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

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

Ryan Orszulak, 34 Bridge Street, owner of Orszulak, LLC and Double M Yard Supply located in front of the new Earthlight building on West Road, needs to relocate by the end of June and is looking to move his topsoil and compost sales business to 103 Sadds Mill Road. The hours of operation currently are Saturdays 8 am - 3 pm and by appointment on Sundays. He currently has a Zoning Board of Appeals (ZBA) application, which will be heard next Monday, for a lot line adjustment with 144 Muddy Brook Road. Both lots are non-conforming in size now and the adjustment will make 103 Sadds Mill Road conforming. Mr. Orszulak explained if he purchases the property he will demolish the dilapidated house and clean up the land. Mr. Orszulak said the parcel is zoned residential and noted two other large gravel operations in the area. He asked the commission if they would consider an application for a special permit to import and sell soils on the site. Ms. Houlihan explained importation is covered under the earth excavation regulation and may be allowed in any zone but requires special permit approval. The regulations require stockpiles to be a minimum of 100 feet from any property line and Mr. Orszulak will need to seek variance from the ZBA prior to applying for special permit. The commission was in favor of Mr. Orszulak moving forward with submitting an application.

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.
Ms. Houlihan reviewed correspondence from Dana Steele, Town Engineer, confirming that he and Timothy Webb, Public Work’s Director, approved the removal of the hooded outlet at catch basin 8. The commission reviewed Mr. Steele’s memo dated March 15, 2022, and the bond estimate dated March 14, 2022.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CONVERT CONDITIONAL APPROVAL TO FINAL APPROVAL AND APPROVE A PERFORMANCE BOND IN THE AMOUNT OF $198,091.00 IN ACCORDANCE WITH A MEMO FROM THE TOWN ENGINEER DATED MARCH 15, 2022, AND BOND ESTIMATE FORM DATED MARCH 14, 2022, FOR S202004 Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, for re-subdivision of 61.56 acres for eleven (11) lots on west side of Tripp Road, in a RAR (Rural Agricultural Residential) Zone.

2. Z202203 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request for modification to Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and other associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP-Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 25, 2022, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202203 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request for modification to Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and other associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP-Zone.

VI. ADMINISTRATIVE BUSINESS:

BY CONSENSUS, ADDED TO THE AGENDA THE FOLLOWING DISCUSSION ITEMS UNDER ADMINISTRATIVE BUSINESS, (c) LIGHTING AT 100 WINDERMERE AVENUE, JULIANO’S POOLS AND (d) DESIGN OF CLEARANCE BARS AND FREE STANDING MENU BOARD SIGN FOR BIG Y CAR WASH.

1. Approval of Planning and Zoning Commission March 28, 2022 Regular Meeting Minutes.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 28, 2022 REGULAR MEETING MINUTES AS WRITTEN.

Correspondence/Discussion:


Hussnain Gondal, Gondal Corporation, 469 Rubber Ave., Naugatuck, CT was present for the Road Runner located at 83 West Road. He owns the Road Runner and recently spoke with John Colonese, Assistant Town Planner, Zoning Enforcement Officer, about applying to replace the internally illuminated sign with a new LED gas price sign. Mr. Colonese informed Mr. Gondal about the existing moratorium. Mr. Gondal explained the current sign is 13’ in height and creates safety issues for employees manually changing prices. Mr. Gondal mentioned it is difficult to find replacement numbers for manual gas price signs. Mr. Gondal displayed a photo of the LED gas price sign he would propose. The new sign would only be 8’ in height and would be trimmed in stone. He is hopeful the commission will lift the moratorium.
The commission round tabled Section 6.3.7.B. They discussed language to control size and brightness or not allowing them. They spoke favorably about the LED sign at Big Y Express and to change regulations using the Big Y sign as an example. It was decided to continue discussion to next month.

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

Chairman Hoffman stated this discussion item was added to the agenda last month, but not discussed. Blaine Kinney, Back Road’s Barbecue, located at 292 Sandy Beach Road, approached the commission about amending the current directional sign regulation to allow directional signs to have logos and be larger than what current regulations allow. Mr. Kinney purchased enter and exit signs that have his company’s logo on them and are larger than permitted. Chairman Hoffman asked the commission if they are inclined to change the regulations.

The commission round tabled and concluded they would consider language allowing direction signs to reflect business logos but not business names. They agreed logos should be smaller in size than the word “Enter” or “Exit”, but declined to increase the size for directional signs.

c. Lighting at 100 Windermere Avenue, Juliano’s Pools.

Ms. Houlihan explained recent concerns raised by commissioners about excessive exterior lighting at 100 Windermere Avenue. Mr. Colonese met on site with representatives for Juliano’s Pools and discovered the type, number, and height of exterior lights installed did not comply with recent phase 1 approvals. Bryan Cormier, of Juliano’s Pools, explained the light fixtures differed because the ones approved, Stonco LPW32, were on backorder. Mr. Cormier confirmed in an email dated March 25, 2022, that exterior light fixtures along Lower Butcher Road and Windermere Avenue will be switched out to match the type the commission approved. Juliano’s recently submitted application for phase 2 improvements which will be heard by the commission next month. Phase 2 proposals will include a new photometric plan.

d. Design of clearance bars and free standing menu board for Big Y Car Wash.

Ms. Houlihan stated Big Y Express is looking to install a height clearance bar for each carwash isle and a free standing menu board to the west of the carwash. Neither site element was presented for approval during site plan review. The commission discussed the proposed color and height of the clearance bars. They suggested the bars be black to match the installed vacuums, but to keep the caution portion yellow. Commissioner Swanson suggested applying a stone base for the freestanding sign to match the building design.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:12 PM.

Respectfully submitted,

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Barbra Galovich, Recording Clerk