily cleared for establishment of the proposed ROW. There are four (4) wetland and watercourse areas identified on the property as shown on the attached plans (A, B, C & D). The Muddy Brook corridor (Area D) crosses through the eastern most portion of the property. An application to the Ellington Inland Wetlands Commission was approved on June 14<sup>th</sup> and final approval of an application to the Army Corps/CTDEEP is now pending.

An east-west ROW was cleared through the property with the development of Phases 2 and 3 circa 2002-2005 to provide an emergency gravel drive from Phases 2/3 to Brook Crossing. The intent is to follow this ROW to construct a town road for development of the lots proposed in Phase 4. With the construction of the gravel drive, cross culverts were installed across two intermittent watercourses (B & C) and a third culvert system was installed across Muddy Brook (D). Additional catch basins, storm drain piping and three (3) detention basins (DB #1,2,3) were also installed along the ROW in anticipation of constructing the future paved town road.

A second ROW was cleared from the intersection of Brook Crossing Extension to the abutting property line to the south where a fourth detention (DB #4) basin was constructed. Drainage piping from Phases 2/3 is piped to this basin. Additional work on the property has been halted since the enforcement notification was received by the property owner from the ACOE/CTDEEP to stop work.

The current planning proposal is to construct a new town road following the two existing ROW's and develop 11 new lots in accordance with the RAR Subdivision Regulations. Two of the proposed lots #1 and #10 will require approval of a Special Permit for Rear Lots.

Following town regulations, there are 46.48 acres of developable land resulting in a maximum allowable lot yield of 23. Land not incorporated in the new lots would be put into permanent Open Space. In addition to the limitations imposed by wetland and watercourse impact considerations, there are additional limitations to the number of feasible building lots resulting from existing soil conditions to support individual septic

**Re-subdivision Application  
Special Permit Application for Rear Lots #1 and #10  
Highfield Estates – Phase IV**

systems. The applicant is working with the Health District on final approvals for septic systems on the 11 lots requested.

**PROJECT INFORMATION:**

Project Location: Jobs Hill Road/Brook Crossing ID: 119-004-0000

Owner/Applicant: Brooks Crossing Developers, LLC  
164 Dockerel Road  
Tolland, Ct 06084  
Attn: Rashid Hamid  
860-875-1895

Project Contact: F. A. Hesketh & Associates, Inc.  
3 Creamery Brook  
East Granby, CT 06026  
Attn: David Ziaks, PE  
860-653-8000  
[dziaks@fahesketh.com](mailto:dziaks@fahesketh.com)

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AUG 19 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**GENERAL SITE INFORMATION:**

- Current Site Boundary and Topographic information is shown on the attached map, Sheet PS-1 and GR-1 thru GR-5.
- Wetland Limits are as indicated on the plans.
- The proposed stormwater system would provide adequate detention/retention capabilities to maintain existing peak runoff conditions along with sufficient Water Quality Volume and Groundwater Recharge.
- The topography of the parcel slopes generally from north to south and excessive cuts and fills will not be required to construct the new town road or develop the residential lots on the site. Approximately 0.34 acres of land found on Lot 1 have slopes greater than 25%.
- Residential lots will be served by on-site private wells and septic systems.
- There would be two Rear Lots #1 and #10.
- Based on detailed field surveys, there are no known vernal pools on the property.
- The CT DEEP Natural Diversity Database map does not indicate areas of State and Federal Listed Species, however three state listed species have been documented nearby as identified in the attached letter dated 2/28/20 from CTDEEP. Construction practices will be implemented as recommended in the letter during the seasonal time periods noted.
- There are no FEMA FIRM floodplains on the property.

**Re-subdivision Application**  
**Special Permit Application for Rear Lots #1 and #10**  
**Highfield Estates – Phase IV**

- There are no Stream Channel Encroachment lines or Aquifer Protection Zones on the property.
- There are no activities that would qualify as a critical activity per CT Section 25-68b(4).
- As shown on the attached Sheets AC-1 and AC-2, there are three (3) direct wetland impact areas resulting from previous construction of the gravel drive and installation of three (3) culverts. The area of disturbance was developed by comparing the wetlands flagging from pre-construction mapping versus the latest 2011 flagging.
- The installation of the existing twin 48” concrete culverts on Muddy Brook does not currently meet the design criteria established by ACOE/CTDEEP for such watercourse crossings and would be replaced with a concrete box culvert that meets all of the required design criteria.
- A comprehensive erosion control plan has been incorporated into the plans. After areas are disturbed, these areas will be stabilized by replacing topsoil, seeding and mulching. To maintain and in some cases enhance environmental quality, three wetland mitigation areas are proposed.

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AUG 19 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**ZONING DATA TABLE 1**

ZONE - RAR (Rural Agricultural Residential)

Subdivision area = 55.93± acres (56.44 town)  
 Wetland and Watercourse area = 9.12 acres  
 Slope >25% = 2.0± acres  
 Developable Area = 45.32 acres  
 Lot Density permitted = .5 (22 lots)

11 Single Family lots = 1,107,053 s.f. = 25.41± ac.  
 Lot Density proposed = .23

Open Space = 1,208,324 s.f. = 27.74± ac.

Road ROW = 120,983 s.f. = 2.78± ac.

**ZONING DATA TABLE 2**

ZONE: RAR (Rural Agricultural residential)

Min. Lot Size = 40,000 SF  
 Min. Lot Size = 80,000 SF (Rear lots)  
 Min. Lot Width = 125 FT  
 Min. Front Yard = 35 FT  
 Min. Side Yard = 10 FT  
 Min. Rear Yard = 25 FT

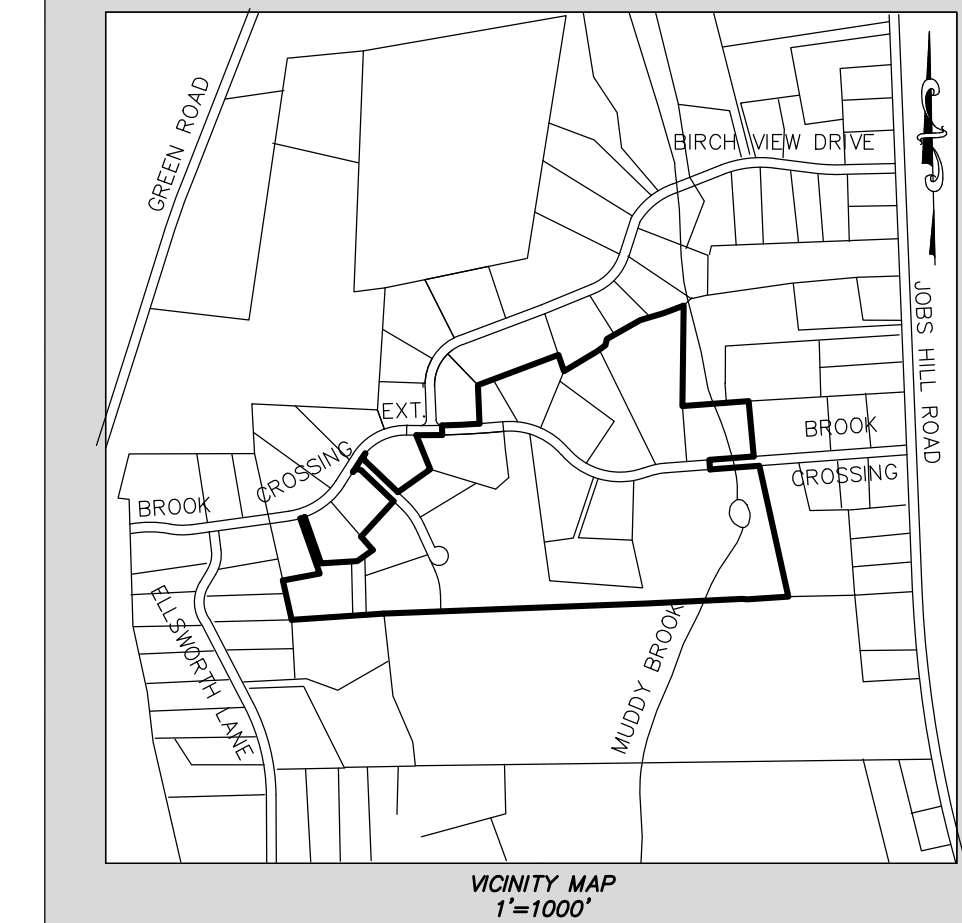
**ZONING DATA TABLE 3**

LOT	SIZE (SF)	WIDTH (FT)
1	112,350	25± (Rear)
2	75,399	334±
3	95,378	308±
4	48,963	175±
5	101,471	455±
6	79,065	125±
7	82,645	303±
8	234,999	162±
9	71,030	188±
10	117,746	25± (Rear)
11	108,386	407±

NOTE: All lots will meet the front, side and rear yard setback requirements.

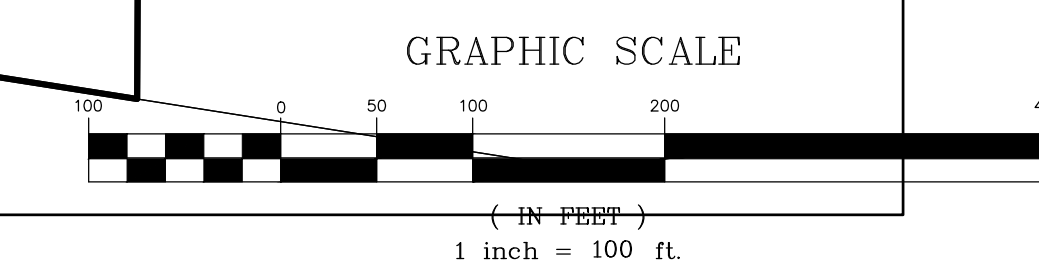
**ZONING DATA TABLE 4**

LOT	SIZE (SF)
OS-1	130,045
OS-2	30,050
OS-3	100,826
OS-4	927,015
CE-1	20,296



Approved by the Town Planning and Zoning Commission of the Town of Ellington on this \_\_\_\_\_ day of \_\_\_\_\_, 2021. In accordance with section 8-26c of the Connecticut General Statutes, all work in connection with subdivision must be completed by \_\_\_\_\_, 20\_\_\_\_.

Secretary \_\_\_\_\_ Chairman \_\_\_\_\_



**Highfield Estates - Phase IV**

**F. A. Hesketh & Associates, Inc.**  
 3 Creamery Brook, East Granby, CT 06026  
 Phone (860) 655-8000 Fax (860) 844-8600  
 www.fahsketh.com · mail@fahsketh.com



No.	Date	Description
1	09-30-2021	Town comments

SUBDIVISION PLAN - INDEX  
 PREPARED FOR  
**BROOKS CROSSING, LLC**  
 BROOK CROSSING  
 ELLINGTON, CT

Date: 04-20-2021 Drawn by: DFT Job no: 127162  
 Scale: 1" = 100' Checked by: TSH Sheet no: 1 OF 1  
 © 2021 12162-Highfield Estates\Phase 4\SB 1 2021-09-30.dwg, SB - INDEX, Oct. 05, 2021 - 7:48:53 AM

**SB**  
 Index

## Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24		Application # <div style="background-color: yellow; padding: 2px;">2202114</div> Date Received 7/30/2021
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested. <b>Owner's Information</b> Name: <u>Tango Properties, LLC</u> Mailing Address: <u>71 Hurlburt St.</u> <u>Glastonbury, CT 06033</u> Email: _____ <small>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</small> Primary Contact Phone #: _____ Secondary Contact Phone #: _____ Signature: <u>[Signature]</u> Date: <u>7/22/2021</u> <small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.</small>	Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested. <b>Applicant's Information (if different than owner)</b> Name: <u>Ready Imaging, Inc.</u> Mailing Address: <u>PO Box 1318</u> <u>Manchester, CT 06045-1318</u> Email: <u>a.whiting@readyimaging.com</u> <small>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</small> Primary Contact Phone #: <u>860 644-2755</u> Secondary Contact Phone #: <u>860 573-9376-cell</u> Signature: <u>[Signature]</u> Date: <u>7/29/21</u> <small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.</small>	
Street Address: <u>194 Windsorville Rd</u> Assessor's Parcel Number (APN): <u>009-067-0000</u> Existing Zone: <u>C</u> Proposed Zone: <u>N/A</u> <small>(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")</small> Public Water: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Public Sewer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).</small> Is parcel within 500' to any municipal boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.</small> Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3(b)). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.</small>		
<b>Description of Request (if more space is needed, please attach additional sheets)</b> <u>1. Convert the existing manual Gulf gasoline price cabinet on the free standing sign to LED.</u>   <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>RECEIVED</b>          JUL 30 2021          TOWN OF ELLINGTON          PLANNING DEPARTMENT       </div>		

# C MID Sign Visuals

**Notes:**

- Reface Gulf logo sign panel and add new internal LED illumination
- 4 product pricer: Regular Unleaded Cash, Regular Unleaded Credit, Diesel Cash, Diesel Credit
- New internal LED illumination



**\*THIS IS NOT AN INSTALLATION GUIDE\***

Facility #	Date	Customer	Created by	Revision #	Page #
92061532	07_19_2021	Standard Petroleum	B.DIGHERO	R8	7 OF 13

**Permit Pack**

**BIG RED ROOSTER FLOW**  
 2 Northfield Plaza, Ste 250  
 Northfield, IL 60093  
 P: (847) 441-1818 F: (847) 592-9564



VOL 436 PAGE 0247

1346

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12 JUN 12 AM 11:29



STATE OF CONNECTICUT · COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET · P. O. BOX 187  
ELLINGTON, CONNECTICUT 06028-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

## CERTIFICATE OF VARIANCE

Notice is hereby given that the Ellington Zoning Board of Appeals, at its June 4, 2012 meeting, granted the following Certificate of Variance:

**Application Number:** #V201206

**Description of Affected Premises:** 194 Windsorville Road/APN 009-067-0000

**Owner of Property:** Tango Properties  
142 Bellridge Road  
Glastonbury, CT 06033

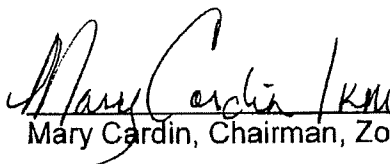
**Applicant:** Same

**Zoning Regulations Varied:** Ellington Zoning Regulations Section 6.3.7.A.3—  
Detached Signs Permitted in C, PC, I and IP Zones.

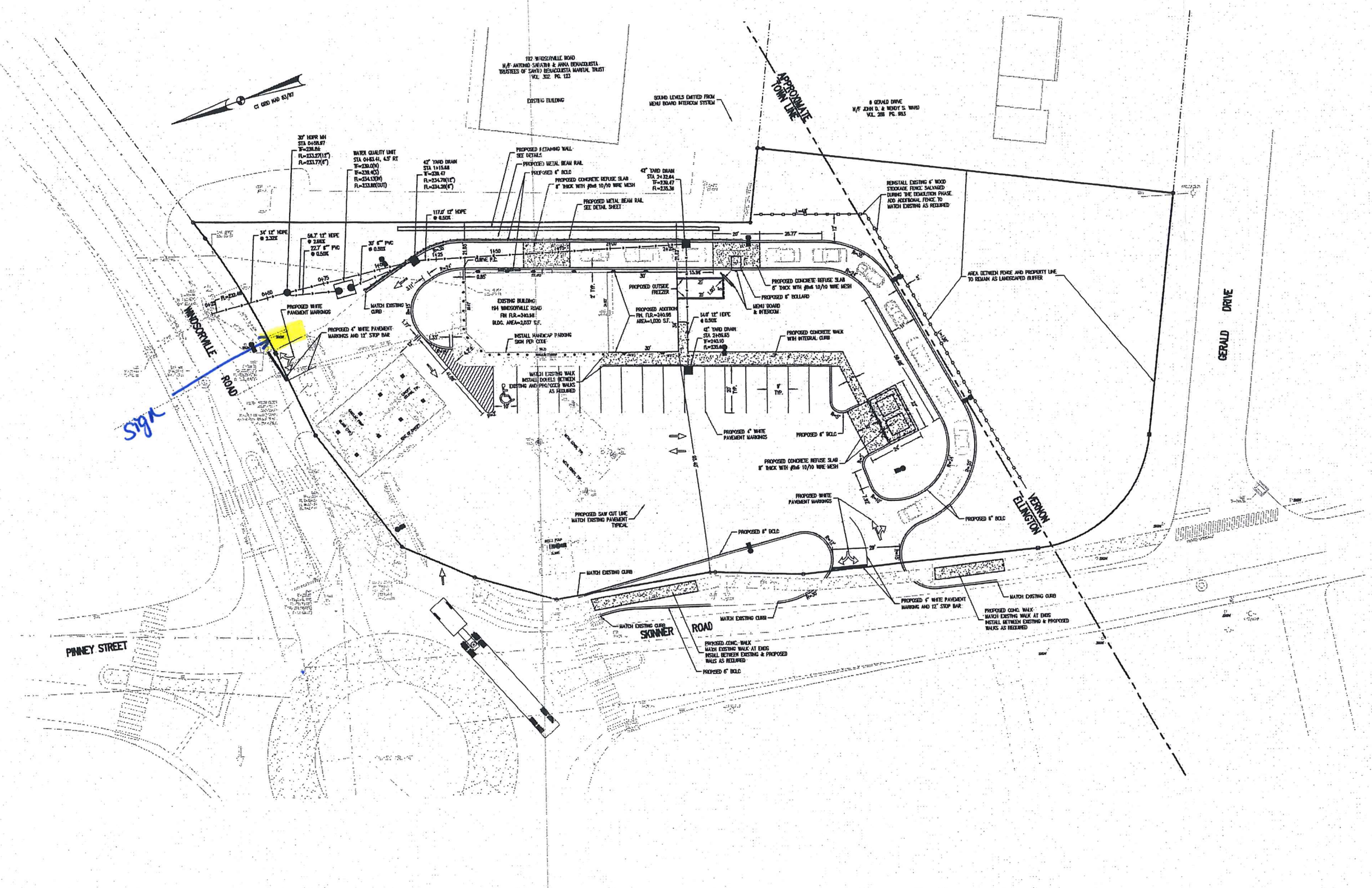
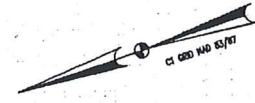
**Nature of Variance:** To reduce the front yard setback from 15' to 2' for a detached sign and allow for an 18' in height sign and 98 square feet of signage.

**Hardship:** SIGN HAS EXISTED AT THIS LOCATION FOR OVER THREE DECADES; THE APPROVED SITE IS NO LONGER AVAILABLE TO LOCATE THE SIGN DUE TO THE TAKING BY THE STATE OF CONNECTICUT FOR THE ROUNDABOUT PROJECT.

**Conditions:** APPROVAL IN ACCORDANCE WITH THE PLAN AND PHOTO RECEIVED 5/8/12.

  
Mary Cardin, Chairman, Zoning Board of Appeals

RECEIVED Jun. 12 2012  
AT 11:29 AM/PM  
DIANE J. HICKEEGAN  
ELLINGTON TOWN CLERK



**DUTTON ASSOCIATES, LLC**  
 LAND SURVEYORS AND CIVIL ENGINEERS  
 17 WATERBURY CENTER  
 WATERBURY, CONNECTICUT 06703  
 TEL: 860.235.1144 FAX: 860.235.1141  
 WWW.DUTTONASSOCIATES.COM

JOHN B. HARTWOOD, P.E. #18454

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LAYOUT AND UTILITY PLAN  
 PROPOSED DUNKIN' DONUTS DRIVE THRU  
 184 WINDSORVILLE ROAD  
 TANGO PROPERTIES  
 WATERBURY, CONNECTICUT

NO.	REVISIONS

DATE: 10/07/2018  
 SCALE: 1" = 20'  
 SHEET 6 of 14  
 A-14041-L  
 FILE: 14041.DWG

### 6.3.7 Detached Signs Permitted in C, PC, I, and IP Zones

#### A. General Requirements

1. Detached signs shall be limited to one sign per commercial or industrial lot, shopping center, business/office park or farm. *[Amended: 12-15-2010]*
  2. Detached signs may be permitted only within the front yard. **Signs must be set back at least 15 feet from all lot lines.**
  3. Height and area requirements of such signs shall be in accordance with the following:
    - a. If located within 65 feet of the front lot line and less than eight feet in height such signs shall not exceed 32 square feet.
    - b. **If located within 65 feet of the front line and from eight feet to ten feet in height, such signs shall not exceed 20 square feet;** and
    - c. If located more than 65 feet from the front lot line yard signs shall not exceed 10 feet in height and shall not exceed 50 square feet.
    - d. **In no case shall any sign exceed 10 feet in height.**
  4. All detached signs shall be placed within a landscaped area. The extent and type of landscaping and location of the sign shall be shown on a site plan submitted to the Commission for approval or a site plan submitted to the Zoning Enforcement Officer to replace an existing sign. All signs shall be installed on a wood, stone or other base structure and the size of the landscaped area shall extend at least two feet beyond the overall dimensions of the sign.
- B. In the case of a fuel filling station, one detached sign may be allowed by the commission with changeable electronic fuel price information as follows:
1. Only the fuel price copy may be electronic and changeable.
  2. The digital portion of the detached sign shall not exceed 50% of the total allowed sign area.
  3. The sign shall incorporate photocell/light sensors with automatic dimmer technology that appropriately adjusts to ambient light conditions.
  4. The sign shall not operate at brightness levels of more than 0.2 foot-candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distance to measure the foot-candles is calculated using the following formula:
    - a. Measurement distance equals the square root of the area of the sign times 100.
  5. The owner/operator of a fuel filling station with a detached electronic fuel price sign shall provide written certification in compliance with this section when requested by the commission or the Planning Department.
  6. The detached electronic fuel price sign shall be shut off at any time the fuel filling station is not open for business.
  7. The color of the price digits shall be accompanied with a black background.



**RSK-KELLCO** INC.

**S201503(2019)**

- Developers
- Builders
- Property Managers

September 30, 2021

Planning Department  
Town of Ellington  
55 Main Street  
Ellington, CT 06029

1744 Ellington Road  
South Windsor, CT 06074  
Tel: 860-644-8761 / 644-8140  
Email: RSKSW@AOL.COM  
Fax: 860-644-5650  
Ct. Registration # 278

RE: Wheeler Farms Subdivision

RECEIVED  
SEP 21 2021  
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

We hereby request final acceptance and reduction of bonding for the Wheeler Farms Subdivision located on Cranberry Lane and Overhill Drive. We have previously submitted the necessary R.O.W. Deeds and attach the following for your use:

1. Two (2) signed and sealed copies of the Improvement Location Survey-Record dated (9-28-21)
2. All iron rods and concrete monuments have been set and depicted on attached Record Drawings
3. "Last Load Slip" and "Tack used" for surface course

Items currently outstanding are:

1. Light pole at the intersection of Cranberry and Overhill has been paid for and awaiting Eversource installation
2. Transformer to be set on last transformer vault located at the intersection of Lots 3 & 4 which has been paid for and awaiting Eversource installation
3. Nine (9) bituminous concrete driveway aprons to be installed at the time of house construction
4. Necessary street trees installed as individual lot development occurs

Please review and comment at your earliest convenience. Thank you for your consideration of this matter.

Sincerely,

Bruce S. Kelley, Vice President

Lisa Houlihan

---

**From:** Timothy Webb  
**Sent:** Monday, October 18, 2021 8:19 AM  
**To:** John Colonese  
**Cc:** Lisa Houlihan; Thomas Modzelewski; Dana Steele  
**Subject:** Wheeler Farms

I spoke with Bruce Kelly this morning and he has sold one of the lots, #4, and they will be breaking ground this upcoming spring. I have approved that he installed tracking pads on both driveway aprons.

Timothy M. Webb  
Director of Public Works  
Town of Ellington  
PO Box 187  
Ellington, CT 06029  
1-860-870-3140  
Fax 1-860-870-3147

PUBLIC WORKS

FIRST RESPONDER

## Barbra Galovich

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**From:** Barbra Galovich  
**Sent:** Tuesday, October 12, 2021 3:52 PM  
**To:** Rsksw  
**Cc:** Lisa Houlihan; John Colonese  
**Subject:** FW: S201503-20019 Wheeler Farms Subdivision

Hi Bruce,

Please see the below comments from Dana Steele, Ellington Town Engineer.

Thank you,  
Barbra

---

**From:** Dana Steele [mailto:dsteale@jrrusso.com]  
**Sent:** Tuesday, October 12, 2021 1:25 PM  
**To:** John Colonese <jcolonese@ELLINGTON-CT.GOV>  
**Cc:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; Timothy Webb <twebb@ELLINGTON-CT.GOV>  
**Subject:** RE: ~~S201503-20019 Wheeler Farms Subdivision~~

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

Based on our site visit last Tuesday and my follow up discussion with Tim Webb, I offering the following in response to RSK-KELLCO, Inc. request for road acceptance and bond reduction:

1. There are four lots (4, 5, 10, 11) which have bare soils, unstabilized by vegetation. If the developer is requesting road acceptance prior to the stabilization of these lots, I recommend requiring an E&S Bond in the amount of \$3,000 to cover these four lots (\$750 per lot). This would be in addition to the 15% maintenance bond. The maintenance bond expires after 1 year but the E&S Bond would remain until these lots are stabilized.
2. Lots 4 & 5 also contain curb cuts with gravel driveways. While it is fine to require paved aprons at the time of lot development, these curb cuts should be removed until then or the aprons installed prior to road acceptance. The current condition is not acceptable.
3. I confirmed with DPW that painted crosswalks are not required.
4. DPW also confirmed there is no concern with the utility gate near the Overhill Road connection.
5. I would request that the street addresses be added to the as-built plan for future reference. They could be hand written on the plans if the developer does not want to produce new stamped copies.

Let me know if you have any questions.

Dana P. Steele, P.E.  
Ellington Town Engineer



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 FX (860) 870-3122

### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING MINUTES

MONDAY, SEPTEMBER 27, 2021, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

**MEMBERS PRESENT:** IN PERSON: VICE CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR, REGULAR MEMBERS F. MICHAEL FRANCIS AND MICHAEL SWANSON, AND ALTERNATES JON MOSER AND KEN RADZIOW

**MEMBERS ABSENT:** CHAIRMAN ARLO HOFFMAN, REGULAR MEMBERS WILLIAM HOGAN AND RICCI HIRTH

**STAFF PRESENT:** IN PERSON: LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

- I. **CALL TO ORDER:** Vice Chairman Kelly called the meeting to order at 7:00 pm.
- II. **PUBLIC COMMENTS** (On non-agenda items):

Lisa Luginbuhl, 70 Lower Butcher Road, discussed a possible zone change for her 10 acre parcel. The parcel is currently zoned for industrial and she would like to discuss changing the zone to Rural Agricultural Residential (RAR). She resides in a single family home on the parcel and the majority of neighboring land is also developed for residential use. She explained vacant land in the area is not conducive to industrial development. She is looking to subdivide the parcel and give her daughter a 1 acre lot for a single family dwelling. Ms. Houlihan explained the whole parcel is within the Industrial Zone and under the current Zoning Regulations single family dwellings are not permitted. The majority of land to the north of 70 Lower Butcher Road is zoned RAR. Ms. Luginbuhl stated they would like to subdivide the land into three parcels with a possible shared driveway. After a brief discussion, Ms. Luginbuhl stated she will discuss with the neighboring land owners the possible zone change and revisit the commission next month to continue discussion.

### III. PUBLIC HEARING(S):

1. Z202116 – Proposed text amendment to add Section 7.16 to the Ellington Zoning Regulations for a six month moratorium regarding adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.

**Time:** 7:22 pm

**Seated:** Kelly, Sandberg, Francis, Swanson, Moser and Radziwon

Ms. Houlihan noted the Planning Department received Capitol Region Council of Governments (CRCOG) comments stating they reviewed the zoning referral and find no apparent conflicts with regional plans and policies or the concerns of neighboring towns. Vice Chairman Kelly said adopting the proposed text will allow for time to review and discuss in further detail regulations regarding adult-use cannabis production and dispensary facilities within the town.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202116** – Proposed text amendment to add Section 7.16 to the Ellington Zoning Regulations for a six month moratorium regarding adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z202116** – Text amendment to add Section 7.16 to the Ellington Zoning Regulations for a six month moratorium regarding adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.  
**EFFECTIVE DATE: OCTOBER 1, 2021**

2. Z202113 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request for modification to Special Permit to expand storage yard and Site Plan Modification to expand pavement for parking and outdoor storage, detached signage, landscaping and associated improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP-Zone.

**Time:** 7:25 pm

**Seated:** Kelly, Sandberg, Francis, Swanson, Moser and Radziwon

Brian Juliano, Juliano Pools, 100 Windermere Avenue and Jim DiMeo, P.E., Juliano Associates, 405 Main Street, Yalesville, CT were present to represent the application.

Mr. Juliano stated due to erosion on the site from extensive rainfall over the past months, he is looking to remove the current pavement and expand the parking, add lighting limited to the parking areas. Vice Chairman Kelly asked about how many trucks are on the site. Mr. Juliano stated he didn't know exactly how many since they are scattered all around due locations of current jobs. Ms. Houlihan explained Mr. Juliano would also like to expand a small area of additional parking to the south of the parcel along Windermere Avenue.

Vice Chairman Kelly noted the Town Engineer's comments referring to the proposed landscaping and possible site line issues along the roadways. Mr. Juliano said they are looking into installing split railing fence, similar to Great Country across the street, and some white pine trees. He noted the Inland Wetland Agency suggested to add wetland placards on posts along to wetlands delineation.

Ms. Houlihan noted revised plans submitted by the applicant this evening include an updated Stormwater Drainage Report revised date of September 24, 2021 and a Construction Sequence Narrative & Stormwater Maintenance Program dated September 23, 2021 need to be reviewed by staff. Ms. Houlihan read staff comments from the Town Engineer, Director of Public Works and the Fire Marshal, which will need to be addressed.

Mr. Juliano asked if he could receive a partial approval tonight in order to start doing the parking, grading and install the electrical conduit before the weather gets too cold and he would be able to clean up the site. He would like to be paving by Thanksgiving. Secretary Sandberg asked if the application was presented to the Design Review Board (DRB). Ms. Houlihan noted the application was reviewed with the DRB chairman but did not go to the DRB since there is no proposal for a new building and signage approval will be deferred to the Planning & Zoning Commission and staff. Secretary Sandberg suggested to do split fencing, down lighting and additional plantings. Mr. Juliano stated rather than having steel poles for the parking, he proposes wooden poles.



Mr. Juliano explained he bought the building from his mother three months ago and she will be looking to move her business to 17 Florence Avenue. Upon her final move out, he will be able to put most of his equipment into the building and keep the Vernon location for retail.

Commission Swanson welcomed the business to town and looks forward to seeing the site cleaned up. Alternate Moser thanked Mr. Juliano for bringing his business to town and inquired about locating the trucks and water tanks to the Lower Butcher Road side of the parcel. Alternate Radziwon noted concerns pertaining to the 100 year flood zone, which bisects the parcel. Mr. DiMeo explained he is still working on addressing staff comments and will be resubmitting new plans by the end of this week. He will also add the flood zone to the updated plans.

Mr. DiMeo stated there will be limited outdoor storage, they will be screening the two dumpster areas, the propane tank area and the detention basin will be shallower to address the Town Engineer's comments. Alternate Radziwon asked if the rainwater will sheet flow, Mr. DiMeo respond affirmatively and said he'll update the plans to address all concerns. Alternate Radziwon asked to have a proposed light pole in the detention basin area to be removed, Mr. DiMeo reiterated that he is in the process of finalizing the plans.

After a brief discussion, the commission agreed to grant a partial approval and have Mr. Juliano come back in October to address other outstanding items.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO GRANT PARTIAL APPROVAL W/CONDITIONS AND CONTINUE PUBLIC HEARING TO THE NEXT PZC MEETING ON OCTOBER 25, 2021, FOR Z202113 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request for modification to Special Permit to expand storage yard and Site Plan Modification to expand pavement for parking and outdoor storage, detached signage, landscaping and associated improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP-Zone.**

**CONDITION(S):**

**PARTIAL APPROVAL IS ONLY FOR SITE WORK DIRECTLY RELATED TO THE COMPLETION OF THE PROPOSED BITUMINOUS PARKING AREA INCLUDING GRADING AND INSTALLATION OF ELECTRICAL CONDUIT AND BITUMINOUS PARKING SURFACE.**

3. S202103 – Brooks Crossing Developers, LLC owner/applicant, request for re-subdivision for eleven (11) lots for 55.94 acres off of Jobs Hill Rd between Brook Crossing and Brook Crossing Extension, APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone (Highfield Estates Phase IV). (Opening of hearing to be tabled)

**Time:** 8:01 pm

**Seated:** Kelly, Sandberg, Francis, Swanson, Moser and Radziwon

**BY CONSENSUS, TABLED THE OPENING OF THE PUBLIC HEARING TO THE OCTOBER 25, 2021, 7:00 PM REGULAR MEETING AT THE ELLINGTON TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR S202103 – Brooks Crossing Developers, LLC owner/applicant, request for re-subdivision for eleven (11) lots for 55.94 acres off of Jobs Hill Rd between Brook Crossing and Brook Crossing Extension, APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone (Highfield Estates Phase IV).**

4. Z202115 - Brooks Crossing Developers, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots associated with the re-subdivision for eleven (11) lots for 55.94 acres off of Jobs Hill Rd between Brook Crossing and Brook Crossing Extension, APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone (Highfield Estates Phase IV). (Opening of hearing to be tabled)

**Time:** 8:01 pm

**Seated:** Kelly, Sandberg, Francis, Swanson, Moser and Radziwon

**BY CONSENSUS, TABLED THE OPENING OF THE PUBLIC HEARING TO THE OCTOBER 25, 2021, 7:00 PM REGULAR MEETING AT THE ELLINGTON TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z202115** - Brooks Crossing Developers, LLC owner/applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots associated with the re-subdivision for eleven (11) lots for 55.94 acres off of Jobs Hill Rd between Brook Crossing and Brook Crossing Extension, APN 119-004-0000, in a RAR (Rural Agricultural Residential) Zone (Highfield Estates Phase IV).

5. Z202114 – Tango Properties, LLC, owner/ Ready Imaging, Inc., applicant, request for a Special Permit to convert existing detached sign to digital LED fuel price sign at 194 Windsorville Road, APN 009-067-0000, in a C (Commercial) Zone. (Opening of hearing to be tabled)

**Time:** 8:01 pm

**Seated:** Kelly, Sandberg, Francis, Swanson, Moser and Radziwon

**BY CONSENSUS, TABLED THE OPENING OF THE PUBLIC HEARING TO THE OCTOBER 25, 2021, 7:00 PM REGULAR MEETING AT THE ELLINGTON TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z202114** – Tango Properties, LLC, owner/ Ready Imaging, Inc., applicant, request for a Special Permit to convert existing detached sign to digital LED fuel price sign at 194 Windsorville Road, APN 009-067-0000, in a C (Commercial) Zone.

#### **IV. OLD BUSINESS: None**

#### **V. NEW BUSINESS:**

1. S200502 – Request to recommend to the Board of Selectmen, the acceptance of Crystal View Estates public improvements and roadway (Grassy Hill Road) and a waiver of maintenance bond pursuant to a letter dated September 8, 2021 from Quantum of Ellington, LLC.

Ms. Houlihan stated the Planning Department received a letter requesting acceptance of Crystal View Estates and the conveyance of the road from Quantum of Ellington, LLC dated September 8, 2021. She referred to a letter from the Town Engineer, Dana Steele, dated September 21, 2021, recommending acceptance.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO RECOMMEND ACCEPTANCE OF CRYSTAL VIEW ESTATES PUBLIC INFRASTRUCTURE AND ROADWAY (GRASSY HILL ROAD AND FUTURE RIGHT-OF-WAY) TO THE BOARD OF SELECTMEN AND WAIVE MAINTENANCE BOND REQUIREMENT AS RECOMMENDED BY THE TOWN ENGINEER IN A LETTER DATED SEPTEMBER 21, 2021 FOR S200502** – Request to recommend to the Board of Selectmen, the acceptance of Crystal View Estates public improvements and roadway (Grassy Hill Road) and a waiver of maintenance bond pursuant to a letter dated September 8, 2021 from Quantum of Ellington, LLC.

Discussion: Referral to the Board of Selectmen shall only be transmitted to the First Selectman's Office once final mowing of the detention basin has been accepted by the Department of Public Works and the developer has provided a final Certificate of Title and any other legal document recommended by the Town Attorney.

## VI. ADMINISTRATIVE BUSINESS:

1. Approval of Planning and Zoning Commission August 23, 2021 Regular Meeting Minutes.

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 23, 2021 REGULAR MEETING MINUTES WITH THE FOLLOWING CORRECTION: PAGE 1 OF 4, NUMBER 2 OF REGULATIONS, LINE 4 OMIT THE WORDS "NOT TO BE SUBJECT TO" AND REPLACE WITH "BE EXEMPT FROM".**

2. Correspondence:

- a. Discussion: Recommendation for use of American Rescue Plan Funds - Connecticut Conference of Municipalities Toolkit.

Vice Chairman Kelly stated the commission spoke at the last meeting about possible uses of the American Rescue Plan Funds within the town. Ms. Houlihan read a memo for Tim Webb, Director of Public, dated September 23, 2021. Board of Selectman, David Stavens, explained where the pump station is located, where the expansion of the sewers are being proposed and how the funding works through the government.

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO RECOMMEND TO THE BOARD OF SELECTMEN USE OF AMERICAN RESCUE PLAN FUNDS TO ENHANCE AND/OR EXPAND UTILITIES FOR UNDERSERVED AND/OR UNSERVED AREAS FOR PROJECTS CONSISTENT WITH LONG TERM GOALS OF THE TOWN AND THE PLAN OF CONSERVATION AND DEVELOPMENT.**

Ms. Houlihan shared a few sign schematics for Integrated Rehabilitation Services at 140 West Road. After brief discussion, the commission agreed a sign could not replace the barn door accent over the front entry because it's a required design feature. They would like to see the sign within the gable just above the entry door and to the right side where the leased space is located. This configuration will allow signage for an additional tenant, which would be added to the left side within the gable in the future.

## VII. ADJOURNMENT:

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:25 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk