



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, APRIL 25, 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): (Hearing(s) may be opened unless otherwise noted)

1. Z202203 - Juliano Family One, LLC, owner/Brian Juliano, applicant, request to modify Special Permit and Site Plan Approval to move retention pond approved in phase I, expand pavement for parking and outdoor storage, and associated site improvements at 100 Windermere Avenue, APN 018-021-0000, in the IP (Industrial Park) Zone. (Hearing to be tabled to May 23, 2022.)
2. Z202204 – 420 Somers Road, LLC, owner/applicant, request for Special Permit for retail sale of baked goods at 420 Somers Road, APN 121-031-0000, in an I (Industrial) Zone.

#### IV. OLD BUSINESS: None

#### V. NEW BUSINESS: (Items for receipt & scheduling of public hearing)

1. Z202205 – Apostolic Christian Church of Ellington, owner/applicant, request for Special Permit pursuant to 3.1.4 - Community/Institutional Uses and Site Plan Modification to construct a fellowship hall, patio/gathering areas, drives, parking, utilities and associated improvements at 34 Middle Butcher Road, APN 028-023-0000, in a R (Residential) Zone.
2. Z202206 – Jeff McKnight, owner/ Ryan Orszulak (Double M Yard Supply), applicant, request for Special Permit pursuant to 7.5 - Earth Excavation to import, stockpile and export farm soils for home farming and gardening use and Site Plan Approval for associated improvements at 103 Sadds Mill Road, APN 088-021-0000, in a RAR (Rural Agricultural Residential) Zone.

#### VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 28, 2022 Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Discussion: 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 - Directional Signs.
  - c. Alternate Appointment to CRCOG Regional Planning Commission for a two year term.

#### VII. ADJOURNMENT:

Next Regular Meeting is scheduled for May 23, 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/87293234544>

Meeting ID: 872 9323 4544

Passcode: 932779

Join Zoom Meeting by phone:

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

Meeting ID: 872 9323 4544

Passcode: 932779

**Barbra Galovich**

Z 202203

**From:** Bryan Cormier <bryan.cormier@julianospools.com>  
**Sent:** Wednesday, April 13, 2022 8:23 AM  
**To:** Barbra Galovich  
**Cc:** Lisa Houlihan; John Colonese; Brian Juliano  
**Subject:** Planning and Zoning Application

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.

Barbra,

Can you please have our Planning and Zoning application for Phase II of expansion of 100 Windermere Ave tabled until the May 25<sup>th</sup> meeting. Thank you.

Bryan Cormier  
Vice President

Juliano's Pools  
321 Talcottville Rd  
Vernon, CT 06066  
Phone: 860-870-1085  
Fax: 860-872-6639

Pool Builder License #SPB.0000072  
Plumbing License #PLM.0288395-SP1



# 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 # <span style="background-color: yellow; font-weight: bold; font-size: 1.2em;">Z 202204</span> <hr/> Date Received <span style="font-size: 1.2em;">3/29/2022</span>
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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: 420 Somers Rd LLC Joshua Vorkler

Mailing Address: 420 Somers Rd  
Ellington

Email: josh@lwannsbaker.com

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

Primary Contact Phone #: 389-261-8623

Secondary Contact Phone #: 860-872-8073

Signature: [Signature] Date: 3-28-22

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: \_\_\_\_\_

Mailing Address: Selma

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: 420 Somers Rd Ellington CT

Assessor's Parcel Number (APN): 121 - 031 - 000 Existing Zone: I 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)

See attached

RECEIVED

MAR 29 2022

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



**Barbra Galovich**

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**Subject:** FW: Project Narrative for 420 Somers Rd

**From:** Josh Virkler [mailto:[josh.luannsbakery@gmail.com](mailto:josh.luannsbakery@gmail.com)]

**Sent:** Tuesday, March 29, 2022 3:14 PM

**To:** Barbra Galovich <[bgalovich@ELLINGTON-CT.GOV](mailto:bgalovich@ELLINGTON-CT.GOV)>

**Subject:** Project Narrative for 420 Somers Rd

The narrative for the project:

We are looking to sell our Gluten Free Items in a retail setting in the Front Building of our property at 420 Somers Rd. The products are made in the Rear Building. The initial plan would be to use approximately 500-700 sq ft for this, but the potential to use up to 2,100 sq ft for this purpose. Currently this space is an office use. To use it for this would require no remodeling at this time. The anticipated hours of operation will be Saturdays from 8:00 am -12:00 pm. There will be no additional signage at this time on site.parking, the property has 74 spaces. To break down the use of the spaces including this change of use:

Front Building:

1st floor 2,000 sf retail - 10 spaces  
2nd floor 2,000 sf offices - 10 spaces

Rear Building:

1st Shift Employees - 20 spaces max  
Tenants - 3 spaces

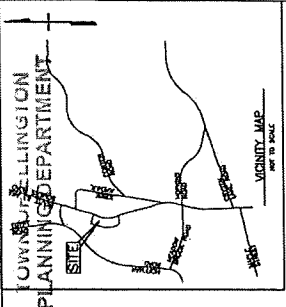
This totals 43 spaces needed and is a very generous number. It is still well below the 74 available.

Please let me know if you have any questions!

Thanks!

Josh

RECEIVED  
MAR 29 2022



GENERAL NOTES:  
 1. ALL DIMENSIONS SHOWN ARE FROM THE FIELD SURVEY CENTER  
 2. THE TOTAL AREA OF THIS SURVEY IS 6.71 ACRES  
 3. THIS SURVEY AND THE CONVEYANCE SET FORTH  
 4. HAS PRODUCED CHANGES IN STREET LINE BECAUSE OF RECENT  
 STREET CONSTRUCTION APPROVED BY THE TOWN OF LLEWIS.

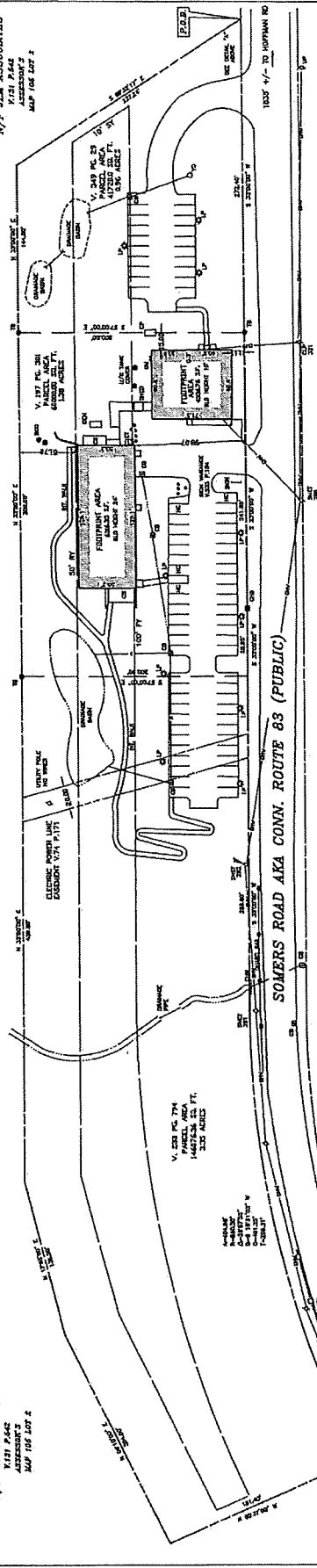
NOTE: PARCELS CONSIDERED BY  
 THE TOWN OF LLEWIS AS BEING WITHIN  
 THE FLOOD HAZARD ZONE 1  
 ARE SHOWN AS SHADY AREAS  
 WITHIN THIS SURVEY.  
 FLOOD ZONE 1, MAP 108 107 2  
 FLOOD ZONE 2, MAP 108 107 3

PARCELS V. 222 PG. 74 AND V. 177 PG. 301  
 COMPOSED OF 4.73 ACRES.  
 TOTAL AREA  
 INCLUDING V. 349 PG. 29  
 IS 6.71 ACRES.

N/P JLM ASSOCIATES  
 V. 177 PG. 301  
 ASSESSOR'S  
 MAP 108 107 3

N/P JLM ASSOCIATES  
 V. 349 PG. 29  
 ASSESSOR'S  
 MAP 108 107 2

N/P JLM ASSOCIATES  
 V. 177 PG. 301  
 ASSESSOR'S  
 MAP 108 107 3



MEASURED DESCRIPTION

THE SURVEY BEGINS AT A POINT IN THE CORNER OF PARCELS V. 222 PG. 74 AND V. 177 PG. 301 AS SHOWN ON THE RECORDED SURVEY MAPS DATED 12-15-2011 AND 12-15-2011, RESPECTIVELY. THE SURVEY BEGINS AT A POINT IN THE CORNER OF PARCELS V. 222 PG. 74 AND V. 177 PG. 301 AS SHOWN ON THE RECORDED SURVEY MAPS DATED 12-15-2011 AND 12-15-2011, RESPECTIVELY. THE SURVEY BEGINS AT A POINT IN THE CORNER OF PARCELS V. 222 PG. 74 AND V. 177 PG. 301 AS SHOWN ON THE RECORDED SURVEY MAPS DATED 12-15-2011 AND 12-15-2011, RESPECTIVELY.

ZONING DATA

Category	Zone	Restrictions
REAR YARD	RU	MIN. 30 FT.
	RM	MIN. 30 FT.
	RS	MIN. 30 FT.
FRONT YARD	RU	MIN. 30 FT.
	RM	MIN. 30 FT.
	RS	MIN. 30 FT.
SIDE YARD	RU	MIN. 5 FT.
	RM	MIN. 5 FT.
	RS	MIN. 5 FT.
MAX. BUILDING HEIGHT	RU	4 STORIES
	RM	4 STORIES
	RS	4 STORIES
MAX. SETBACK	RU	MIN. 5 FT.
	RM	MIN. 5 FT.
	RS	MIN. 5 FT.

MAP REFERENCES

1. METROPOLITAN COUNCIL SURVEY MAP OF THE TOWN OF LLEWIS, MISSISSIPPI, MAP NO. 108-107-1, DATED 12-15-2011.
2. METROPOLITAN COUNCIL SURVEY MAP OF THE TOWN OF LLEWIS, MISSISSIPPI, MAP NO. 108-107-2, DATED 12-15-2011.
3. METROPOLITAN COUNCIL SURVEY MAP OF THE TOWN OF LLEWIS, MISSISSIPPI, MAP NO. 108-107-3, DATED 12-15-2011.
4. METROPOLITAN COUNCIL SURVEY MAP OF THE TOWN OF LLEWIS, MISSISSIPPI, MAP NO. 108-107-4, DATED 12-15-2011.
5. METROPOLITAN COUNCIL SURVEY MAP OF THE TOWN OF LLEWIS, MISSISSIPPI, MAP NO. 108-107-5, DATED 12-15-2011.

ACCESS NOTE

ACCESS IS SHOWN BY THE DASHED LINE AS A PUBLIC ACCESS TO THE PROPERTY FROM THE STATE HIGHWAY.

STATEMENT OF ENCROACHMENTS

A PORTION OF THE ADJACENT PARCELS AND THE IMPROVEMENTS THEREON ARE LOCATED WITHIN THE FLOOD HAZARD ZONE 1 AS SHOWN ON THE RECORDED SURVEY MAP DATED 12-15-2011.

- P/ PROPERTY LINE
- V/ ADJACENT LAND
- R/ ROAD CENTERLINE
- D/ DITCH
- E/ EASEMENT
- A/ ACRES
- CM/ CONCRETE
- CL/ CLAY
- GR/ GRAVEL
- OR/ OTHER
- CM/ CONCRETE
- FR/ FRONT YARD SERVICE
- SY/ SIDE YARD SERVICE
- RY/ REAR YARD SERVICE

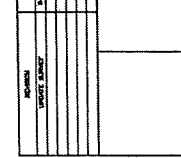
- P/ PROPERTY LINE
- V/ ADJACENT LAND
- R/ ROAD CENTERLINE
- D/ DITCH
- E/ EASEMENT
- A/ ACRES
- CM/ CONCRETE
- CL/ CLAY
- GR/ GRAVEL
- OR/ OTHER
- CM/ CONCRETE
- FR/ FRONT YARD SERVICE
- SY/ SIDE YARD SERVICE
- RY/ REAR YARD SERVICE

LEGEND

Symbol	Description
---	PROPERTY LINE
---	ADJACENT LAND
---	ROAD CENTERLINE
---	DITCH
---	EASEMENT
---	ACRES
---	CONCRETE
---	CLAY
---	GRAVEL
---	OTHER
---	CONCRETE
---	FRONT YARD SERVICE
---	SIDE YARD SERVICE
---	REAR YARD SERVICE

**Meehan & Goodin**  
 Engineers - Surveyors, P.C.  
 357 N. HIGHWAY 45, SUITE 100  
 TAMPA, FL 33609

**AGCOL-TIME SYSTEMS, INC.**  
 111-000 BURNER ROAD  
 ALTAVERA, MISSISSIPPI 39002

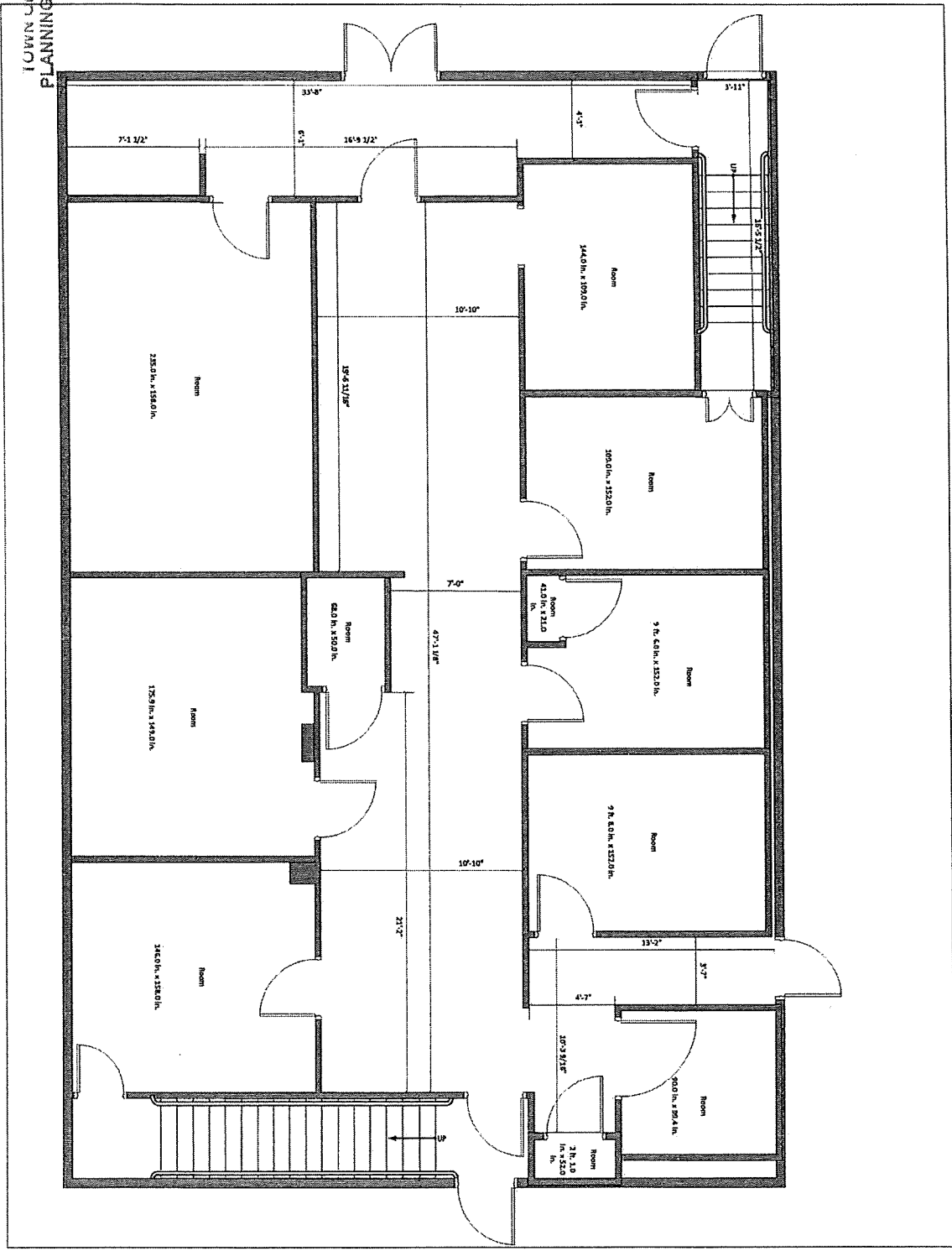


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MAR 29 2022

TOWN OF ELLINGTON  
PLANNING DEPARTMENT



**ELLINGTON PLANNING DEPARTMENT**

**STAFF REVIEW SHEET**

***PLANNING & ZONING COMMISSION***

Z202204 – 420 Somers Road LLC owner/applicant, request for a Special Permit to allow retail sales of baked goods at 420 Somers Road, APN 121-031-0000 in an Industrial (I) zone.

**PUBLIC HEARING DATE:** April 25, 2022

**STAFF REVIEW RETURN DATE:** April 19, 2022

<b>DEPARTMENT</b>	<b>COMMENTS AND/OR REQUIREMENTS</b>
Town Engineer	Utilizing the front building for bakery sales may cause the well to come under the jurisdiction of the CT Department of Public Health-we will confer with them to determine if that is the case.
Building Official	If this structure has also been connected to public sewer, there are no concerns with sewage.  Provided the baked goods are:
North Central District Health Dept	-shelf stable, i.e., no refrigeration needed  -pre-packaged as they will be sold, i.e., no portion changes,
Fire Marshal	The Health District would not license this site, as it is direct retail sale, however, the applicant should reach out to Department of Consumer Protection for any requirements they may have.
Public Works Director/WPCA	If the bakery goods will be displayed in a manner where someone could select how many of an item they want to purchase and then have the items packaged at the point of service, a license with the Health District would be required.
Assessor	
Traffic Authority	

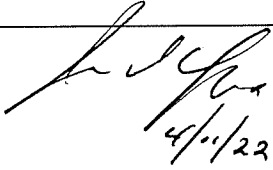
**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

***PLANNING & ZONING COMMISSION***

Z202204 – 420 Somers Road LLC owner/applicant, request for a Special Permit to allow retail sales of baked goods at 420 Somers Road, APN 121-031-0000 in an Industrial (I) zone.

**PUBLIC HEARING DATE:** April 25, 2022

**STAFF REVIEW RETURN DATE:** April 19, 2022

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	Changing from Business Use to Mercantile Use will require a fire marshal review for code compliance.
Building Official	
North Central District Health Dept	
Fire Marshal  4/11/22	
Public Works Director/WPCA	
Assessor	
Traffic Authority	





**TOWN OF ELLINGTON**

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FX (860) 870-3122

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MARCH 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., REGULAR MEMBERS F.  
MICHAEL FRANCIS AND MICHAEL SWANSON, ALTERNATES KEN  
RADZIWON AND RACHEL DEARBORN**

**MEMBERS ABSENT: REGULAR MEMBERS WILLIAM HOGAN AND JON MOSER**

**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):**

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:

- 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.

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,

---

Barbra Galovich, Recording Clerk



**graphic impact signs**

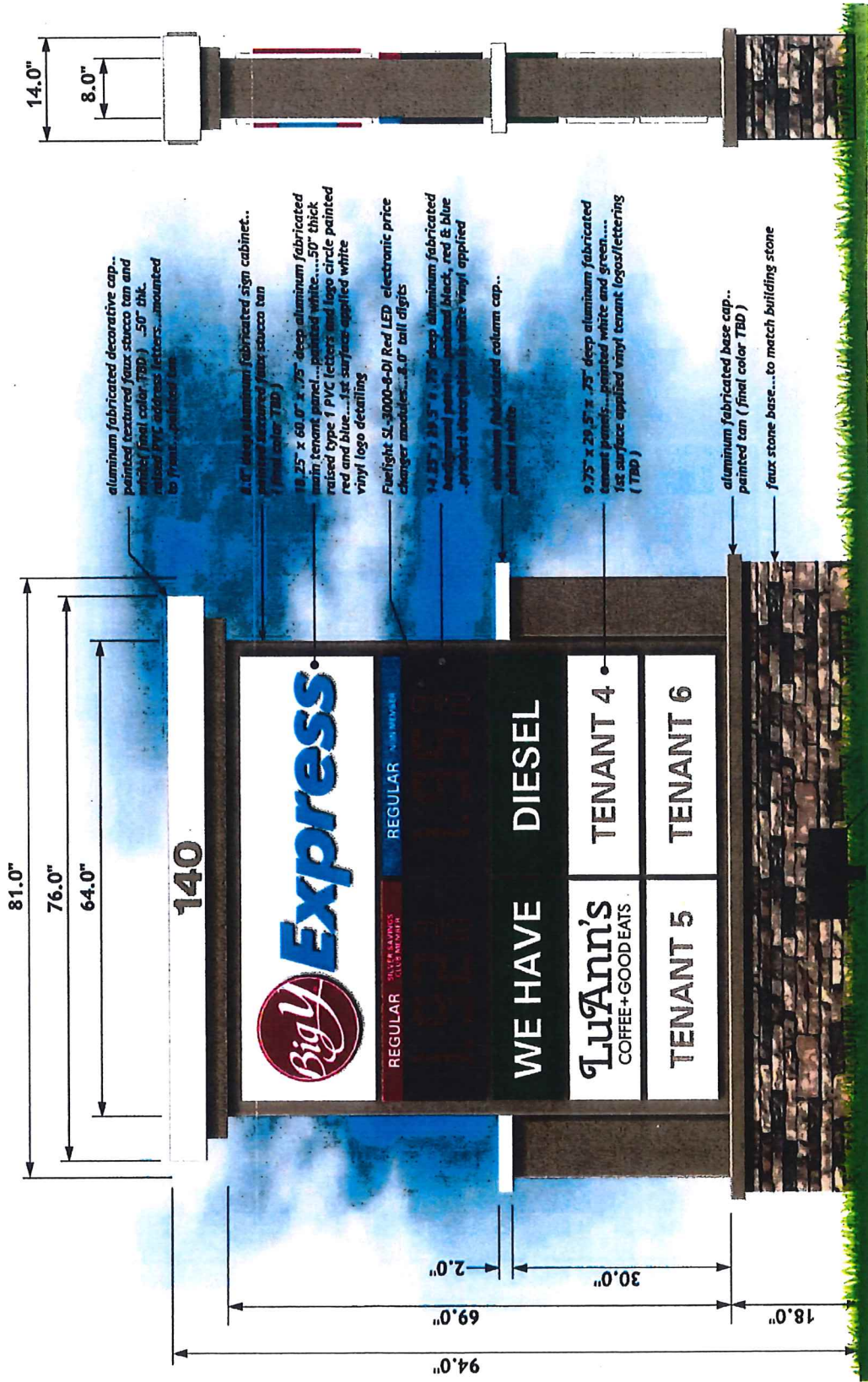
800.458.2376  
 fax 413.443.0034  
 132 down ave. northfield, ma 01060  
 signsigns.com

**Express**

Sales Rep: J. Renel  
 Job Name: Big Y Express  
 Job Location: Ellington, CT  
 Sheet: 1 of 1  
 Date: 9/7/19  
 Job #:   
 Scale: as noted  
 Drawn by: LH  
 Big Y Express  
 140 West Road  
 Ellington, CT  
 Rev 3/30/20

APPROVED \_\_\_\_\_  
 APPROVED AS NOTED \_\_\_\_\_  
 CLIENT SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

NOTICE TO CONTRACTOR:  
 This drawing is the property of graphic impact signs. It is to be used only for the project and location specified. It is not to be reproduced or used for any other project without the written consent of graphic impact signs.



A...(1)...Double Sided Externally Illuminated Tenant Monument Sign...NTS...31 sq. ft. area @15' setback  
 Note: design, sizes, etc. have been previously approved by planning/zoning board of Ellington



# Town of Ellington

## Planning Department

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

DATE: April 20, 2022

TO: Planning and Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: Discussion: Potential Text Amendment-Section 6.3 Detached Directional Signs

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**ADDITIONS are bolded and underlined**, Deletions are ~~struck through~~, Otherwise as adopted

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

#### A. General Requirements

1. Detached signs, excluding directional 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, including directional 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, excluding directional 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, excluding directional 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.
5. Detached directional signs may be permitted in accordance with the following:
  - a. Direction signs shall not exceed three square feet in area or be greater than four feet in height measured from natural grade.
  - b. Directional signs shall not contain a business name but may include a logo, symbol, design or graphic used to identify a business providing the size of the logo, symbol, design, or graphic is not greater than one half of the overall area of the sign.
  - c. Directional signs shall only denote entry and exits points.

**Barbra Galovich**

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**From:** CRCOG <chenchey@crcog.org>  
**Sent:** Friday, April 08, 2022 1:20 PM  
**To:** Barbra Galovich  
**Subject:** Appointments to CRCOG Regional Planning Commission

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.



**TO:** Municipal Planners and Planning Directors  
**FROM:** Christopher Henchey, Transportation Planner  
**SUBJECT:** Appointments to CRCOG Regional Planning Commission  
**DATE:** April 8, 2022

We request that your Planning Commission or Planning and Zoning Commission appoint a representative and alternate to serve on the RPC from the date of appointment through December 31, 2023. If your commission members are appointed by the Board of Selectmen or Town/City Council, the RPC appointments must also be approved by these bodies. Please complete the appointment form found [here](#), and send to Laura Quintiliani at [lquintiliani@crcog.org](mailto:lquintiliani@crcog.org), or via U.S. mail.

Your participation on the Regional Planning Commission ensures that the concerns of your municipality are reflected in regional plans and policies developed by the commission. Two of the main responsibilities of the RPC are to keep up-to-date a Plan of Conservation and Development for the Capitol Region, and to comment on zoning and subdivision proposals occurring along town lines.

Please make sure that the person appointed to the RPC is willing to attend our meetings on a regular basis, and if possible, please appoint an alternate who is willing to attend in the member's absence. The 2022 RPC Meeting Schedule is below. Meetings will be held quarterly generally on the third Thursday of meeting months, as noted on the schedule. Meetings are held virtually until further notice.

RPC meetings are used to keep planning and zoning officials informed of CRCOG projects and programs related to regional and local planning. In addition, workshop sessions on current planning and zoning topics are periodically held, and members are given time to share information on municipal planning issues.

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We look forward to working with your town's RPC representative in the coming year. If you have any questions, please feel free to contact me at 860-724-4219 or [chenchey@crcog.org](mailto:chenchey@crcog.org).

cc. Regional Planning Commission members and alternates.

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## **REGIONAL PLANNING COMMISSION 2022 MEETING SCHEDULE**

7:00 PM on Zoom until further notice

**March 24, 2022**  
**June 23, 2022 (fourth Thursday)**  
**September 22, 2022 (fourth Thursday)**  
**November 17, 2022**

CRCOG | 241 Main Street, Hartford, CT 06106

[Unsubscribe bgalovich@ellington-ct.gov](mailto:bgalovich@ellington-ct.gov)

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