



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 FAX (860) 870-3122

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, MARCH 28, 2022, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

### I. CALL TO ORDER:

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

### III. PUBLIC HEARING(S): None

### IV. OLD BUSINESS: None

### V. NEW BUSINESS:

1. S202004 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request to convert conditional approval granted January 25, 2021, to final approval for re-subdivision of 61.56 acres for eleven (11) lots on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural Residential) Zone.

### VI. ADMINISTRATIVE BUSINESS:

1. Approval of the February 28, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Discussion: Potential Zoning Text Amendment to Section 6.3.7.B – Detached Signs Permitted in C, PC, I, and IP zones for Electronic Fuel Price Signs.
  - b. Discussion: Section 6.3.7 Detached Signs Permitted in C, PC, I and IP Zones and Section 6.3.3(3) Directional Signs.

### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for April 25, 2022

---

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington 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/86971549904>

Meeting ID: 869 7154 9904

Passcode: 299466

#### Join Zoom Meeting by phone:

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

Meeting ID: 869 7154 9904

Passcode: 299466

**From:** Dana Steele <dstele@jrrusso.com>  
**Sent:** Tuesday, March 15, 2022 8:53 AM  
**To:** Lisa Houlihan  
**Cc:** John Colonese; Barbra Galovich; Mark Peterson; Timothy Webb; Thomas Modzelewski  
**Subject:** Ridge Crossing Subdivision, Garnett Lane - Final Subdivision Approval - Bond Recommendation  
**Attachments:** Ridge Crossing Performance Bond #1.pdf; Ridge Crossing Performance Bond #1.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 have reviewed the as-built by Gardner & Peterson Associates, LLC revised 3-9-22, and a bond estimate prepared by Mark Peterson. John and I also visited the site to observe construction progress. After reviewing all the provided information and discussions with the engineer, I recommend a bond amount of \$198,091 to cover the remaining uncompleted public improvements associated with this subdivision. This represents 65% completion of the total estimated cost of \$568,941. The attached form shows the full cost of public improvements as well as the % complete of each item for determining a remaining bond amount. I consulted with a local paver to determine a projected unit price for paving which would reflect recent increases in the cost of petroleum products, but otherwise this bond estimate does not account for unknown inflation increases in future years. If costs continue to rise, the Commission may need to reevaluate the bonds they hold for completion of public improvements from time to time. These inflation factors can also be taken into consideration when future bond reductions are requested.

Also, if the binder course of the roadway deteriorates without the protection of the top course of pavement, it may be necessary to reclaim and repave the binder course before installing the top course of pavement. Additional bonding may therefore be required at that time. Since the subdivision approval requires completion with 5 years unless an extension is granted, if the top course is not paved within that time, I will recommend additional bonding for this expense before extending the approval.

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  
[dstele@jrrusso.com](mailto:dstele@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

A	B	C	D	E	F	G	H	I	
1	<b>BOND ESTIMATE FORM</b>								
2									
3	<b>PROJECT: RIDGE CROSSING</b>								
4	<b>STREET: GARNET LANE</b>								
5	<b>DATE: 3/14/2022</b>								
6									
7	<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QTY.</b>	<b>UNIT PRICE</b>	<b>COST</b>	<b>% Comp.</b>	<b>Remaining Bond</b>	<b>Comments</b>
8	<b>ROADWAY</b>								
9	1	E&S CONTROL	LS			\$ -		\$ -	Separate bond
10	2	CLEARING & GRUBBING	AC	0.00	\$ 7,000			\$ -	
11	3	STRIP & STOCKPILE TOPSOIL (4")	CY	1,963	\$ 4	\$ 7,852	100%	\$ -	
12	4	MASS EARTH REMOVAL	CY	2,000	\$ 8	\$ 16,000	65%	\$ 5,600	Cut back slopes around cul-de-sac to 3:1
13	5	ROADWAY EXCAVATION	CY	1,331	\$ 12	\$ 15,972	100%	\$ -	
14	6	FORMATION OF SUBGRADE	SY	3,665	\$ 2	\$ 6,047	100%	\$ -	
15	7	8" SUBBASE GRAVEL	CY	1,400	\$ 18	\$ 25,200	100%	\$ -	
16	8	6" PROCESSED AGGREGATE	TONS	700	\$ 15	\$ 10,500	100%	\$ -	
17	9	2" BIT. CONCRETE BINDER (CLASS I)	TONS	425	\$ 95	\$ 40,375	100%	\$ -	
18	10	1.5" BIT. CONCRETE SURFACE (CLASS II)	TONS	320	\$ 115	\$ 36,800	0%	\$ 36,800	
19	11	6" ASPHALT CAPE COD CURBING	LF	2,135	\$ 5	\$ 10,675	100%	\$ -	
20	12	CONC. SIDEWALK 4' WIDE	LF	825	\$ 45	\$ 37,125	0%	\$ 37,125	
21	<b>STORM DRAINAGE SYSTEM COMPONENTS</b>								
22	<b>POLYETHYLENE PIPE</b>								
23	13	15" ADS-N-12 OR EQUAL	LF	255	\$ 45	\$ 11,475	100%	\$ -	
24	14	18" ADS-N-12 OR EQUAL	LF	291	\$ 50	\$ 14,550	100%	\$ -	
25	14	24 ADS-N-12 OR EQUAL	LF	476	\$ 75	\$ 35,700	100%	\$ -	
26	<b>UNDERDRAINS</b>								
27	15	6" PVC IN PLACE	LF	0	\$ 30	\$ -	0%	\$ -	
28	<b>RIPRAP</b>								
29	16	MODIFIED RIPRAP	CY	32	\$ 77	\$ 2,464	0%	\$ 2,464	
30	<b>DRAINAGE STRUCTURES</b>								
31	17	TYPE "C" CATCH BASIN	EA	10	\$ 2,500	\$ 25,000	100%	\$ -	
32	18	MANHOLE	EA	1	\$ 2,500	\$ 2,500	90%	\$ 250	Install MH top

A	B	C	D	E	F	G	H	I	
1									
2	<b>BOND ESTIMATE FORM</b>								
3	<b>PROJECT: RIDGE CROSSING</b>								
4	<b>STREET: GARNET LANE</b>								
5	<b>DATE:</b>	3/14/2022							
6									
7	<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QTY.</b>	<b>UNIT PRICE</b>	<b>COST</b>	<b>% Comp.</b>	<b>Remaining Bond</b>	<b>Comments</b>
33	19	24" FLARED END	EA	1	\$ 750	\$ 750	100%	\$ -	
34	20	ADJUST CB TOPS	EA	0	\$ 750	\$ -	0%	\$ -	
35	21	PENETRATE CB	EA	0	\$ 200	\$ -	0%	\$ -	
36	<b>PUBLIC WATER SYSTEM</b>								
37	22	8" DUCTILE IRON MAIN	LF	1,040	\$ 75	\$ 78,000	100%	\$ -	
38	23	1" SERVICES	EA	11	\$ 1,000	\$ 11,000	100%	\$ -	
39	24	HYDRANT	EA	2	\$ 12,000	\$ 24,000	100%	\$ -	
40	<b>ELECTRIC, CATV, TEL SYSTEMS</b>								
41	25	TRENCH, CONDUIT, STRUCTURES	LF	1,410	\$ 20	\$ 28,200	0%	\$ 28,200	
42	26	STREET LIGHTS	EA	0	\$ 4,000	\$ -	0%	\$ -	
43	<b>MISC ITEMS</b>								
44	27	REMOVAL OF TEMP CUL-DE-SAC "WINGS"	LS	N/A					
45	28	STREET SIGNS	EA	1	\$ 130	\$ 130	100%	\$ -	
46	29	TRAFFIC SIGNS	EA	2	\$ 130	\$ 260	100%	\$ -	
47	30	SPREAD TOPSOIL	SY	4,500	\$ 2.50	\$ 11,250	0%	\$ 11,250	Topsoil pile to remain
48	31	FERTILIZING, SEEDING & MULCHING	SY	4,500	\$ 2	\$ 9,000	0%	\$ 9,000	
49	32	STREET TREES	EA	27	\$ 750	\$ 20,250	0%	\$ 20,250	
50	33	DRIVEWAY-BIT. CONC. APRONS	EA	0	\$ 500	\$ -		\$ -	
51	34	EXISTING DRIVEWAY-BIT. MODIFICATIONS	SY	0	\$ 30	\$ -	0%	\$ -	
52	35	PAVEMENT MARKING	SF	162	\$ 2	\$ 324	0%	\$ 324	
53	36	GRAVEL DRIVEWAY	CY	70	\$ 16	\$ 1,120	0%	\$ 1,120	
54	36	STORMWATER BASIN				\$ 15,000	0%	\$ 15,000	Rough graded but needs reshaping, dredging
55	<b>ENGINEERING</b>								
56	37	CONSTRUCTION STAKING	LS	1	\$ 7,500	\$ 7,500	60%	\$ 3,000	Sidewalk stakeout
57	38	AS-BUILTS	LS	1	\$ 5,000	\$ 5,000	50%	\$ 2,500	Update as-built

	A	B	C	D	E	F	G	H	I
1									
2		<b>BOND ESTIMATE FORM</b>							
3		<b>PROJECT: RIDGE CROSSING</b>							
4		<b>STREET: GARNET LANE</b>							
5		<b>DATE: 3/14/2022</b>							
6									
7	<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QTY.</b>	<b>UNIT PRICE</b>	<b>COST</b>	<b>% Comp.</b>	<b>Remaining Bond</b>	<b>Comments</b>
58	39	IRON PINS	EA	30	\$ 100	\$ 3,000	0%	\$ 3,000	
59	40	CONCRETE MONUMENTS	EA	12	\$ 350	\$ 4,200	0%	\$ 4,200	
60						\$ 517,219		\$ 180,083	
61			Contingencies		10%	\$ 51,722		\$ 18,008	
62			Total			\$ 568,941		\$ 198,091	

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
www.GardnerPeterson.com  
info@GardnerPeterson.com

March 9, 2022

Mr. Dana Steele  
Town Engineer  
Town of Ellington  
55 Main Street  
Ellington, CT 06029

Re: Ridge Crossing Oil Trap Hood

Dear Dana,

Ridge Crossing Subdivision was approved with an oil trap hood in catch basin #8 which is located at the north end of the cul-de-sac. Based on comments from the Director of Public Works, we would support eliminating the oil trap hood to allow for easier maintenance of this structure by the Town of Ellington. It is my opinion the downstream stormwater management system, which includes a sediment forebay and wet bottom basin with aquatic plantings, would provide the necessary stormwater pollutant renovation without the oil trap hood.

Please contact me if you have any questions.



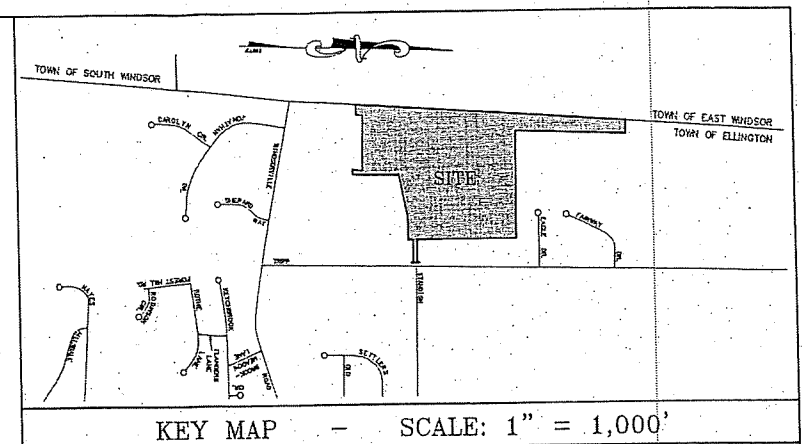
Mark A. Peterson P.E.

RECEIVED

MAR - 9 2022

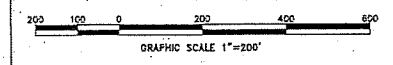
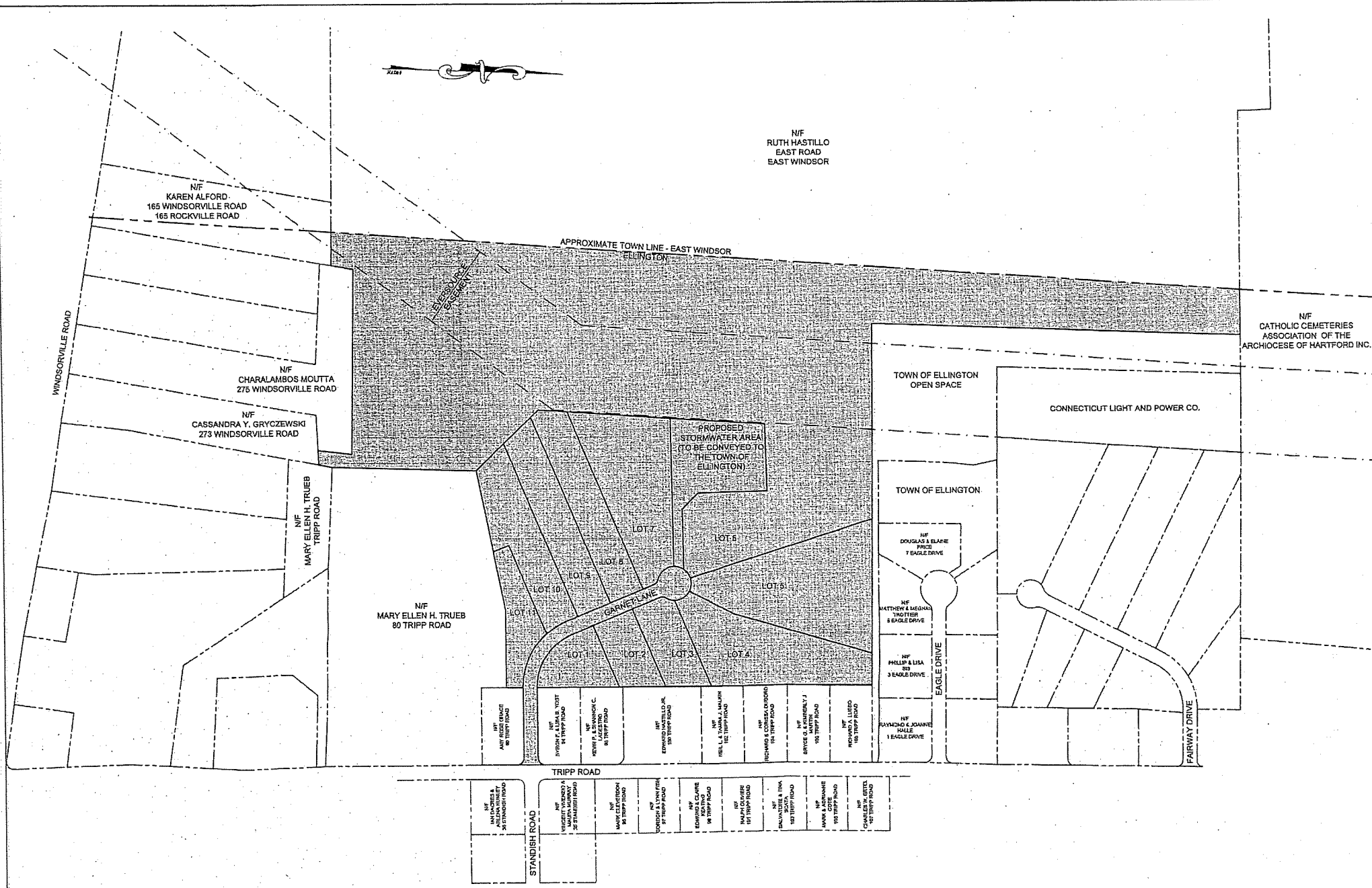
TOWN OF ELLINGTON  
PLANNING DEPARTMENT

Ridge Crossing-Oil Trap.doc



KEY MAP - SCALE: 1" = 1,000'

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY AND TOPOGRAPHIC SURVEY AND FIRST SURVEY OF THE PERIMETER BOUNDARY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3.
  - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. BUSSO & ASSOCIATES.
  - TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY GOLDEN AERIAL SURVEYS.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - RESUBDIVISION PLAN HASTILLO ACRES II ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 1-27-99, REVISED 3-9-99, MAP NO. 8022 H.
    - SUBDIVISION PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT BY JO SOMMERS ASSOCIATES, INC. DATED: MAY, 1994, REVISED: 9/30/94.
    - PLAN PREPARED FOR EDWARD J. HASTILLO TRIPP ROAD ELLINGTON, CONNECTICUT BY JO SOMMERS ASSOCIATES INC. DATED: MAY, 1998.
    - PROPERTY SURVEY PREPARED FOR STEVEN TRUEB ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, DATED: 10-29-01, REVISED 11/02/01, MAP NO. 9522 B.
    - PROPERTY SURVEY/RESURVEY PREPARED FOR SHEPARD FARMS SUBDIVISION, WINDSORVILLE ROAD & TRIPP ROAD ELLINGTON, CONNECTICUT BY DESIGN PROFESSIONALS, INC. DATED: 10/15/02, REVISED: 07/25/03.
    - PLAN PREPARED FOR ADRIAN GROOT II 270 WINDSORVILLE ROAD ELLINGTON, CONNECTICUT PREPARED BY MEEHAN & GOODIN, DATED: SEPT. 28, 1988.
    - SUBDIVISION PLAN PROPERTY OF HANS HACKNER JR. & ALFRED MEIER ELLINGTON, CONNECTICUT BY STANLEY SZESTOWICKI L.S. DATED: JUNE 5, 1972.
    - RESUBDIVISION PLAN OF WINDSORVILLE MEADOWS PROPERTY OF HANS HACKNER JR. & ALFRED MEIER EAST WINDSOR, CONNECTICUT BY STANLEY SZESTOWICKI L.S. REVISED: APRIL 15, 1977.
    - PLAN PREPARED FOR CATHOLIC CEMETERIES ASSOCIATION OF TEN ARCHDIOCESE OF HARTFORD MIDDLE, EAST AND TRIPP ROADS EAST WINDSOR AND ELLINGTON, CONN. BY MEEHAN & GOODIN, DATED: 12-08-2008, SHEET 3 OF 3.
    - LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF VICTORIA HASTILLO ET AL TOWNS OF EAST WINDSOR & ELLINGTON COUNTIES OF HARTFORD & TOLLAND; STATE OF CONNECTICUT DATED: APRIL 1963, SHEET 1-2 OF 2.
    - SUBDIVISION PLAN EAGLE ESTATES TRIPP ROAD ELLINGTON, CONNECTICUT OWNER/APPLICANT ANTHONY, MARK & EDWARD SPAZZARINI POST OFFICE ROAD ELLINGTON, CONNECTICUT 06082 ASSESSOR'S #023-003-0000" BY J.R. RUSSO & ASSOCIATES, DATED: 9-19-03, REVISED: 9-2-04.



ZONING TABLE	
RAR ZONE	REQUIRED
MIN. LOT SIZE *	40,000 SQ.FT.
MIN. LOT WIDTH **	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET-PRINCIPLE 10 FEET-ACCESSORY
MAX. LOT COVERAGE	25%

\*Per Section 3.2.2 (1) of the Zoning Regulations: Under the density limitation formula only and provided that soil suitability is sufficient to allow a reduction in lot size for an onsite sanitary system or has access to public sewers, the following shall apply:  
 a. Lot size may be reduced but not less than 32,000 square feet.  
 b. Lot frontages may be reduced but not less than 75 feet measured at the front property line.

\*\*Per Section 2.1.9 (Measurement of Required Yard on Irregular Lots) of the Zoning Regulations: Where the front line is on one end and the sidelines converge toward the front lot line, typically considered a "pie lot", the required frontage may be measured along the front yard setback line for that particular zone and any increased setback requirement in accordance with Highway Clearance Setbacks.

DENSITY CALCULATION:  
 AREA OF SUBDIVISION: 61.56 Acres  
 SLOPES > 25%: 0.80 Acres  
 WETLANDS AND 100-YR FLOODPLAIN: 25.44 Acres  
 Developable Land = 34.32 Acres  
 Lot Yield = 34.32 ÷ 0.5(RAR) = 17.16 Lots  
 The resubdivision proposes 11 lots.

SHEET NO.	TITLE	SCALE	DESCRIPTION
1	COVER SHEET	1"=200'	PLAN OVERVIEW
2	RESUBDIVISION MAP	1"=40'	LOTS 1-5,11
3	RESUBDIVISION MAP	1"=40'	LOTS 6-10, DRAINAGE AREA
4	RESUBDIVISION MAP	1"=50'	LOT 6
5	RESUBDIVISION MAP	1"=50'	LOT 6
6	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOTS 1-5, 7-11
7	GRADING & SITE DEVELOPMENT PLAN	1"=40'	LOT 6, DRAINAGE AREA
8	EROSION CONTROL PLAN	1"=40'	LOTS 1-5, 7-11
9	EROSION CONTROL PLAN	1"=40'	LOT 6, DRAINAGE AREA
10	PLAN & PROFILE	1"=4' & 40'	STA 0+00-5+00
11	PLAN & PROFILE	1"=4' & 40'	STA 5+00-DRAINAGE OUTLET
12	CONSTRUCTION DETAILS		
13	EROSION CONTROL DETAILS, SOIL DATA & MLSS		

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS DAY OF 20\_\_  
 IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY 20\_\_.

RICHARD ZULICK C.S.S. SECRETARY  
 \_\_\_\_\_ CHAIRMAN

OWNER  
 HASTILLO PROPERTIES, LLC  
 425 EAST ROAD  
 BROAD BROOK, CT 06016

APPLICANT  
 TYMAC HOLDINGS, LLC  
 7 AZALEA LANE  
 ELLINGTON, CT 06029

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson L.S. 23430  
 ERIC R. PETERSON REGISTRATION NO.

RECEIVED  
 MAR -2 2022

FINAL APPROVAL **S202004**

COVER SHEET  
 PREPARED FOR TYMAC HOLDINGS, LLC  
 RIDGE CROSSING  
 APN: 023-001-0000  
 TRIPP ROAD  
 ELLINGTON CONNECTICUT  
 GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

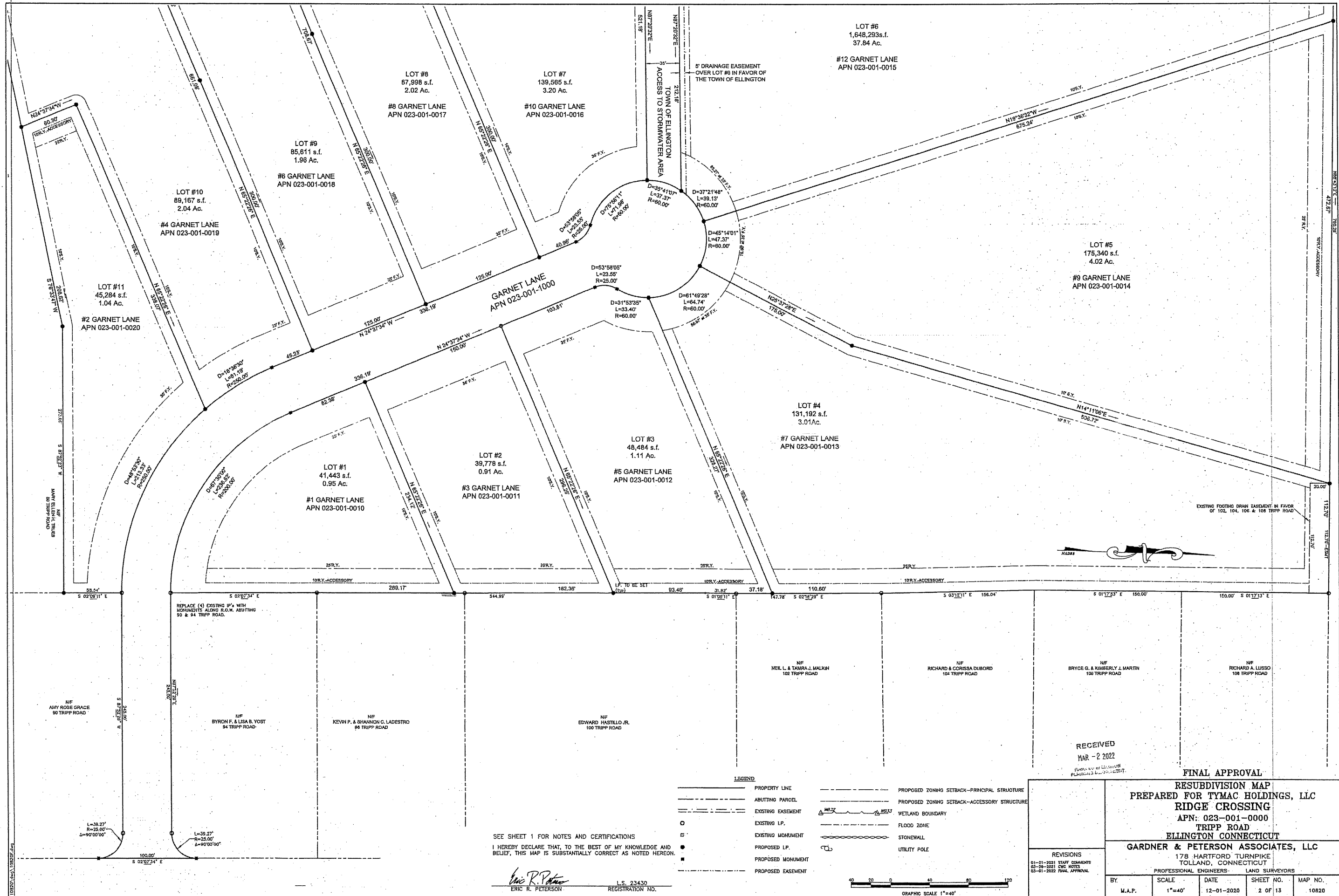
PROFESSIONAL ENGINEERS' LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	12-01-2020	1 OF 13	10820

REVISIONS  
 01-21-2021 STAFF COMMENTS  
 03-28-2021 CIVIC NOTES  
 03-01-2022 FINAL APPROVAL

D:\TYMAC\02022\Subdivision\02-01-2022\_Visitor.pdf





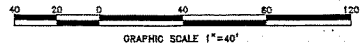
REPLACE (4) EXISTING I.P.'S WITH MONUMENTS ALONG R.O.W. ABUTTING 90 & 94 TRIPP ROAD.

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS  
 I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
 ERIC R. PETERSON  
 L.S. 23430  
 REGISTRATION NO.

**LEGEND**

—	PROPERTY LINE	---	PROPOSED ZONING SETBACK—PRINCIPAL STRUCTURE
- - -	ABUTTING PARCEL	---	PROPOSED ZONING SETBACK—ACCESSORY STRUCTURE
- - -	EXISTING EASEMENT	~	WETLAND BOUNDARY
○	EXISTING I.P.	—	FLOOD ZONE
□	EXISTING MONUMENT	—	STONEWALL
○	PROPOSED I.P.	—	UTILITY POLE
□	PROPOSED MONUMENT		
- - -	PROPOSED EASEMENT		



RECEIVED  
 MAR - 2 2022

FINAL APPROVAL

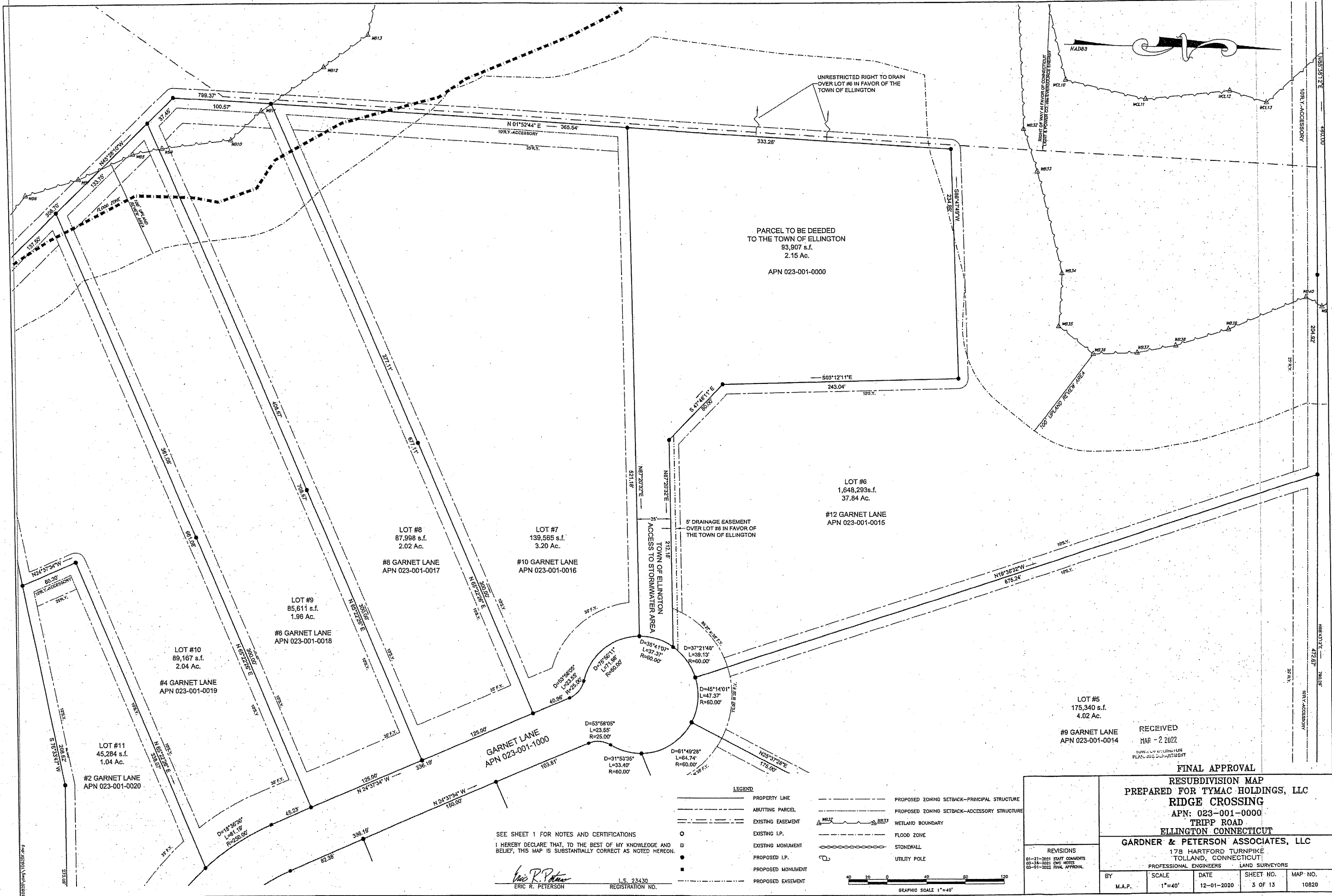
RESUBDIVISION MAP  
 PREPARED FOR TYMAC HOLDINGS, LLC  
 RIDGE CROSSING  
 APN: 023-001-0000  
 TRIPP ROAD  
 ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

REVISIONS  
 01-21-2021 STAFF COMMENTS  
 03-26-2021 CMC NOTES  
 03-01-2022 FINAL APPROVAL

PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.
M.A.P.	1"=40'	12-01-2020	2 OF 13
			MAP NO.
			10820





PARCEL TO BE DEEDED  
TO THE TOWN OF ELLINGTON  
93,907 s.f.  
2.15 Ac.  
APN 023-001-0000

LOT #6  
1,648,293 s.f.  
37.84 Ac.

#12 GARNET LANE  
APN 023-001-0015

LOT #5  
175,340 s.f.  
4.02 Ac.

#9 GARNET LANE  
APN 023-001-0014

RECEIVED  
MAR - 2 2022

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

FINAL APPROVAL

RESUBDIVISION MAP  
PREPARED FOR TYMAC HOLDINGS, LLC  
RIDGE CROSSING  
APN: 023-001-0000  
TRIPP ROAD  
ELLINGTON CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

REVISIONS  
01-21-2021 STAFF COMMENTS  
03-24-2021 CMC NOTES  
03-01-2022 FINAL APPROVAL

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-01-2020	3 OF 13	10820

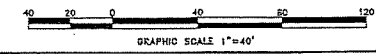
LEGEND

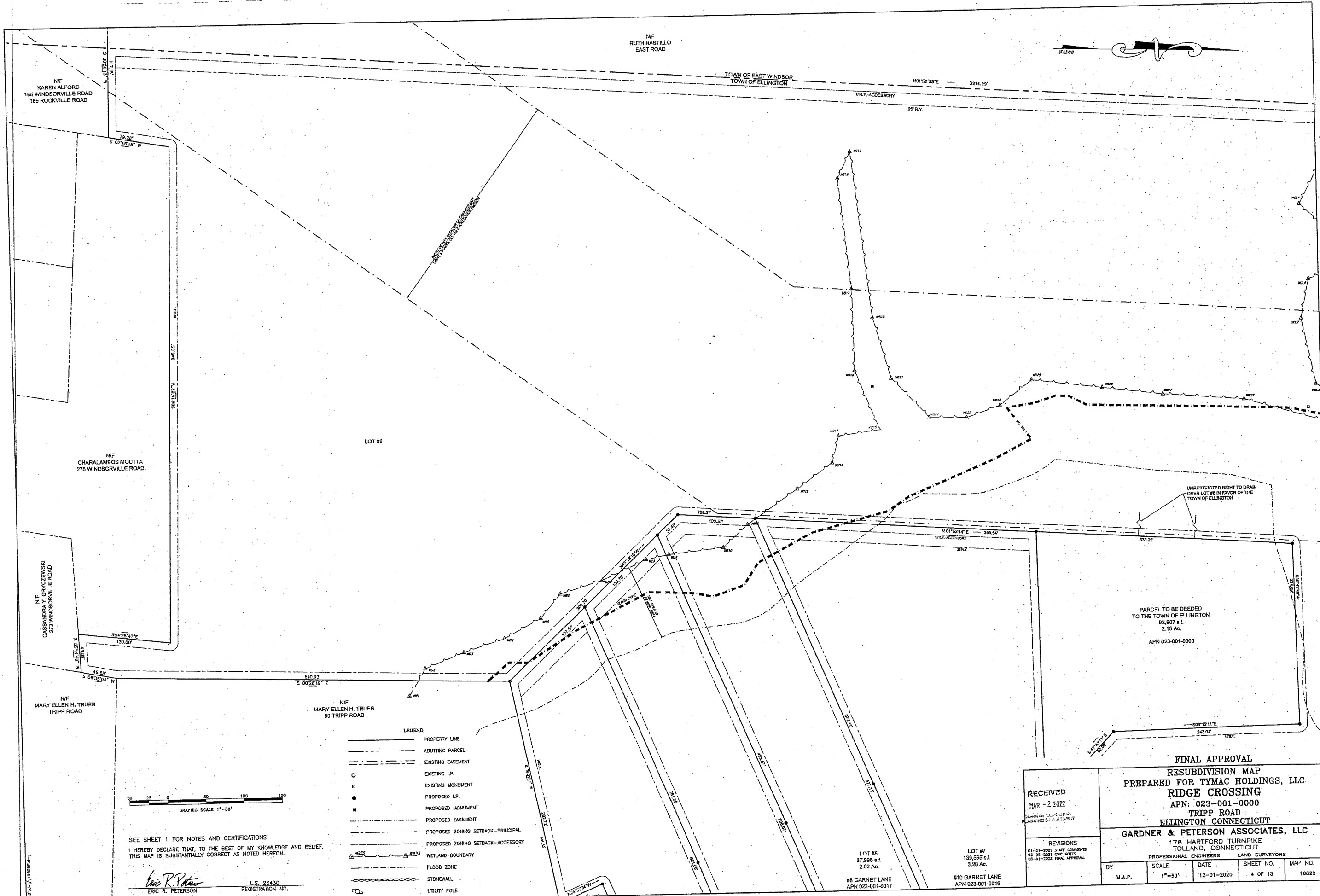
- PROPERTY LINE
- - - ABUTTING PARCEL
- - - EXISTING EASEMENT
- EXISTING I.P.
- EXISTING MONUMENT
- PROPOSED I.P.
- PROPOSED MONUMENT
- - - PROPOSED EASEMENT
- - - PROPOSED ZONING SETBACK—PRINCIPAL STRUCTURE
- - - PROPOSED ZONING SETBACK—ACCESSORY STRUCTURE
- ~ WETLAND BOUNDARY
- FLOOD ZONE
- STONEWALL
- UTILITY POLE

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS  
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.





NF  
RUTH HASTILLO  
EAST ROAD

TOWN OF EAST WINDSOR  
TOWN OF ELLINGTON

NF  
KAREN ALFORD  
185 WINDSORVILLE ROAD  
165 ROCKVILLE ROAD

NF  
CHARALAMBOS MOUITA  
276 WINDSORVILLE ROAD

NF  
CASSANDRA Y. GRYZEWSKI  
273 WINDSORVILLE ROAD

NF  
MARY ELLEN H. TRUEB  
TRIPP ROAD

NF  
MARY ELLEN H. TRUEB  
80 TRIPP ROAD

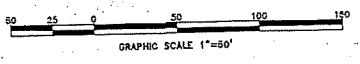
PARCEL TO BE DEEDED  
TO THE TOWN OF ELLINGTON  
93,907 s.f.  
2.15 Ac.  
APN 023-001-0000

LOT #6  
87,998 s.f.  
2.02 Ac.  
#8 GARNET LANE  
APN 023-001-0017

LOT #7  
139,565 s.f.  
3.20 Ac.  
#10 GARNET LANE  
APN 023-001-0016

**LEGEND**

- PROPERTY LINE
- - - ABUTTING PARCEL
- - - EXISTING EASEMENT
- EXISTING I.P.
- EXISTING MONUMENT
- ◐ PROPOSED I.P.
- PROPOSED MONUMENT
- - - PROPOSED EASEMENT
- - - PROPOSED ZONING SETBACK—PRINCIPAL
- - - PROPOSED ZONING SETBACK—ACCESSORY
- ~ WETLAND BOUNDARY
- FLOOD ZONE
- STONEWALL
- UTILITY POLE



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS  
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

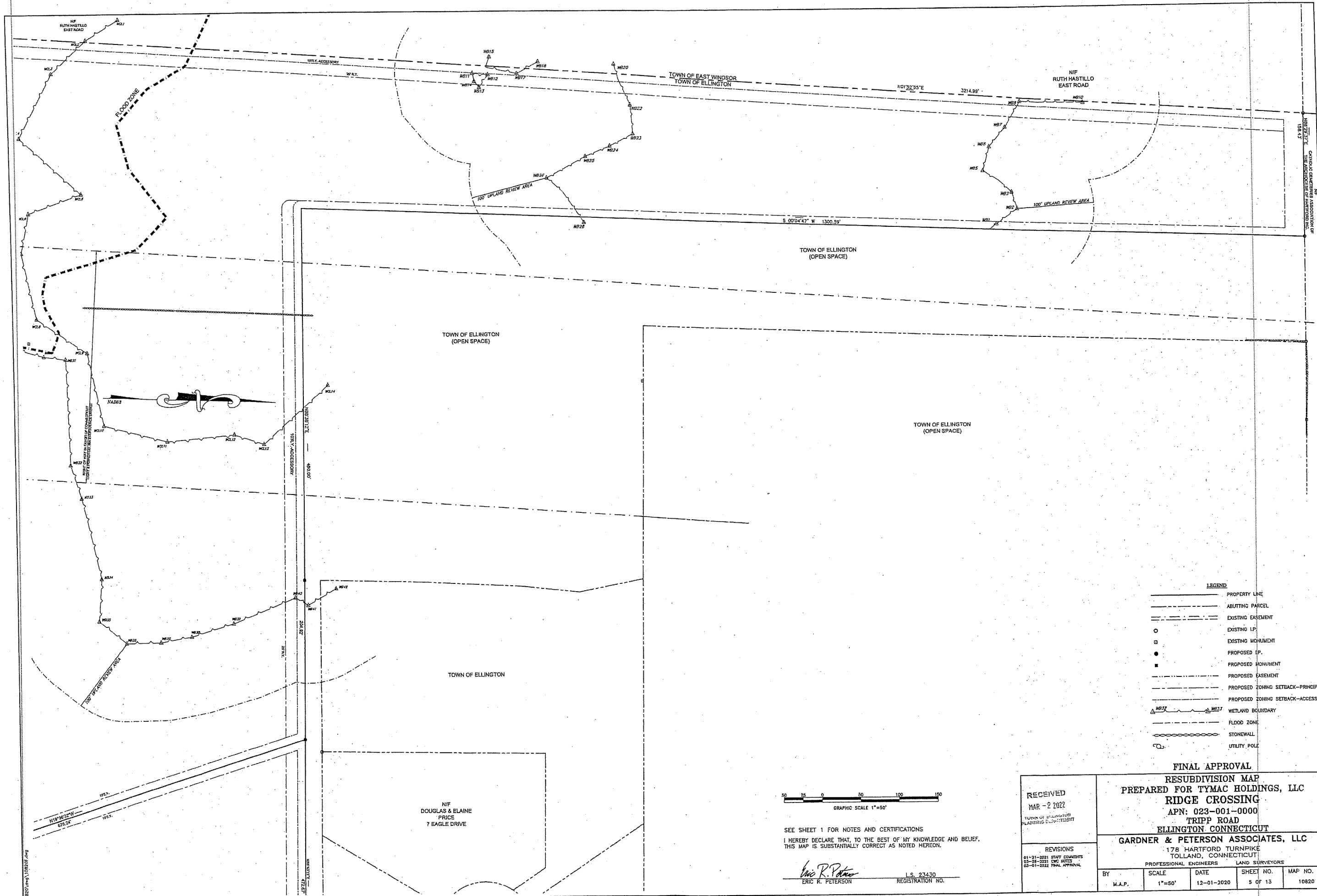
*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.

RECEIVED  
MAR - 2 2022  
GARDNER & PETERSON ASSOCIATES, LLC

REVISIONS  
01-21-2021 STAFF COMMENTS  
03-25-2021 OWN NOTES  
03-01-2022 FINAL APPROVAL

**FINAL APPROVAL**  
RESUBDIVISION MAP  
PREPARED FOR TYMAC HOLDINGS, LLC  
RIDGE CROSSING  
APN: 023-001-0000  
TRIPP ROAD  
ELLINGTON CONNECTICUT  
GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY M.A.P.	SCALE 1"=50'	DATE 12-01-2020	SHEET NO. 4 OF 13	MAP NO. 10820
--------------	-----------------	--------------------	----------------------	------------------



FLOOD ZONE

TOWN OF ELLINGTON  
(OPEN SPACE)

TOWN OF ELLINGTON  
(OPEN SPACE)

TOWN OF ELLINGTON  
(OPEN SPACE)

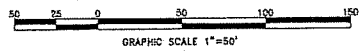
TOWN OF ELLINGTON

N/F  
DOUGLAS & ELAINE  
PRICE  
7 EAGLE DRIVE

- LEGEND**
- PROPERTY LINE
  - - - ABUTTING PARCEL
  - - - - - EXISTING EASEMENT
  - EXISTING I.P.
  - EXISTING MONUMENT
  - PROPOSED I.P.
  - PROPOSED MONUMENT
  - - - - - PROPOSED EASEMENT
  - - - - - PROPOSED ZONING SETBACK—PRINCIPAL
  - - - - - PROPOSED ZONING SETBACK—ACCESSORY
  - ▲ MB35 ▲ MB27 WETLAND BOUNDARY
  - - - - - FLOOD ZONE
  - STONEWALL
  - ○ ○ ○ ○ UTILITY POLE

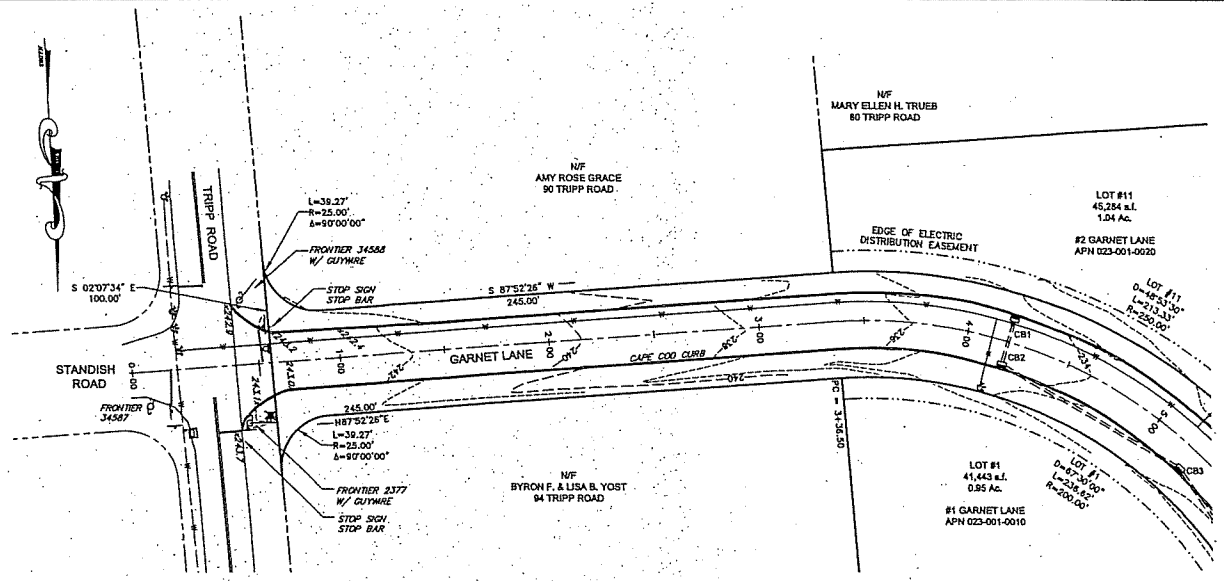
**FINAL APPROVAL**

RECEIVED MAR - 2 2022 <small>TOWN OF ELLINGTON PLANNING DEPARTMENT</small>	RESUBDIVISION MAP PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON CONNECTICUT			
	GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS			
REVISIONS 01-21-2021 STAFF COMMENTS 03-24-2021 CMC NOTES 03-01-2022 FINAL APPROVAL	BY M.A.P.	SCALE 1"=50'	DATE 12-01-2020	SHEET NO. 5 OF 13
				MAP NO. 10820



SEE SHEET 1 FOR NOTES AND CERTIFICATIONS  
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

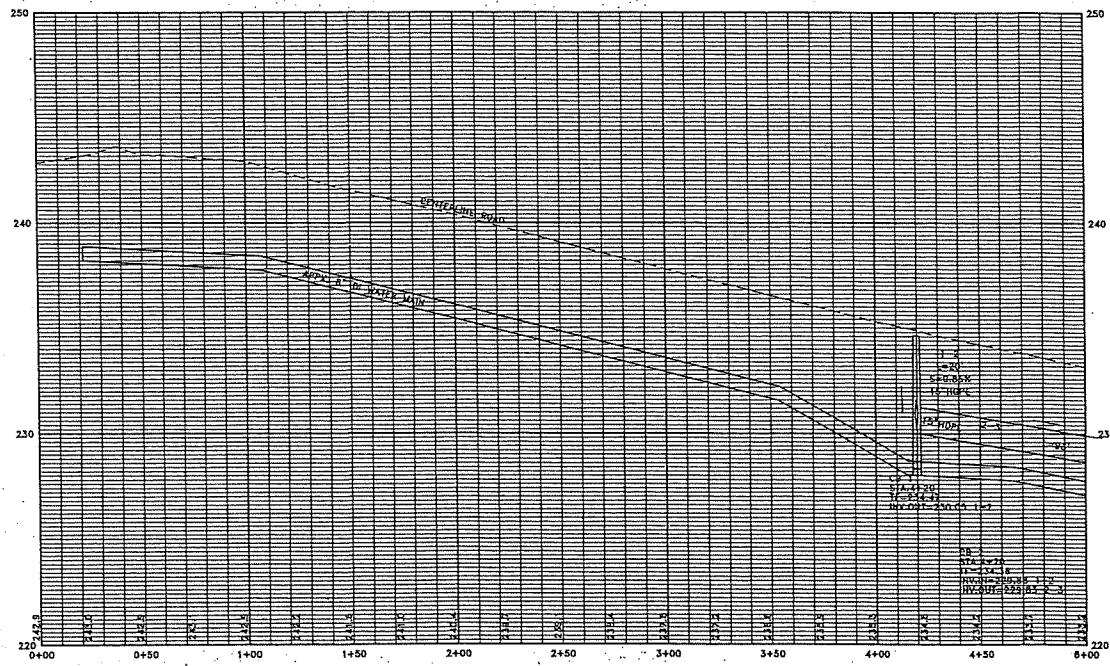
*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPROVEMENTS TO DATE FOR BONDING PURPOSES.
  - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
  - REFERENCE IS MADE TO THE FOLLOWING MAP:
    - CONDITIONAL APPROVAL COVER SHEET RIDGE CROSSING ESTATES PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN: 023-001-0000 TRIPP ROAD ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC DATE 12-01-2020, REVISED 1-21-21, 3-28-21, TO PAGES 1-13 MAP NO. 108202
    - COMPUTATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND EVERSOURCE ENERGY ACROSS THE PROPERTY OF TYMAC HOLDINGS, LLC GARNET LANE-ELLINGTON, CONNECTICUT FILE NO. E21018 BY GARDNER & PETERSON ASSOCIATES, LLC DATE 02-01-2021, SHEET 1 OF 1; CLAP FILE E21018, MAP NO. 108202
  - THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAR) ZONE.
  - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBMISSION PLAN.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
 ERIC R. PETERSON REGISTRATION NO. L.S. 23430



RECEIVED  
 MAR -9 2022  
 3:41 PM  
 PLAN MHC

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	CAPE COD CURB
	EXISTING DRAINAGE
	APPROX. WATER SERVICE
	EXISTING CONTOUR

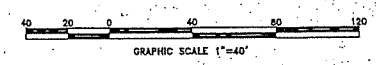
IMPROVEMENT LOCATION SURVEY  
 RECORD DRAWING  
 PREPARED FOR TYMAC HOLDINGS, LLC  
 RIDGE CROSSING  
 STA 0+00 TO 5+00  
 GARNET LANE  
 ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

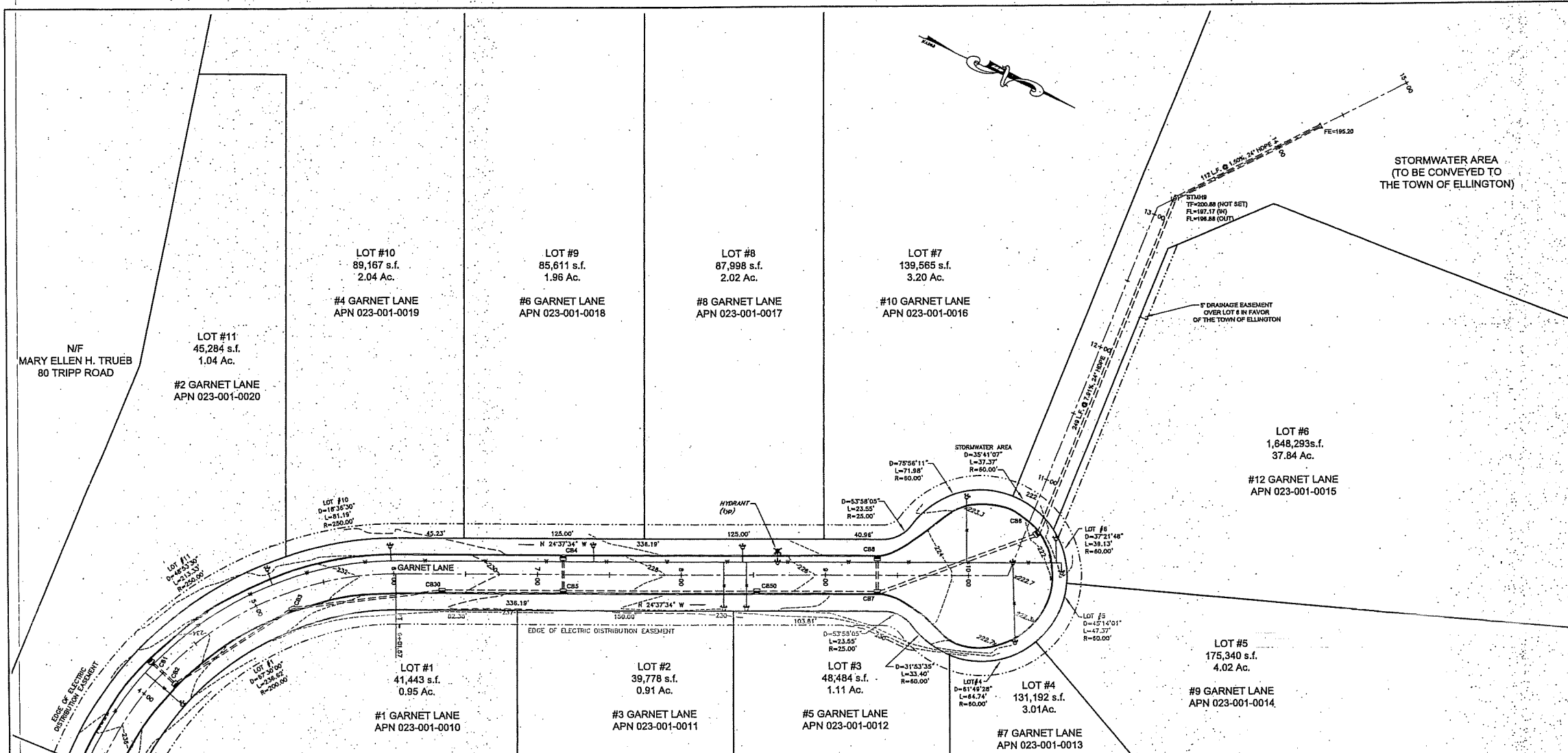
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS  
 03-09-2022 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	02-10-2022	1 OF 2	10820AB

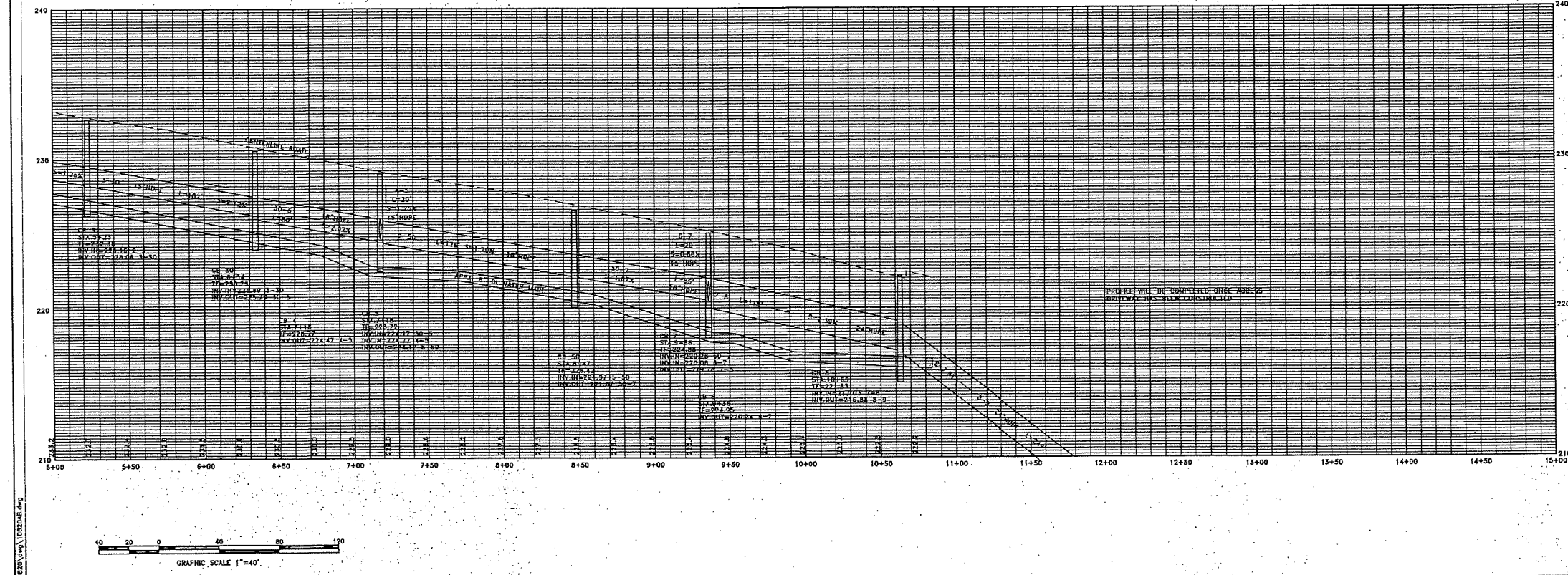


G:\PLOT\10820AB\SUBMIT\03-09-2022\10820AB.PDF  
 10820A.dwg, 10820AB.dwg



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPROVEMENTS TO DATE FOR BONDING PURPOSES.
  - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
  - REFERENCE IS MADE TO THE FOLLOWING MAP:
    - "CONDITIONAL APPROVAL COVER SHEET RIDGE CROSSING ESTATES PREPARED FOR TYMAC HOLDINGS, LLC RIDGE CROSSING APN 023-001-0000 TRIPP ROAD ELLINGTON, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC DATE: 12-01-2020, REVISED 1-21-21, 3-28-21," TO PAGES 1-13 MAP NO. 10820"
    - "COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND EVERSOURCE ENERGY ACROSS THE PROPERTY OF TYMAC HOLDINGS, LLC GARNET LANE-ELLINGTON, CONNECTICUT FILE NO. E21018 BY: GARDNER & PETERSON ASSOCIATES, LLC DATE: 02-01-2021, SHEET 1 OF 1, CLAP FILE E21018, MAP NO. 10820"
  - THIS PARCEL IS LOCATED IN THE RURAL AGRICULTURAL RESIDENCE (RAR) ZONE.
  - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBMISSION PLAN.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

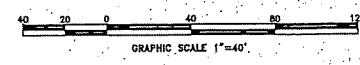
*Eric R. Peterson*  
 ERIC R. PETERSON I.S. 23430  
 REGISTRATION NO.



RECEIVED  
 MAR - 9 2022  
 TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

- LEGEND
- PROPERTY LINE
  - - - EXISTING EASEMENT
  - CAPE COD CURB
  - EXISTING DRAINAGE
  - APPROX. WATER SERVICE
  - EXISTING CONTOUR

IMPROVEMENT LOCATION SURVEY				
RECORD DRAWING				
PREPARED FOR TYMAC HOLDINGS, LLC				
RIDGE CROSSING				
STA 5+00 TO 15+00				
GARNET LANE				
ELLINGTON, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE				
TOLLAND, CONNECTICUT				
REVISIONS		PROFESSIONAL ENGINEERS LAND SURVEYORS		
03-08-2023 STAFF COMMENTS		BY	SCALE	DATE
		M.A.P.	1"=40'	02-10-2022
				SHEET NO.
				2 OF 2
				MAP NO.
				10820AB





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, FEBRUARY 28, 2022, 7:00 PM

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

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

**MEMBERS PRESENT:** CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR. (REMOTE), REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, JON MOSER AND MICHAEL SWANSON, ALTERNATES KEN RADZIOW AND RACHEL DEARBORN

**MEMBERS ABSENT:** NONE

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

**I. CALL TO ORDER:** Chairman Hoffman called the meeting to order at 7:00 pm.

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

**III. PUBLIC HEARING(S):** (Notice requirements met, hearing may commence.)

1. Z202121 - Town of Ellington Planning & Zoning Commission, text amendment for a six (6) month moratorium for Section 6.3.7.B of the Ellington Zoning Regulations for detached electronic fuel price signs.

**Time:** 7:01 pm

**Seated:** Hoffman, Kelly, Sandberg, Hogan, Francis, Moser and Swanson

Ms. Houlihan said the commission established the regulation back in March 2020 and since then they have reviewed a couple of applications, and the most recent application was withdrawn after a couple of public hearings. She noted since the commission would like to re-evaluate the regulation, it was suggested to put a six month moratorium on the section until they decided how to move forward with the language. No one from the public spoke regarding the application.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202121** - Town of Ellington Planning & Zoning Commission, text amendment for a six (6) month moratorium for Section 6.3.7.B of the Ellington Zoning Regulations for detached electronic fuel price signs.

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z202121** - Town of Ellington Planning & Zoning Commission, text amendment for a six (6) month moratorium for Section 6.3.7.B of the Ellington Zoning Regulations for detached electronic fuel price signs. **EFFECTIVE DATE: MARCH 3, 2022.**



2. Z202201 - Town of Ellington Planning & Zoning Commission, text amendment for Section 3.1.3 Accessory Uses/Structures to allow a single storage shed as a permitted principal building/structure/use in the rural agricultural residential (RAR) and residential (R) zones.

**Time:** 7:03 pm

**Seated:** Hoffman, Kelly, Sandberg, Hogan, Francis, Moser and Swanson

Ms. Houlihan briefly outlined the proposed text amendment, which would allow a single storage shed without the presence of a principle building, structure or use in the rural agricultural residential and residential zones when certain standards met. The storage shed would be allowed on parcels 3 acres or more in size, to only have a single story, and lack utility connections.

Vice Chairman Kelly is flexible with the 300 square foot (sf) limitation and noted the proposed regulation does not address solar access like discussed at last month's meeting. He liked the wording for the proposed regulation. Commissioner Hogan questioned the size of the storage shed and suggested the allowable size not exceed 250 sf. Ms. Houlihan explained the standard size for a single car garage is 12x24 (288 sf). Commissioner Swanson stated the size of the structure should be big enough to accommodate equipment needed to maintain larger properties and felt 300 sf or less was adequate. Commissioner Moser said a farmer may need solar power for a generator and a shed is a good way to protect equipment and tools. They discussed the utility connection portion of the regulation and made a determination to add the word "public" to emphasize the shed may not be connected to any public utilities.

Alternate Radziwon stated 300 sf is appropriate for storage of a tractor or a log splitter. Alternate Dearborn was agreeable with the size and suggested to disallow private wells or septic system connections too. Secretary Sandberg said he was fine with the proposed size of shed, but would support a smaller size. Commissioner Francis finished the conversation about the possibility of utilizing a storage container on the site. No one from the public spoke regarding the application.

**MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202201 - Town of Ellington Planning & Zoning Commission, text amendment for Section 3.1.3 Accessory Uses/Structures to allow a single storage shed as a permitted principal building/structure/use in the rural agricultural residential (RAR) and residential (R) zones.**

**MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATION Z202201 - Town of Ellington Planning & Zoning Commission, text amendment for Section 3.1.3 Accessory Uses/Structures to allow a single storage shed as a permitted principal building/structure/use in the rural agricultural residential (RAR) and residential (R) zones. EFFECTIVE DATE: MARCH 3, 2022.**

3. Z202202 – Town of Ellington Planning & Zoning Commission, text amendment to extend existing moratorium for adult-use cannabis production and dispensary facilities, Z202116 set to expire March 31, 2022, through October 31, 2022, pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.

**Time:** 7:22 PM

**Seated:** Hoffman, Kelly, Sandberg, Hogan, Francis, Moser and Swanson

Vice-Chairman Kelly explained the existing moratorium is due to expire on March 31, 2022. Last month the commission decided to extend the moratorium until October 31, 2022, to allow more time to carefully consider such facilities. The Department of Consumer Protection has not released their procedures for processing applications. No one from the public spoke regarding the application.



**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202202** – Town of Ellington Planning & Zoning Commission, text amendment to extend existing moratorium for adult-use cannabis production and dispensary facilities, Z202116 set to expire March 31, 2022, through October 31, 2022, pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis.

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE Z202202** – Town of Ellington Planning & Zoning Commission, text amendment to extend existing moratorium for adult-use cannabis production and dispensary facilities, Z202116 set to expire March 31, 2022, through October 31, 2022, pursuant to Public Act 21-1 An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis. **EFFECTIVE DATE: MARCH 3, 2022.**

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:** None

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Planning and Zoning Commission January 24, 2022 Regular Meeting Minutes.

**MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 24, 2022 REGULAR MEETING MINUTES WITH ONE CORRECTION ON PAGE 3 OF 6, LAST PARAGRAPH, FIRST LINE CHANGE THE WORD AWAY TO AGWAY.**

2. Election of Officers

*a. Chairman Position*

**MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

**COMMISSIONER (HOFFMAN) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

*b. Vice-Chairman Position*

**MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

**COMMISSIONER (KELLY) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

*c. Secretary Position*

**MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

**COMMISSIONER (SANDBERG) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2022.**

3. Correspondence/Discussion:

- a. Discussion: Potential Zoning Text Amendment to Section 6.3.7.B – Detached Signs Permitted in C, PC, I, and IP zones for Electronic Fuel Price Signs.

Ms. Houlihan reviewed the draft text changes suggested by Commissioner Hogan as noted in her memo dated January 26, 2022. She said any business that currently has a detached electronic fuel price sign would be considered grandfathered, but others would need to abide by current regulations. Commissioner Hogan explained he is in favor of only allowing two rows of electronic fuel price copy, noting the more rows the brighter the sign. The commission conducted roundtable discussion about eliminating detached LED fuel price signs or to revise the regulations. Six commission members supported not allowing the LED signs. It was mentioned that some gas stations are requesting to update their signs to LED by corporate leadership. Chairman Hoffman stated the commission is trying to be business friendly, as well as being aware of safety concerns with the brightness of the LEDs. He suggested since there is a moratorium on the section, the commission resume discussion next month.

Commissioners expressed safety concerns for bright exterior lights at Valero's that directs light toward Route 83 and is not positioned downward. They also felt the lights recently installed at Juliano's Pools are not what they said they would install nor what the commission approved. The lights shine out and not downward, are not shielded, and are not consistent with lighting at Great Country Garages across the street from Juliano's.

- b. Discussion: Section 6.3.7 Detached Signs Permitted in C, PC, I and IP Zones and Section 6.3.3(3) Directional Signs.

No discussion took place pertaining to Section 6.3.7 Detached Signs Permitted in C, PC, I and IP Zones and Section 6.3.3(3) Directional Signs.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:53 PM.**

Respectfully submitted,

---

Barbra Galovich, Recording Clerk

### 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.

### **6.3.3 Signs Which Are Exempt from These Regulations**

A. The following types of signs shall be exempt:

1. Government flags.
2. Signs erected or posted and maintained for public safety and welfare or pursuant to any government function, law, by-law, or other regulation.
3. Directional signs containing no advertising material and not exceeding three square feet in area or greater than four feet in height.
4. Roof shingles used to identify a farm as defined by the definition for Sign-Agricultural, limited to the roof of one agricultural building per individual property. [Added 11-22-2010, Effective 12-15-2010]

# Town of Ellington

## Planning Department

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



### MEMO

DATE: March 23, 2022  
TO: Lisa Houlihan, AICP, Town Planner  
Cc: Planning & Zoning Commission  
FROM: John Colonese, Assistant Town Planner/ZEO  
SUBJECT: Potential Amendments to Lighting and Sign Regulations

---

You asked if I have any comments regarding the potential subject regulation amendments since the suggested language would create a new process for enforcement. Please see below my comments in **bold** in response to the potential amendments to Sections 4.3.2, 6.3.9 and 6.3.10 of the Ellington Zoning Regulations.

#### 4.3.2 Lighting

(new) D. Correlated color temperature of any outdoor light source shall not exceed 3500 Kelvin.

**In reviewing lighting information it seems that 3500 Kelvin is a 'warm white' light, 4000 Kelvin is a 'natural/neutral white' light, and 5000 Kelvin is a 'cool white' light. Many businesses in town have 4000 and 5000 Kelvin lights. For example, the Commission recently approved Earthlight and Big Y Express with 4000 Kelvin lights and Bolles Motors with 5000 Kelvin. Businesses may want a 'cool white' light as opposed to a 'warm white' light. As a zoning regulation amendment, this amendment would not apply to existing lighting. Compliance to a Commission approved Kelvin amount can be confirmed by the type of light fixture installed or with a devise that measures Kelvin.**

6.3.9 (new) B. Any sign lighting source shall not exceed a color temperature of 3500 Kelvin.

**Businesses may want a 'cool white' light as opposed to a 'warm white' light to illuminate their signs. As a zoning regulation amendment, this amendment would not apply to existing sign lighting. Compliance to a Commission approved Kelvin amount can be confirmed by the type of light fixture installed or with a devise that measures Kelvin.**

(new) C. All sign lighting shall be on timers that turn off when the business is closed (except for motion activated security lights that have a run time of up to 15 minutes).

**The Commission may want to review this proposal with the Economic Development Commission and businesses in town. They may also want to check with Emergency Services to see if they use lighted signs to help locate/access sites at night. As a zoning regulation amendment, this amendment would not apply to existing signs. Therefore, if approved, new sign lights would turn off while those that pre-date the regulation could remain on. Enforcement would most likely require inspections outside of regular work hours and outside of regular business hours.**

### 6.3.10 Prohibited Signs

(new) 4. Light emitting diode (LED) illumination of signs, including exteriors of windows or within 3 feet of interior of windows, unless the LED illumination source is shielded so that no direct observation of the LED light source is possible.

**This proposed regulation appears to prohibit all internal LED illumination of signs, as well as external illumination if “direct observation of the LED light source is possible”. Most lighting these days is LED as it saves on energy. If the proposal’s intention is to prohibit all internal illumination of signs, it seems it would be clearer to prohibit all types of internal sign lighting, and Section 6.3.9.B would have to be amended. Also, what constitutes “direct observation”? Section 6.3.9.A currently states, “Exterior lighting is permitted when confined or directed to the surface of the sign so that no direct rays or glare are visible beyond the property lines or create a danger to vehicular traffic.”**

Thank you for the opportunity to comment. Please let me if you have any questions.

**From:** william Hogan [mailto:bill31dep@yahoo.com]  
**Sent:** Monday, March 07, 2022 10:06 AM  
**To:** Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>  
**Subject:** Potential Sign Amendments

## **Potential Amendments to Lighting and Sign Regulations**

### 4.3.2 Lighting

(new) D. Correlated color temperature of any outdoor light source shall not exceed 3500 Kelvin.

6.3.9 (new) B. Any sign lighting source shall not exceed a color temperature of 3500 Kelvin.

(new) C. All sign lighting shall be on timers that turn off when the business is closed (except for motion activated security lights that have a run time of up to 15 minutes).

### 6.3.10 Prohibited Signs

(new) 4. Light emitting diode (LED) illumination of signs, including exteriors of windows or within 3 feet of interior of windows, unless the LED illumination source is shielded so that no direct observation of the LED light source is possible.