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

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

DESIGN REVIEW BOARD
SPECIAL MEETING AGENDA
THURSDAY, MAY 12, 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. NEW BUSINESS:

1. Review of design elements for Z202205 – Apostolic Christian Church of Ellington, owner/applicant, for 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. Review of design elements for Z202208 – SJM Properties LLC, owner/ Seth Carson, applicant, request to modify Site Plan previously approved August 27, 2012 and expired August 27, 2017, to construct a self-storage facility, fencing and gates, landscaping and related improvements at 162 Maple Street, APN 072-028-0000, in a Planned Commercial (PC) Zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of December 16, 2021 Regular Meeting Minutes

2. Correspondence/Discussion:

V. ADJOURNMENT:

Next regular meeting is scheduled for June 16, 2022

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Design Review Board.

Join Zoom Meeting via link:
https://us06web.zoom.us/j/85420229318
Meeting ID: 854 2022 9318
Password: 693322

Join Zoom Meeting by phone:
1-646-558-8656 US (New York)
Meeting ID: 854 2022 9318
Password: 693322

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.

Town of Ellington
Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation ☒ Site Plan Approval ☒ Special Permit ☐ Modification ☐ CGS 8-24

Application #

Date Received

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

Owner's Information

Name: Apostolic Christian Church of Ellington

Mailing Address: 34 Middle Butcher Road #4164

Ellington, CT 06029

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: [signature] **Date:** 3/24/2022

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:

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: 34 Middle Butcher Road

Assessor's Parcel Number (APN): 028 - 023 - 0000 **Existing Zone:** R **Proposed Zone:** N/A
(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 Development Narrative letter attached separately.

Alfred Benesch & Company
120 Hebron Avenue, Floor 2
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341
F 860-633-1068

March 22, 2022

Town of Ellington
55 Main Street
Ellington, CT 06029

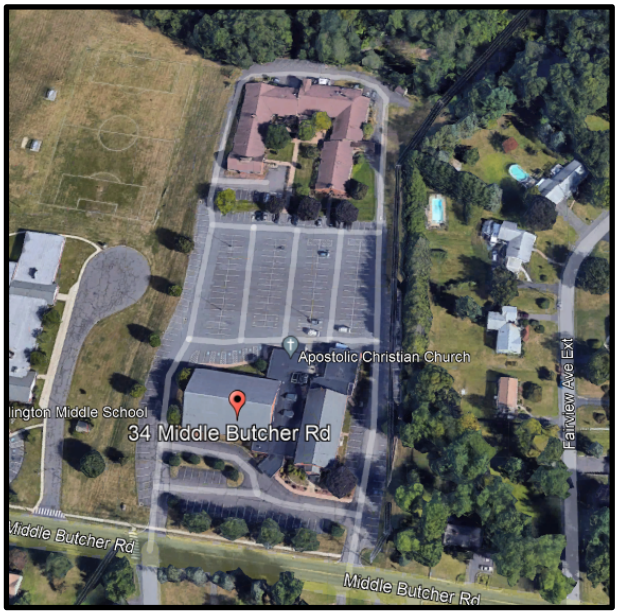
RE: **Development Narrative**
Fellowship Hall – Apostolic Christian Church
34 Middle Butcher Road

Dear Commission Members:

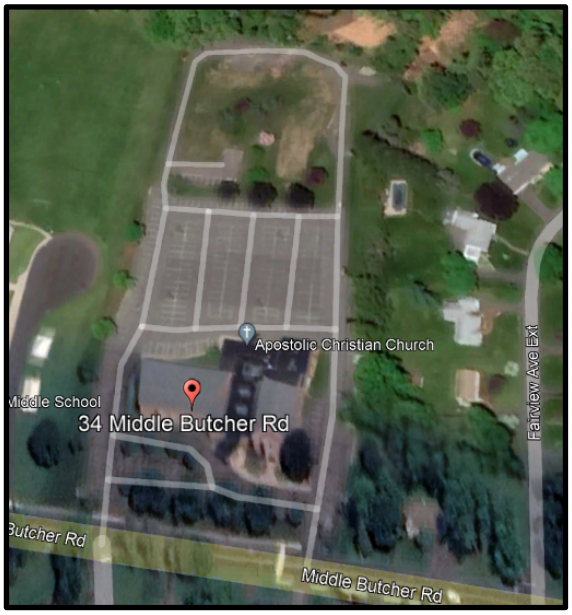
Attached please find the application and associated plan set for the above proposed site plan. Following is a development narrative that provides detail additional to the application and plans.

The site is located at 34 Middle Butcher Road, bordered by the road on the south, Ellington Middle School on the west, private residences to the east and Turkey Brook to the north. The church building is located near the road, with parking lots in front and behind the building. At the rear of the site, there was formally a housing complex that the church utilized for some of their members, which was serviced by utilities directly from the road, that wrapped around the west side of the church building. The housing and associated paved areas have been demolished and that area is now grass. Google Earth photos from 2018 and 2021 are shown below for context.

2018 Aerial



2021 Aerial



The site is zoned R-Residential and consists of approximately 16 acres, two (2) of which will be disturbed to construct a new 16,000 square foot fellowship hall, with associated patio/gathering areas, drives, parking, utilities, and other amenities.

A new fellowship hall is being placed in the location of the previous housing building. It will primarily be used by church members for the following:

- Expand on the church's ability to host member's wedding (and other) ceremonies.
- Expand on the church's ability to expand their community programs (clothing distribution, meals on wheels, etc.)
- Expand the church's abilities for their members to congregate and have fellowship after church.

Wetlands

Wetlands were flagged by MBI, Inc. and his wetlands delineation report is attached to this narrative. The site was designed to achieve the programmatic requirements in a way that minimized impacts to the functions and values of the wetlands. The project proposes a disturbance of approximately 16,600 sf of upland review area. The majority of the upland review area that is to be disturbed consists of previously developed portions of the site, in the location of the historic residential structure. The proposed disturbance stops at the top of the embankment to Turkey Brook.

The only direct disturbance of wetlands consists of the repair of the three (3) existing outlet discharge pipes, which are all located within the limit of wetlands. They are all damaged and/or causing erosion to the brook so the work within the wetlands is being proposed specifically to enhance and protect Turkey Brook. We anticipate approximately 200 sf of direct wetlands disturbance.

The work within the wetlands will mainly consist of the following:

- Removal of existing damaged pipe.
- Placement of new culvert ends to the existing pipe.
- Placement of rip rap outlet protection to dissipate the energy from the outlet discharge, thereby reducing erosion into Turkey Brook.

We anticipate that the work will be done by hand, where feasible, and with a backhoe or a small crane to place the culvert ends (and possibly the rip rap), so that machinery does not need to access the existing undisturbed slope.

Lot Layout and Use

Specific features of the site design include the following:

- Drop-off area in the front of the facility for the bride/groom, as well as elderly and handicap people.
- Drop-off area on the east side for food drop. Typically, the lunch fellowship after church is a potluck and members drop off the food. The drop area is situated at a loading dock for efficient drop/pick-up.
- Dumpster location near the drop turn-around.
- Site walking trails that connect to an existing trail system to the river area to the north.
- Outdoor patio/gathering/grilling areas on the east and west side of the facility.
- Landforms, landscaping, and amenities to beautify the site.

- A terraced system of small retaining walls on the southwest side that can be used for outdoor gathering, teen devotionals, etc.
- Rear access to the basement to facilitate the ability for dop-off/pick-up of bulky items that can be distributed to the community.

The project is in conformance with all applicable bulk and dimensional requirements of the zoning regulations.

Alternatives

The program being proposed is the minimum required to meet the needs of the congregation. Alternatives that have been contemplated with this development include the following:

- No Build – this was not an option as it does not meet the needs of the congregation.
- No repair to the outlet pipes – this was done at the request of the Town Engineer.

Utilities

Public water, sanitary, natural gas and primary power are available in Middle Butcher Road and will be served as follows:

- Water – there is an existing 4" ductile iron pipe lateral connection from the ROW that wraps around the west side of the building. The pipe has been preserved and is capped. New domestic service will connect to this existing lateral.
- Fire Protection – a new 4" dedicated fire protection lateral will be run from the existing water main to the building.
- Sanitary Sewer – there is an existing sewer lateral connection from the ROW that wraps around the west side of the building. The pipe and an SMH has been preserved. New services will connect to this existing SMH, and grease removal (from the kitchen) will be provided either with an exterior grease trap.
- A new natural gas lateral is being brought to the building from the existing main in Middle Butcher Road.
- Power/Communications – we anticipate these will be pulled off existing utility poles that are in a CL&P easement on the eastern portion of the property.

Stormwater

This portion of the property is situated within one (1) subwatershed, that discharges north to Turkey Brook via three (3) existing discharge pipes. The existing imperviousness is being reduced; therefore, peak flows are being maintained. Four (3) new dry wells are being implemented as part of the stormwater management system, that will capture and infiltrate all stormwater discharge generated from the new construction. The larger rain events will overflow out of the dry wells through the existing discharge locations.

The three (3) discharge outlets were observed, and each noted to be damaged and/or causing erosion. A specific solution has been designed for each of the outlets that includes items such as new culvert ends, reconstruction of pipe, and outlet rip rap protection.

Site stormwater runoff is proposed to be managed as follows:

- Short-Term Protection of Resources: During construction erosion and sediment control devices will be utilized to prevent sediment-laden water from entering the wetlands area. Erosion control has been

designed per the 2002 CT DEEP Guidelines for Soil Erosion and Sediment Control and include construction entrances, silt fence, hay bales, temporary sediment traps, and concrete washout provisions. Perimeter erosion controls will not be removed until the site is stabilized.

- Long-Term Water Quality: The largest contributor to water quality impairment is the discharge of pollutants associated with vehicular exhaust, such as sediment, pathogens, hydrocarbons, metals, and synthetic organic chemicals. All new bituminous pavement areas, subject to vehicular flow, will be designed such that stormwater runoff routes through dry wells, which will promote pollutant removal through infiltration.

A Stormwater Management Report has been prepared with describes the stormwater and erosion control design in greater detail. That has been provided to the Town Staff.

Traffic

The new program will decrease traffic from the previous use on this portion of the site as housing, for the following reasons:

- The new building will be utilized by members who are already accessing the site, and not by the public.
- The use of the new building will not be simultaneous with the regular church hours.
- The historic residential use created greater trip generation as it was an additional use to the church.

We look forward to working with the Commission to ensure a successful project that meets required town regulations.

Sincerely,

Will Walter, PE, LEED AP
Alfred Benesch & Company

Attachments Wetlands Delineation Report

APOSTOLIC CHRISTIAN CHURCH

34 MIDDLE BUTCHER ROAD
ELLINGTON, CONNECTICUT

INLAND WETLANDS AND WATERCOURSES COMMISSION AND PLANNING AND ZONING COMMISSION DRAWING SUBMISSION

APRIL 8, 2022

OWNER / APPLICANT

Apostolic Christian Church
34 Middle Butcher Road
Ellington, CT

CONSULTANTS

Civil Engineer & Landscape Architect

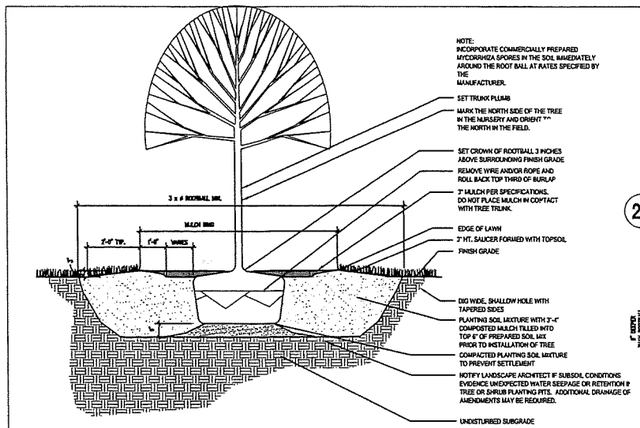
benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Architect & Electrical Engineer

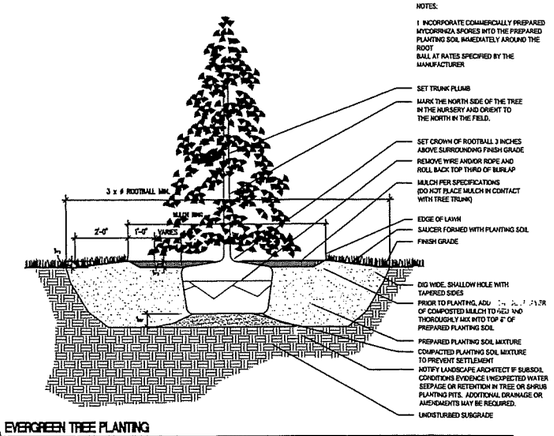
SILVER | PETRUCELLI + ASSOCIATES
Architects | Engineers | Interior Designers
3190 Whitney Avenue | Hamden, CT 06518
One Post Hill Place | New London CT 06320
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

LIST OF DRAWINGS

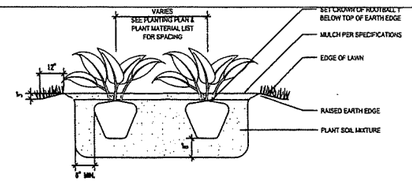
-	1 OF 23	COVER PAGE
SURVEY		
SV.01	2 OF 23	LIMITED BOUNDARY AND TOPOGRAPHIC SURVEY
CIVIL ENGINEER & LANDSCAPE ARCHITECTURE		
GI0.1	3 OF 23	GENERAL INFORMATION
GI0.2	4 OF 23	GENERAL INFORMATION
C1.0	5 OF 23	DEMOLITION & PREPARATION & EROSION AND SEDIMENT CONTROL PLAN
C1.1	6 OF 23	DEMOLITION & PREPARATION & EROSION AND SEDIMENT CONTROL DETAILS
C2.0	7 OF 23	MATERIALS PLAN
C3.0	8 OF 23	LAYOUT AND PARKING PLAN
C4.0	9 OF 23	GRADING AND DRAINAGE PLAN
C5.0	10 OF 23	UTILITY PLAN
C6.0	11 OF 23	PLANTING PLAN
C6.1	12 OF 23	PLANTING DETAILS AND SCHEDULE
C7.0	13 OF 23	MATERIALS DETAILS
C7.1	14 OF 23	MATERIALS DETAILS
C8.0	15 OF 23	DRAINAGE AND UTILITY DETAILS
C8.1	16 OF 23	DRAINAGE AND UTILITY DETAILS
ELECTRICAL		
E500	17 OF 23	EXISTING PHOTOMETRIC SITE PLAN
E501	18 OF 23	PROPOSED PHOTOMETRIC SITE PLAN
ARCHITECTURE		
A110	19 OF 23	BASEMENT LEVEL PLAN
A111	20 OF 23	MAIN LEVEL PLAN
A112	21 OF 23	ATTIC FLOOR PLAN
A300	22 OF 23	EXTERIOR ELEVATIONS
A301	23 OF 23	EXTERIOR ELEVATIONS



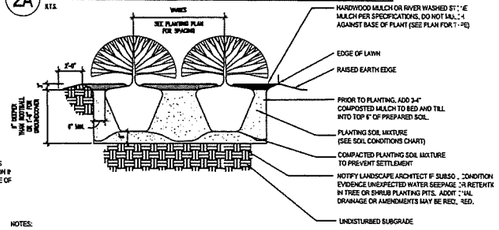
1B DECIDUOUS TREE PLANTING
12" = 1'-0"



1D EVERGREEN TREE PLANTING
NOT TO SCALE



2A PERENNIAL PLANTING (CONTINUOUS PLANTING BED)
N.T.S.



NOTES:
1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE. DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.

2B SHRUB PLANTING BED
N.T.S.

QTY	SCIENTIFIC NAME	COMMON NAME	CATEGORY	SIZE	NOTES
22	*Dwarf Conifer, species T.B.D.*	Dwarf Conifer, species T.B.D.	Conifer	18-24"	variety depends on availability in the nursery
11	*Juniperus squamata 'Blue Star'*	Blue Star Juniper	Conifer	3 gal.	
3	*Thuja occidentalis*	Emerald Green Arborvitae	Conifer	4-5'	
6	*Calamagrostis acutiflora*	Karl Foerester Reed Grass	Ornamental Grass	2 gal.	
4	*Pennisetum alopecuroides 'Hamelin'*	Dwarf Fountain Grass	Ornamental Grass	1 gal.	
2	*Acer palmatum*	Japanese Maple	Ornamental Tree	+ 15' multi-stem	transplanted
1	*Carpinus betulus 'Fastigiata'*	Pyramidal European Hornbeam	Ornamental Tree	2-2½" cal.	
1	*Cornus florida*	Flowering Dogwood	Ornamental Tree	+6" cal.	transplanted
1	*Cornus kousa*	Kousa Dogwood	Ornamental Tree	7-8'	
1	*Magnolia x 'JURmag2'*	Felix Magnolia (or similar variety)	Ornamental Tree	7-8'	
3	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	Ornamental Tree	2-2½" cal.	
1	*Pyrus calleryana 'Cleveland Select'*	Columnar Ornamental Pear	Ornamental Tree	+6" cal.	transplanted
4	*Hemerocallis x 'VER0021' PPAF*	Pink Wing Dayilly (or similar)	Perennial	1 gal.	
4	*Heuchera x 'Lime Marmalade'*	Coral Bells	Perennial	1 gal.	
6	*Rudebeckia goldstrum*	Black-Eyed Susan	Perennial	1 gal.	
2	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Sedum	Perennial	1 gal.	
10	*Rosa x 'Radtkapink'*	Double Pink Knockout Rose	Rose	3 gal.	
1	*Acer rubrum 'October Glory'*	October Glory Maple	Shade Tree	2-2½" cal.	
3	*Hydrangea paniculata 'Bulk'*	Quick Fire Hydrangea	Shrub	5 gal.	
5	*Hydrangea serrata*	Tuff Stuff Mountain Hydrangea	Shrub	3 gal.	
18	*Ilex japonica 'Soft Touch'*	Soft Touch Dwarf Japanese Holly	Shrub	5 gal.	
11	*Pieris japonica 'Covatine'*	Dwarf Andromeda	Shrub	5 gal.	
17	*Pieris japonica 'Katsura'*	Andromeda	Shrub	7 gal.	
5	*Rhododendron PJM*	PJM Rhododendron	Shrub	24-30"	
22	*Rhododendron yakushimanum 'Percy Wiseman'*	Percy Wiseman Rhododendron	Shrub	24-30"	
5	*Weigelo florida 'Bokrasphwi'*	Spilled Wine Weigela	Shrub	5 gal.	
6	*Weigelo florida 'Verweig'*	My Monet Variegated Weigela	Shrub	5 gal.	

SEE SHEETS GI0.1 AND GI0.2 FOR LEGENDS & NOTES RELATED TO THIS SHEET

Project Title:
Ellington Apostolic Christian Church
Fellowship Center
34 Middle Butcher Road
Ellington, CT 06029

benesch
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
P 860-633-8341
F 860-633-1068
www.Benesch.com

Revision:	Description:	Date:	Revised By:
-	IWWC/PZC Sub.	4/8/2022	-

Drawing Title:
PLANTING DETAILS &
PLANTING SCHEDULE

Date: APRIL 8, 2022
Scale: AS INDICATED
Drawn By: TRS
Project Number: 21.000
Drawing Number: C6.1

LIGHTING FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	MANUFACTURER/ MODEL NUMBER	LAMP			ELECTRICAL			MOUNTING HEIGHT
			TYPE	COLOR TEMP	NO	DRIVER	VOLTAGE	WATTS	
EXISTING	LED SHOEBOX FIXTURE	RAB ALED3T15OY	LED	3000K	-	CONSTANT	UNIVERSAL	150	20'
A1	6" LED DOWNLIGHT W/LENS	PRESCOLITE LFR-6RD-H-MOL30K8-WD-DIM LFR-6RD-T-WCCL	LED	3000K	-	0-10V	UNIVERSAL	7	10'-6"
S1	LED SHOEBOX FIXTURE SINGLE HEAD	RAB ALED3T1BY	LED	3000K	-	CONSTANT	UNIVERSAL	78	12'
S2	LED POST TOP FIXTURE	RAB ALEDSTY	LED	3000K	-	CONSTANT	UNIVERSAL	52	12'

KEY PLAN

Project Title:
Ellington Apostolic Christian Church
Fellowship Center
34 Middle Butcher Road
Ellington, CT 06029

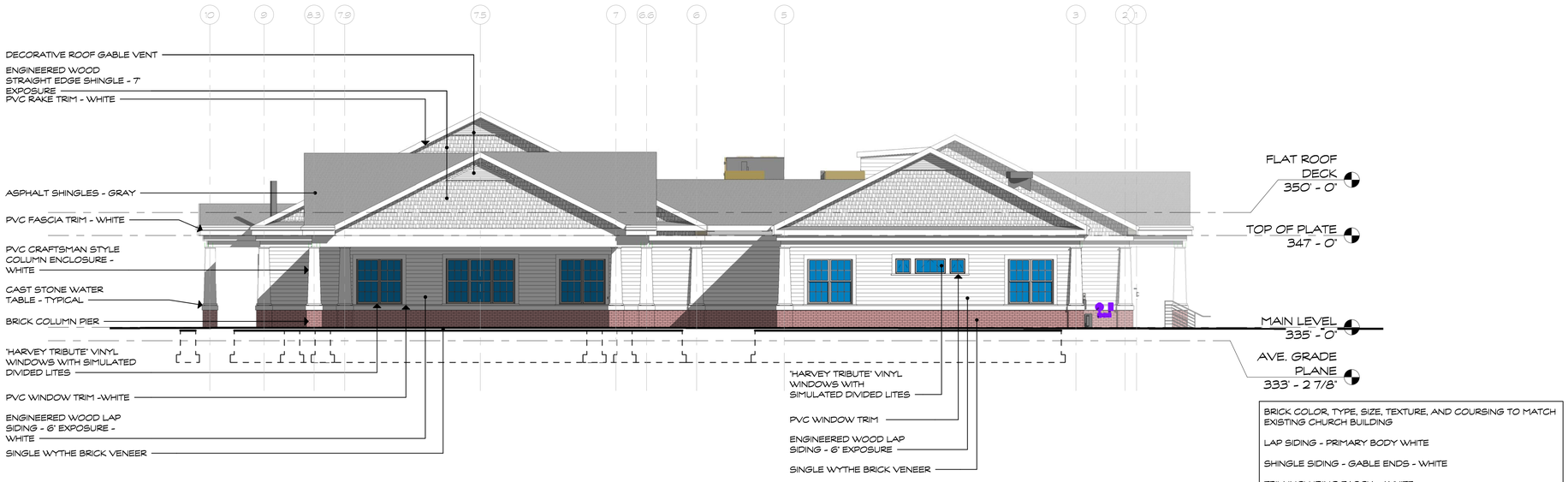
SILVER | PETRUCELLI + ASSOCIATES
Architects | Engineers | Interior Designers
3190 Whitney Avenue | Hamden, CT 06518
One Post Hill Place | New London CT 06320
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

Revision:	Description:	Date:	Revised By:
-	NWC/PZC 5_3.	4/8/2022	-

Drawing Title:
PROPOSED PHOTOMETRIC SITE PLAN

Date: APRIL 8, 2022
Scale: 1" = 20'-0"
Drawn By: MTC
Project Number: 21314

Drawing Number: E501



1 SOUTH ELEVATION.
1/8" = 1'-0"

BRICK COLOR, TYPE, SIZE, TEXTURE, AND COURSING TO MATCH EXISTING CHURCH BUILDING

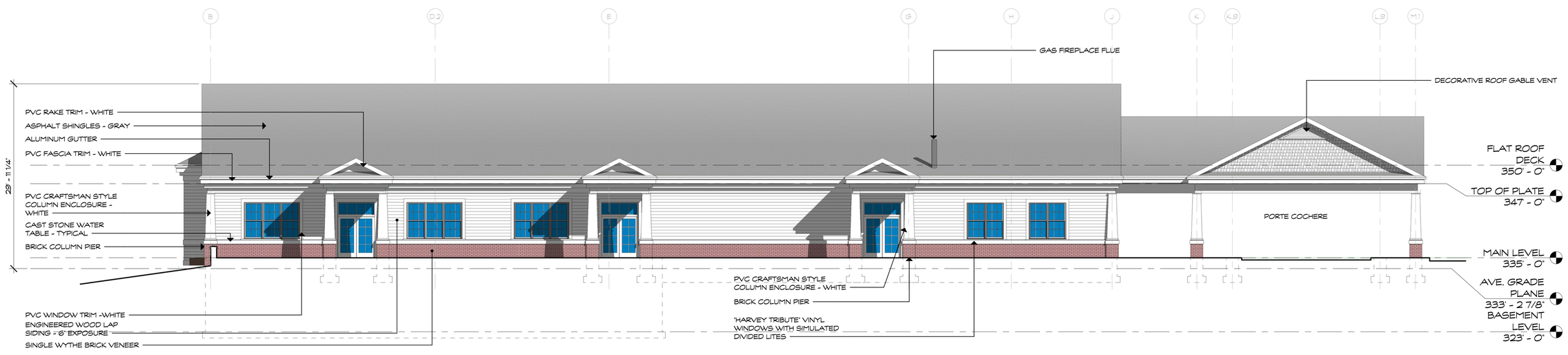
LAP SIDING - PRIMARY BODY WHITE

SHINGLE SIDING - GABLE ENDS - WHITE

TRIM INCLUDING FASCIA - WHITE

WINDOW AND DOOR EXTERIORS - WHITE

GUTTER - ALUMINUM TO MATCH FASCIA



2 WEST ELEVATION.
1/8" = 1'-0"

Project Title:
Ellington Apostolic Christian Church
Fellowship Center
34 Middle Butcher Road
Ellington, CT 06029

SILVER | PETRUCELLI + ASSOCIATES
Architects | Engineers | Interior Designers

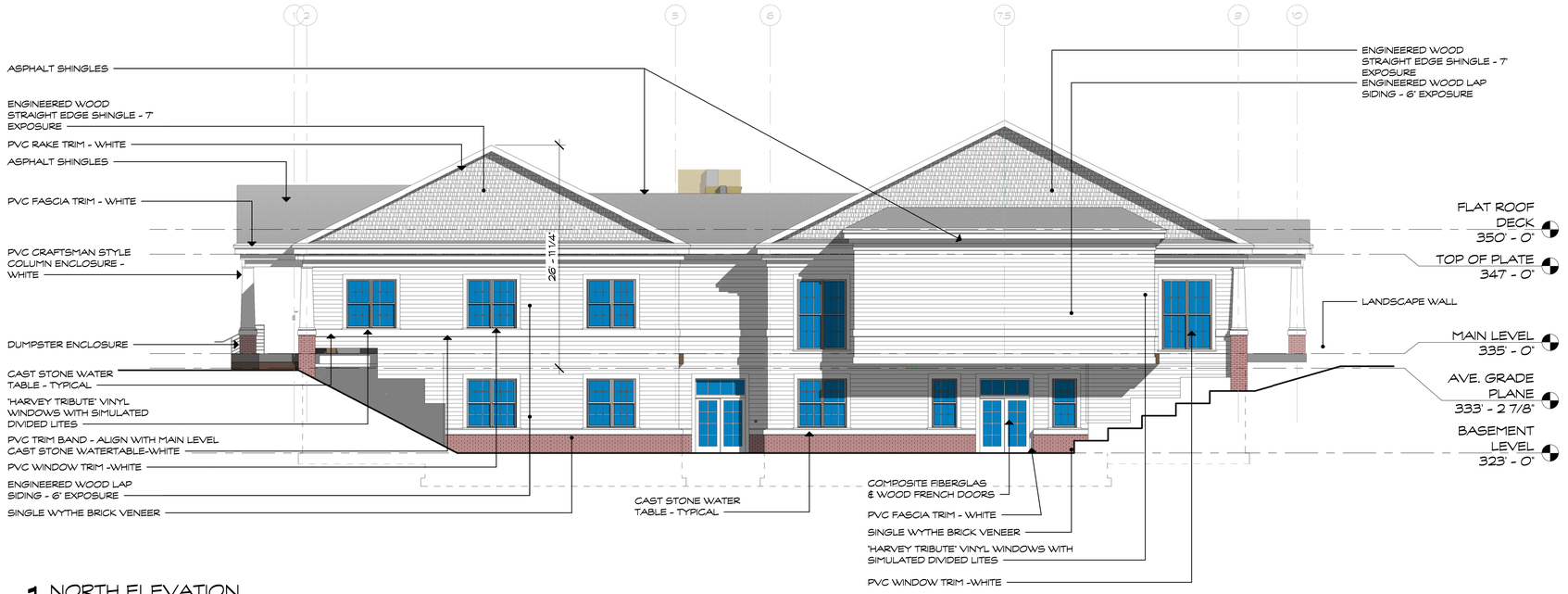
3190 Whitney Avenue | Hamden, CT 06518
One Post Hill Place | New London CT 06320
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

Revision:	Description:	Date:	Revised By:
-	COLOR ELEVATIONS	5/5/2022	-

Drawing Title:
EXTERIOR ELEVATIONS

Date: May 5, 2022
Scale: As indicated
Drawn By: BJV
Project Number: 21.000

Drawing Number:
A01



1 NORTH ELEVATION.
1/8" = 1'-0"

BRICK COLOR, TYPE, SIZE, TEXTURE, AND COURSING TO MATCH EXISTING CHURCH BUILDING

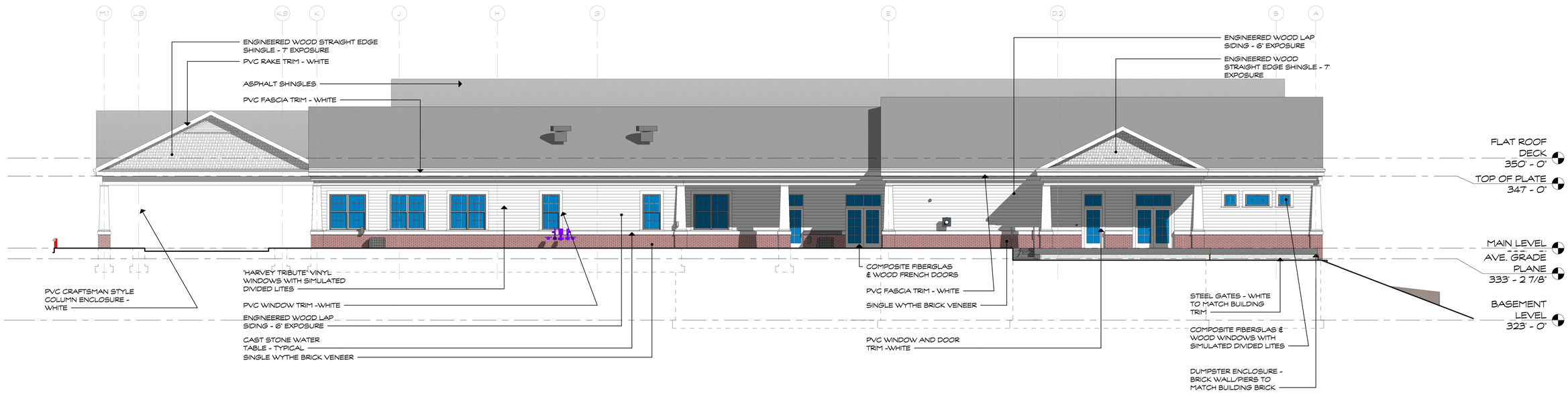
LAP SIDING - PRIMARY BODY WHITE

SHINGLE SIDING - GABLE ENDS - WHITE

TRIM INCLUDING FASCIA - WHITE

WINDOW AND DOOR EXTERIORS - WHITE

GUTTER - ALUMINUM TO MATCH FASCIA



2 EAST ELEVATION.
1/8" = 1'-0"

Project Title:
Ellington Apostolic Christian Church
Fellowship Center
34 Middle Butcher Road
Ellington, CT 06029

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Architects | Engineers | Interior Designers
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Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com

Revision:	Description:	Date:	Revised By:
-	COLOR ELEVATIONS	5/5/2022	-

Drawing Title:
EXTERIOR ELEVATIONS

Date: May 5, 2022
Scale: As indicated
Drawn By: BJV
Project Number: 21.000

Drawing Number:
A02

Town of Ellington
Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation
☒ Site Plan Approval ☒ Special Permit ☒ Modification ☐ CGS 8-24

Application # Z202208
Date Received 4/21/2022

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

Owner's Information

Name: SJM properties
Mailing Address: 162 maple st
Ellington, ct 06029
Email: seth@sealsit.com

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

Primary Contact Phone #: 860-979-0660
Secondary Contact Phone #:

Signature: S. Malouk **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. 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: Seth Carlson
Mailing Address: 162 Maple St
Ellington Ct, 06029
Email: seth@sealsit.com

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

Primary Contact Phone #: 413-205-7207
Secondary Contact Phone #:

Signature: [signature] **Date:** 4/21/22

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.

Street Address: 162 Maple St, Ellington Ct 06029

Assessor's Parcel Number (APN): 072 - 028 - 0000 **Existing Zone:** PC **Proposed Zone:** N/A.
(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 Narrative.

RECEIVED
APR 21 2022
TOWN OF ELLINGTON
PLANNING DEPARTMENT

SJM Properties
"Safe & Secure"
Project Narrative

On Behalf of SJM Properties, owner of Safe & Secure LLC, we hereby request a review and site plan approval for a self-storage facility on the property of 162 Maple St Ellington CT 06029. We are requesting to construct and develop the property as shown in the attached plans. All proposed buildings will be of quality materials and construction, provided by Sunward Steel.

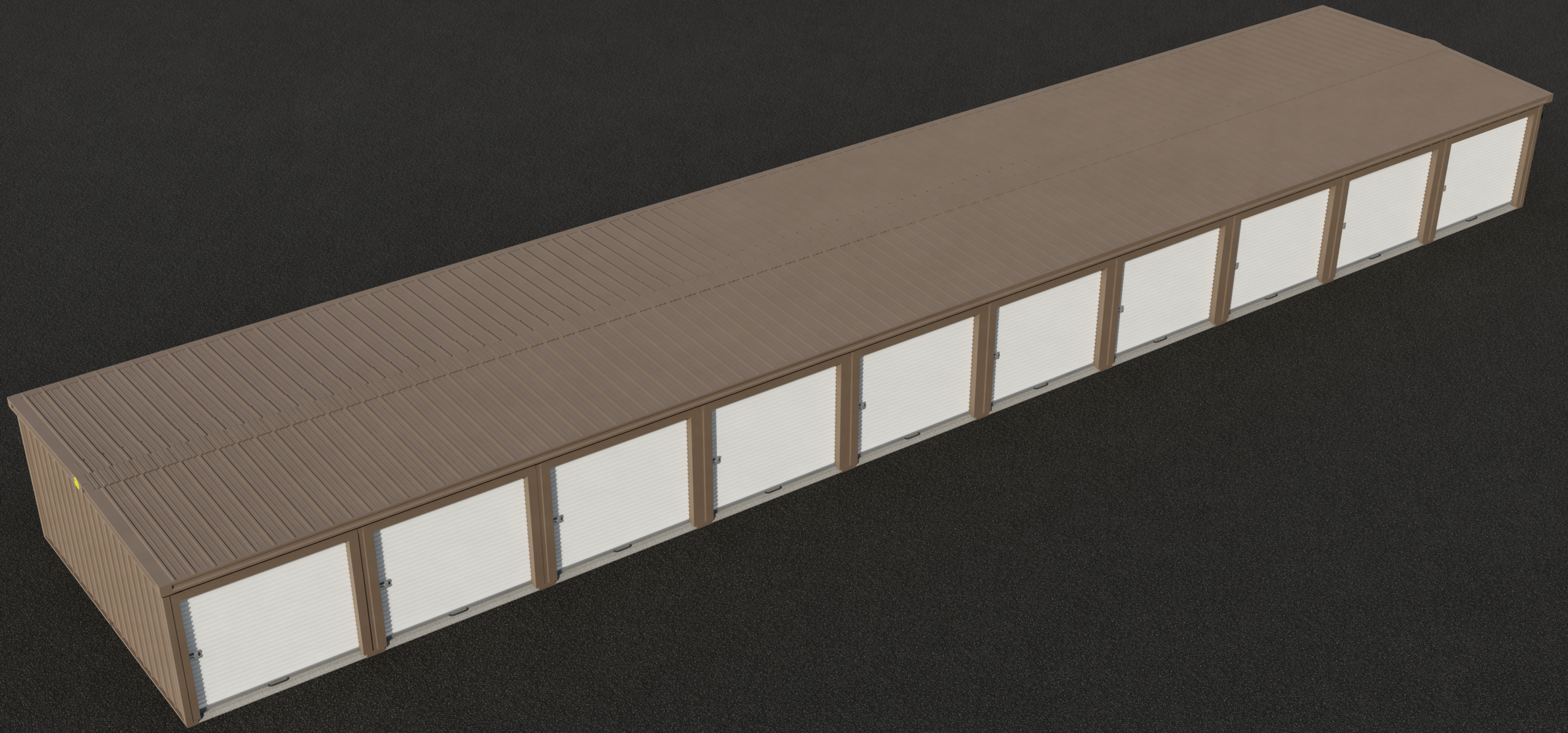
Safe and Secure will market this storage facility to homeowners and renters, with plans for 60 10' x 10' units. Hours of operation will be 7:30AM to 8PM 7 days a week. The property will be under 24hr video surveillance and will require a key card to enter the fenced in area. Entering the storage area during non-business hours will not be allowed.

Arborvitaes will be planted along the fence line of Berr Ave, as well as the adjacent property owners, in an effort to maintain privacy. All lighting will be constructed in such a way to not interfere with traffic and nearby residents.

It is our goal to provide the residents of Ellington as well as neighboring towns a secure and clean area to store their belongings short or long term.

Seth Carlson
VP
SJM Properties

RECEIVED
APR 21 2022
TOWN OF ELLINGTON
PLANNING DEPARTMENT



Sunward Steel Buildings, Inc.

THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT (i.e.: openings, color, exterior finishes and accessories, etc.) Only the items listed as included on the building manufacturers quote or purchase order have been included in the quote price. Actual final engineering design is per manufacturers standard and procedures. This rendering is not for reproduction and is the copyrighted property of Sunward Consolidated Group. Althou great efforts were taken to portray accurate dimensions, some parts may not be to scale to enhance appearance or accentuate a feature. Rendering by James Davis.

Sunward Steel Buildings, Inc.

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ELLINGTON, CT 06029

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN A PC-PLANNED COMMERCIAL ZONE.

3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090158 0015C EFFECTIVE FEBRUARY 5, 1997.

4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. BASED ON NGVD 88 DATUM.

5.) THE PROPERTY IS SUBJECT TO A VARIANCE GRANTED BY THE ELLINGTON ZONING BOARD OF APPEALS ON MAY 6, 2002 TO ALLOW A 40FT. REAR YARD

6.) UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WERE TAKEN FROM MAP REFERENCE 1

MAP REFERENCES:

1.) IMPROVEMENT LOCATION SURVEY (RECORD) PREPARED FOR STAN MATCZAK ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC LAND BOUNDARY CONSULTANTS ELLINGTON, CONNECTICUT DRAWN BY A.E.S. SCALE 1"=40' DATE: 7/09/2003 JOB NO. 2110-7AB REVISED TO 7/5/12

N/F
CNA CORPORATION
26 TOMOKA AVE.
MAIL:
P.O. BOX 1011
WILBRAHAM, MA.
01095-1011

TEST PITS
OCTOBER 6, 2021
OBSERVED BY: ANDREW BUSHNELL PELS.
RICHARD ZULICK SOIL SCIENTIST

TEST PIT 1
0-2" TOPSOIL
2-38" GRAVELLY SAND FILL
38-100" RED BROWN TIGHT SANDY GRAVEL WITH SILT STONEY GRAVEL COBBLES TO 9"
SEEPAGE @ 94"

TEST PIT 2
0-15" TOPSOIL/FILL
15-33" LOOSE MEDIUM BROWN SAND
33-96" TIGHT SILTY RED BROWN SANDY GRAVEL STONEY W/COBBLES TO 9"
NO SEEPAGE

TEST PIT 3
0-10" TOPSOIL
10-80" RED BROWN LOOSE MEDIUM SAND STRATIFIED WITH LENS OF PEA STONE
80-104" RED BROWN GRAVELY MEDIUM TO COARSE SAND COBBLES TO 3"
NO SEEPAGE
NO MOTTLING
PERMEABILITY SAMPLE TAKEN AT 56"
PERMEABILITY RATE=81.84 FEET/DAY

TEST PIT 4
0-10" TOPSOIL
10-90" LOOSE RED BROWN MEDIUM SAND
90-102" TIGHT RED BROWN MEDIUM SAND
102-108" TIGHT RED BROWN SILTY SAND MOIST PROBABLE WATER TABLE

TEST PIT 5
0-27" TIGHT RED BROWN GRAVELY SAND
27-68" TIGHT RED BROWN SANDY GRAVEL STONEY COBBLES TO 10"
NO SEEPAGE
NO MOTTLING

TEST PITS
MARCH 21 2022
OBSERVED BY: ANDREW BUSHNELL PELS.

TEST PIT 6
0-16" TOPSOIL
16-58" RED BROWN FINE SAND WITH SILT
58-108" RED BROWN FINE TO MEDIUM SAND TRACE SILT
108-132" RED BROWN FINE TO MEDIUM SAND TRACE SILT W/ SOME ROCKS
NO SEEPAGE
NO LEDGE
NO MOTTING
SAMPLE TAKEN @ 36"

TEST PIT 7
0-8" TOPSOIL
8-18" RED BROWN FINE TO MEDIUM SAND SOME SILT
18-120" TIGHT SILTY RED BROWN FINE TO MEDIUM SAND VERY ROCKEY SOME SILT
NO SEEPAGE
NO LEDGE
NO MOTTLING

TEST PIT 8
0-46" FILL MATERIAL RED BROWN COMPACT SILTY FINE SAND WITH LARGE ROCKS
46" RED BROWN SILTY FINE SAND (NATURAL)
NO SEEPAGE
NO LEDGE
NO MOTTLING

LOT COVERAGE:

EXISTING: 29.95%

PROPOSED: 46.79%

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- BUILDING LINE

CATCH BASIN
TF.=224.51
FL. IN=221.30
FL. OUT=220.8

L = 48.43'
R = 25.00'
Δ = 110°59'36"

SNET POLES 397

STREET SIGN

STREET SIGN

DETENTION OUTLET
TF.=226.04
FL. IN=224.10
FL. 10" IN=223.10
FL. 15" OUT=223.10

CT. ROUTE 140 / MAPLE STREET

N/F
OAKRIDGE DAIRY LLC
161 MAPLE ST.
MAIL:
76 JOBS HILL RD.
ELLINGTON, CT. 06029

SNET 396
SNET 396

TH-8 APPROXIMATE WATER LATERAL

STREET SIGN

PROPOSED OVERFLOW OUTLET

S 62°31'56" E
299.44'

LOT AREA
119,668 SQ. FT
2.74 ACRES

TOMOKA AVENUE

4-SNET POLES 1251

N 06°28'19" E
259.78'

SNET 436

L = 46.07'
R = 50.00'
Δ = 52°47'32"

EXISTING DRIVEWAY

100' FRONT YARD

APPROXIMATE GAS LATERAL

SNET 435

STREET SIGN

STOP SIGN

EXISTING DRIVEWAY

EXISTING BUILDING
FF.=236.10

50' FRONT YARD

PROPOSED SEPTIC TANK

APPROXIMATE 1500 GALLON SEPTIC TANK

50' SIDE YARD

S 09°44'40" E
286.55'

EDGE O F PAVEMENT

SNET 1250

155.65'
N 85°36'56" W

50' REAR YARD

EXISTING DRIVEWAY

PROPOSED CHAIN LINK FENCE

PROPOSED GATE

PROPOSED GATE

PROPOSED CL-CATCH BASIN
TF.=238.25
FL.=231.00

APPROXIMATE UNDERGROUND UTILITES

EXISTING SHED TO BE REMOVED

EXISTING DRIVEWAY

PROPOSED SELF STORAGE BUILDING 1
FF.=237.00

PROPOSED SELF STORAGE BUILDING 2
FF.=237.00

PROPOSED SELF STORAGE BUILDING 3
FF.=237.00

24' TWO WAY DRIVE

20' ONE WAY DRIVE

14' TWO WAY DRIVE

BERR AVENUE

N/F
FRANCIS P. &
DOROTHY G. CARNEY
11 BERR AVE.
MAIL:
P.O. BOX 243
ELLINGTON, CT 06029

CULTEC RECHARGER 330XLHD INFILTRATION UNITS
BOTTOM=228.00

65 LF. 12" HDPE @1%

PROPOSED EDGE OF PAVEMENT

PROPOSED 8 FT HIGH STOCKADE FENCE

PROPOSED EVERGREEN BUFFER @5FT. O.C. TYP.

EDGE O F PAVEMENT

PROPOSED CL-CATCH BASIN
TF.=234.00
FL.=231.00

65 LF. 12" HDPE @1%

PROPOSED EVERGREEN BUFFER @5FT. O.C. TYP.

N/F
17-21 TOMOKA AVE.
ASSOC. LLC
17 TOMOKA AVE.

EXISTING SEPTIC LEACHING TRENCH PER INSTALLER'S AS-BUILT TIES

42 LF. 12" HDPE @1%

PROPOSED CL-CATCH BASIN
TF.=236.00
FL.=233.30

IR W/ CAP

S 81°05'01" W
236.26'

PROPOSED CL-CATCH BASIN
TF.=236.00
FL.=232.30

44 LF. 12" HDPE @1%

PROPOSED CL-CATCH BASIN
TF.=236.00
FL.=231.70

44 LF. 12" HDPE @1%

IR W/ CAP

SEPTIC TANK COVER

APPROXIMATE LOCATION OF SEPTIC LEACHING TRENCH PER PROPERTY OWNER REPRESENTATIVE

PROPOSED CL-CATCH BASIN
TF.=236.25
FL.=234.00

PROPOSED CL-CATCH BASIN
TF.=236.00
FL.=232.80

PROPOSED CL-CATCH BASIN
TF.=236.25
FL.=234.00

PROPOSED EDGE OF PAVEMENT

N/F
HILARY P. BRADY
12 BERR AVE.
MAIL: P.O. BOX 695
ELLINGTON, CT 06029

GRAPHIC SCALE
0' 30' 60' 90'
SCALE 1"=30'

N

MAP REFERENCE 1

CONSTRUCTION NOTES:
1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION . THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3.) PRESERVE ANY EXISTING STONE WALLS WHEREVER POSSIBLE.

4.) ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.

5.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

STATE OF CONNECTICUT · ANDREW F. BUSHNELL · 24591 · LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT · ANDREW F. BUSHNELL · 24591 · LICENSED LAND SURVEYOR

PLAN PREPARED FOR

SEALS - IT

162 MAPLE STREET ELLINGTON, CT.

PRELIMINARY SITE PLAN

SCALE: 1"=30'	DATE: 1/20/2022	FILE NO. 2021-112	SHEET: 1 OF 1

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 3/21/2022 TEST PITS ADDED, 4/6/2022

Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce

TYPE WP3

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options		
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**
LPW16							
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V ~~**480**~~ 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**BAC**[3] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

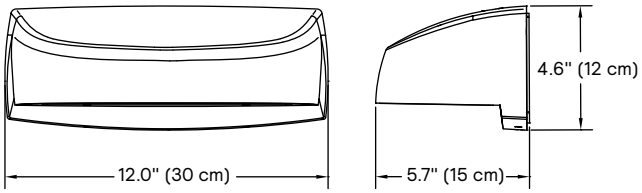
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

[4] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW16 LytePro

LED medium wall sconce

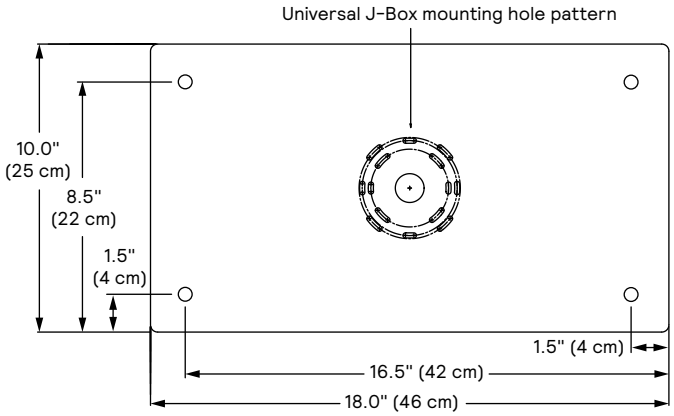
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

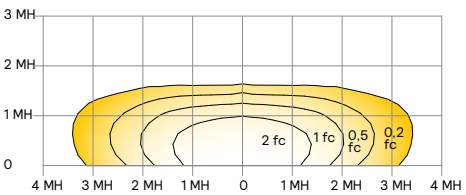
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

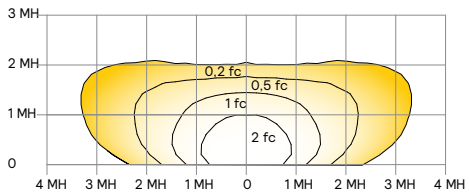
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



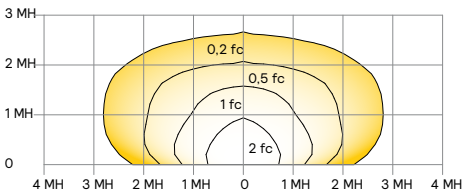
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
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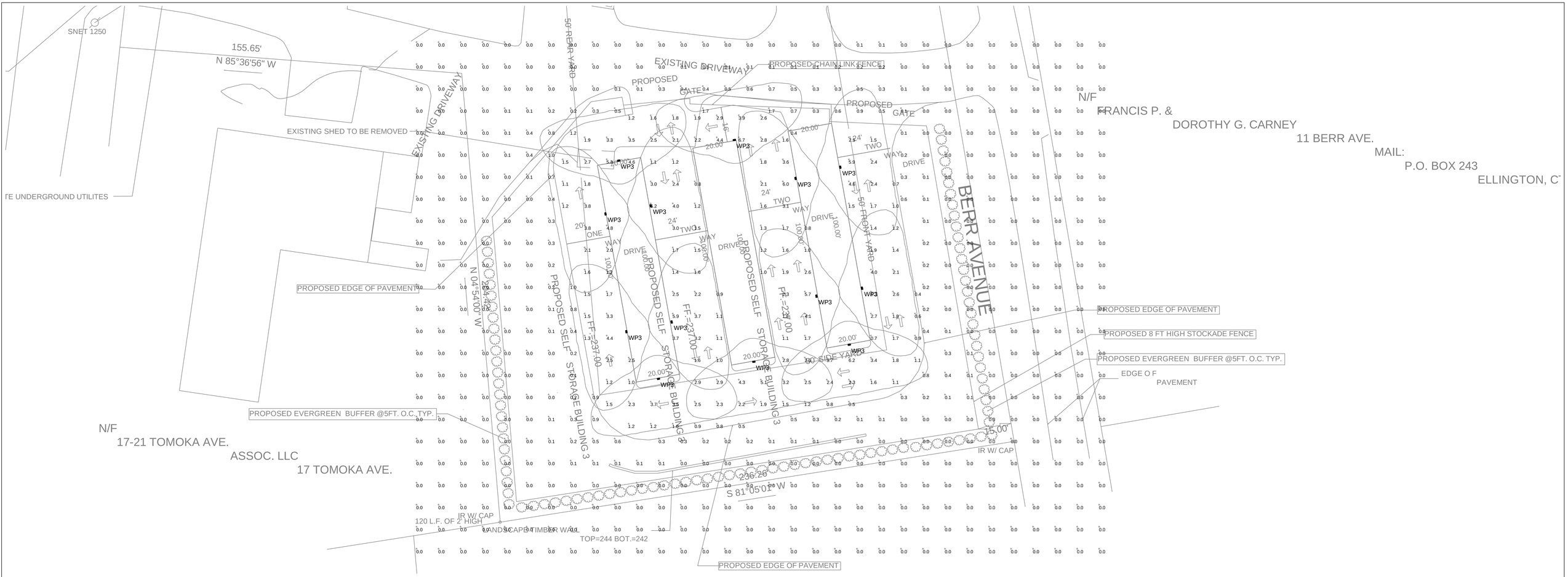

JOB NAME: ELLINGTON STORAGE FACILITY - 162 MAPLE STREET - ELLINGTON, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED
SALES: RT

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
13	WP3	Single	4003	34.3	0.850	B1-U0-G1	STONCO LPW16-30-NW-G3-3-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
DRIVE LANES	0	2.34	6.7	0.4	5.85	16.75
SITE	0	0.06	1.7	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
telephone 860.632.8766
www.apexlightingsolutions.com

PROJECT TITLE:

ELLINGTON STORAGE FACILITY
162 MAPLE STREET
ELLINGTON, CT

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"

DATE: 5/4/22

DRAWN BY: LED

SHEET:

SL-1

FILE NAME: SL-1 ELLINGTON STORAGE FACILITY - 162 MAPLE STREET - ELLINGTON, CT 05-04-2022 LED.dwg

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
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DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 16, 2021, 7:00 P.M.
IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES WERE IN PERSON UNLESS OTHERWISE NOTED)

MEMBERS PRESENT: **Chairman Robert Dawson (remote), Michele Beaulieu, Ronald Stomberg and Gary Chapin (remote)**

MEMBER(S) ABSENT: **Kevin Zahner**

STAFF PRESENT: **Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk (remote)**

I. **CALL TO ORDER:** Chairman Robert Dawson called the meeting to order at 7:09 P.M.

II. Public Comments(On Non-Agenda Items)**: None**

III. NEW BUSINESS:

1. Review of design elements for Seventy-four (74) West Road, LLC & KUP Enterprises LLC, owner/applicant, for a proposed greenhouse, additional parking and related site improvements at 74 West Road, APN 028-002-0000 & 80 West Road, APN 028-003-0000 in a Commercial (C) zone.

   Eric Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, and Jim Bell, Moser Pilon Nelson, Architects, LLC, 30 Jordan Lane, Wethersfield, CT, were present.

   PLANS REVIEWED: Improvement Location Survey Landscaping & Lighting Plan, 74 West Road, LLC & KUP Enterprises, LLC, 74 & 80 West Road –Route 83, Ellington, Connecticut. Prepared by: Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, Connecticut; Scale: 1"=30'; Date: 12-08-2021; Sheet No. 1 of 1.

   Mr. Peterson stated Ellington Agway is proposing front façade improvements, a new greenhouse next to the existing building and a covered storage area to the back of the existing building. He reviewed the proposed parking, landscaping, and exterior lighting improvements.

   Mr. Bell reviewed the architectural plans and said they are proposing two dormers to the front of the existing building with timber accents. Mr. Dawson asked if the applicant will continue to sell plants from the front of the building, and Mr. Bell confirmed they will continue to use the front porch area for merchandise in addition to the new greenhouse. The greenhouse is a prefab all-glass structure supported by galvanized steel framing. In the back of the existing building they propose to construct a roof overhang with asphalt shingles, pressure treated wood supports, and a six (6) foot chain link fence to protect outside storage of equipment.

Mr. Peterson stated there will be no additional pavement, however they will repave the existing parking area. They are proposing to add more lighting and increase the size of the existing landscaping within the parking area. Mr. Peterson reviewed the existing curb cuts on West and Lower Butcher Roads, noting the applicant will keep the curb cuts for truck traffic and parking will extend from the existing building to the front of the proposed greenhouse.

Mr. Peterson said the existing split rail fence will be painted and they will add more fencing along the front parking to continue to the greenhouse. Chairman Dawson inquired about the existing flag pole landscaped area on the left side of the parcel. Mr. Peterson explained that no additional plantings will be added to this area for safety concerns and visibility of vehicles turning off of Lower Butcher Road onto West Road (Route 83).

Mr. Peterson explained two light poles will be added on the north side of the parking area. There is an existing light on the building and two existing lights adhered to the utility poles on West Road. Mr. Peterson referred to the light fixture specification sheet and said the poles will be 22 feet.

Commissioner Chapin said Ellington Agway adds value to the community and the proposed improvements will bring the whole property together. Commissioner Chapin is pleased with the plan and the additional plantings.

Chairman Dawson likes the improvements proposed to the building and the greenhouse.

Commissioner Stomberg likes the concept and thought they did a nice job with the plan. Chairman Dawson thanked Mr. Peterson and Mr. Bell for their presentation.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR A PROPOSED GREENHOUSE, ADDITIONAL PARKING AND RELATED SITE IMPROVEMENTS AT 74 WEST ROAD, APN 028-002-0000 & 80 WEST ROAD, APN 028-003-0000 IN A COMMERCIAL (C) ZONE.

IV. ADMINISTRATIVE BUSINESS:

a. Approval of the September 16, 2021 Special Meeting Minutes
MOVED (CHAPIN), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 16, 2021 REGULAR MEETING MINUTES AS WRITTEN.

Ms. Houlihan noted the Apostolic Christian Church is looking to construct a fellowship center in the rear of the parcel and will submit application soon so they can begin construction in the spring. She explained Big Y Express may need to revisit the commission to review architectural changes to approved restaurant needed to accommodate branding for the potential tenant.

V. ADJOURNMENT:

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:28 P.M.

Respectfully submitted,

_____
Barbra Galovich, Recording Clerk