

## 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

#### PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, MAY 23 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 June 27, 2022.)
  - 2. 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.
  - 3. 202206 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.
  - 4. Z202207 Neil Casey, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (28'x40') at 10 Grassy Hill Road, APN 127-014-0016, in a RAR (Rural Agricultural Residential) Zone.
  - 5. Z202208 SJM Properties LLC, owner/ Seth Carson, applicant, request to modify Special Permit and 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 PC (Planned Commercial) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS: (Items for receipt & scheduling of public hearing, if applicable)

#### **VI. ADMINISTRATIVE BUSINESS:**

- 1. Approval of the April 25, 2022 Regular Meeting Minutes.
- 2. Correspondence/Discussion:
  - 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. CEDAS Best Practices in Economic Development & Land Use Planning Certificate.

#### **VII. ADJOURNMENT:**

Next Regular Meeting is scheduled for June 27, 2022.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (<a href="www.ellington-ct.gov">www.ellington-ct.gov</a>) under Agenda & Minutes, Planning & Zoning Commission.

#### Join Zoom Meeting via link:

https://us06web.zoom.us/j/86049026313

Meeting ID: 860 4902 6313

Passcode: 090595

#### Join Zoom Meeting by phone:

1-646-558-8656 US (New York) Meeting ID: 860 4902 6313

Passcode: 090595



#### STATE OF CONNECTICUT - COUNTY OF TOLLAND INCORPORATED 1786

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

2 202203

**INLAND WETLANDS AGENCY** REGULAR MEETING MINUTES MONDAY, MAY 9, 2022, 7:00 P.M.

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT REMOTE ATTENDANCE: ZOOM MEETING (ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Ken Braga, Regular members Art Aube, Jean Burns, Steve Hoffman

and Katherine Heminway

ABSENT:

Vice Chairman Ron Brown and regular member Hocine Baouche

STAFF

PRESENT:

John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra

Galovich, Land Use Assistant/Recording Clerk

I. CALL TO ORDER: Chairman Ken Braga called the Ellington Inland Wetlands Agency meeting to order at 7:00 pm.

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

#### **III. PUBLIC HEARINGS:**

1. IW202110 - Juliano Family One LLC, owner/ Brian Juliano, applicant, request for modification to Wetlands Permit IW202110 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

Chairman Braga stated the application is not sufficient for review by the Agency as it is currently missing a report from the Soil Scientist with regard to onsite soils and proposed activity. Furthermore, the Town Engineer reviewed the plans and drainage report and has identified a number of items that need to be addressed relevant to the wetlands application, and feels the plans are not ready for approval at this time.

MOVED (AUBE) SECONDED (BURNS) AND PASSED UNANIMOUSLY TO TABLE THE OPENING OF THE PUBLIC HEARING TO JUNE 13, 2022 REGULAR MEETING FOR IW202110 - Juliano Family One LLC, owner/Brian Juliano, applicant, request for modification to Wetlands Permit IW202110 to construct a detention basin and outside storage area at 100 Windermere Ave., APN 018-021-0000.

Town of Ellington
Planning & Zoning Commission Application

Application #			
Type of Application: ☐ Zone Change ☐ Amendn		dment to Regulation	2202105
<b>3.</b>	☐ Site Plan Approval ☐ Special Permit	Modification CGS 8-24	Date Received 4 (0/3023
Notices ass	sociated with this application will be sent to the applicant, than the owner, unless otherwise requested.	Notices associated with this application will be if different than the owner, unless otherwise rec	sent to the applicant, uested.
Owner's Information		Applicant's Information (if differen	t than owner)
Name App	ostolic Christian Church of Ellington	Name:	
Mailing		Mailing	RECEIVED
Address:	34 Middle Butcher Road #4164	Address:	APR 06 2022
	Ellington, CT 06029	10	WIN OF ELLINGTON
Email:		Email:	NNING DEPARTMENT
WHEN NO	OT REQUIRED BY LAW TO MAIL NOTICE BY USPS, ICES BE EMAILED TO YOU? ☐Yes ☐No	WHEN NOT REQUIRED BY LAW TO MAIL MAY NOTICES BE EMAILED TO YOU?	. NOTICE BY USPS, 'es  □No
	ontact Phone #:	Primary Contact Phone #:	
Secondary	Contact Phone #:	Secondary Contact Phone #:	
	Park Date: 3/24/2022	Signature:	Date:
	below I certify that all information submitted with this application	By signing below I certify that all information subm	itted 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.		is true and accurate to the best of my knowledge understand the application requirements acknowledge that the application is to be conside all information and documents required by the submitted.	, that I am aware of and land regulations, and lared complete only when
Street A	ddress: 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)			
	Vater: X Yes No Public Sewer: X Yes cation to North Central District Health Department (Enfield Office	No <u>If not served by public water and sewer, ap</u> <u>).</u>	olicant/owner shall
1	l within 500' to any municipal boundary? 🗌 Yes		
Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? X 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.			
Descri	ption of Request (If more space is needed, please a	ttach additional sheets)	
See Development Narrative letter attached separately.			
	· .		r



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

APR 06 2022

TOWN OF ELLINGTON PLANNING DEPARTMENT

**Dear Commission Members:** 

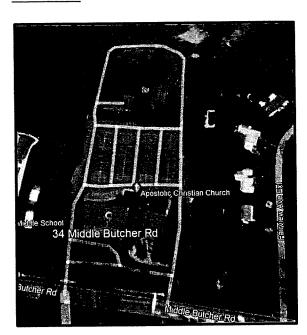
Attached please find the application and associated plan set for the above proposed site plan. Following is a development narrative that provides detail additional to the application and plans.

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.

#### <u>Utilities</u>

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

**Stormwater Management Report** 

Fellowship Hall - Apostolic Christian Church

34 Middle Butcher Road

Ellington, CT

PREPARED FOR

**Town of Ellington** 

55 Main Street Ellington, CT 06029

April 2022

RECEIVED

APR 06 2022

TOWN OF ELLINGTON
PLANNING DEPARTMENT





Z202205

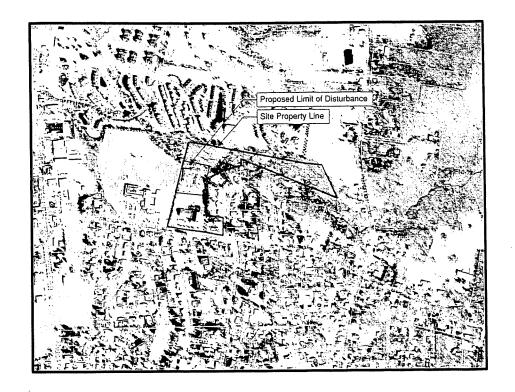
# TABLE OF CONTENTS

SECTION 1	INTRODUCTION	. 01
SECTION 2	HYDROLOGY Existing Conditions Proposed Conditions	. 02
SECTION 3	STORMWATER QUALITY Short Term Erosion Control Long Term Stormwater Quality Maintenance and Operation	. 03 . 04
APPENDICE	S	
~ ~	NRCS Soil Mapping Geotechnical Report	



#### **SECTION 1 - INTRODUCTION**

The property is situated on approximately 15.84 acres of land at 34 Middle Butcher Road in Ellington, Connecticut. The project proposes a new gathering hall for Ellington Apostolic Christian Church in the area north of the existing church building that will be comprised of a community building, parking, sidewalks, landscaping, and other site improvements. There are wetlands found north of the proposed building location where the parcel contains a large strip on wooded area that abuts residences on Ellington Avenue. Although there is no building currently in the proposed location of construction, historically a building existed in this location (as seen in the aerial imagery below). Therefore, the existing conditions stormwater analysis will be performed as if this building is still in place.



#### **SECTION 2 – HYDROLOGY**

No hydrologic modelling was necessary for this site due to a reduction in impervious cover from existing conditions to proposed conditions and taking into consideration that the watersheds and time of concentrations were maintained.

#### **Existing Conditions**

The site slopes from south to north, a highpoint exists near the two (2) entrances/exits on Middle Butcher Road. A stormwater collection system collects all of the water south of the existing church and directs it back toward the municipal system in Middle Butcher Road, with some undisturbed flow landing on the slope west of the site and sheet flowing down to the neighboring property (Ellington Middle School). Stormwater north of the church is either collected into a drainage system and directed north, into the wetlands, or directly sheet flows into the wetlands. A small portion of this sheet flows onto the middle school property. The total existing imperviousness under existing conditions is 4.32 acres (27.3%).

NRCS soils mapping indicates a large part of the site is Urban Land, considered to be generally low permeability and classified as Hydrologic Soil Group "D." This area is made up of the building area and parking lot areas. The wooded area and some of the parking on the north of the site are classified as Hydrologic Soil Group 'C'.

Geotechnical borings were performed at 10 locations throughout the project area indicate that the natural soils consist of glacial moraine deposits, which are well graded sand, silt and gravel, with silt percentages ranging from 25% to 60%, which confirm the Hydrologic Soil Group "C" designation listed by NRCS. The borings also indicated the water table is evident between 8' to 17' below grade.

Drainage from the site is split into two (2) separate sub-watersheds:

- Sub-watershed E1: This area consists of the parking areas, sidewalks, building and some of the hill on the east side of the property. Flow from this watershed is collected in a one (1) of three (3) stormwater drainage systems and piped into the wetlands, generally flowing from south to north. Some flow over pervious surfaces directly flow into the wooded wetlands.
  - The three (3) outlets were observed, and each noted to be damaged and/or causing erosion.
- Sub-watershed E2: This area consists of the hill neighboring the middle school on the west edge of the property. Flow from this watershed will not be collected in any drainage system on site and will mostly exfiltrate in the open field space on the school property.



#### **Proposed Conditions**

Under proposed conditions, the imperviousness is reduced from 4.32 acres (27.3%) to 4.21 acres (26.6%). The discharge points remain the same and a majority of the existing drainage structures and piping are to remain. The site is to still slope from south to north and all paved areas will be collected in one (1) of three (3) drainage systems that will re-use the outlet locations as seen under existing conditions. The south part of the parcel is to remain undisturbed and the drainage system associated with it (south of Apostolic Christian Church) will continue to drain to Middle Butcher Road. New structures will be added/replaced to align with the new site layout over existing pipes.

• P1 – This watershed drains to the wetlands found north of the proposed building site and includes all of the impervious surfaces on site.

A specific solution has been designed for the three (3) existing outlets and these can be viewed in the sheet details.

• P2 – This watershed remains unchanged and sheet flows to the adjacent middle school.

As previously mentioned, no hydrologic analysis was performed. The watersheds, discharge points and time of concentration are unchanged and the imperviousness has decreased; therefore, the peak flows to the discharge points will not increase.

#### SECTION 3 – STORMWATER QUALITY

The project has been designed to address both short-term and long-term stormwater quality. Short term (during construction) treatment has been provided in the form of erosion control measures and long-term (post construction) treatment has been provided through the use of Low Impact Development principals. Erosion control has been designed per the 2002 Connecticut Erosion Control Guidelines.

#### **Short Term Erosion Control**

The proposed erosion and sedimentation controls consider the specific characteristics of the site and the anticipated construction activities, and have been designed in accordance with the 2002 CT DEEP Guidelines for Soil Erosion and Sediment Control, as required by Standard 3 of the LID Manual.

#### Construction Entrances

Construction entrances will be utilized to remove sediment from construction vehicle tires and prevent it from being tracked onto adjoining paved roadway areas.

#### **Erosion Control Barriers**

Prior to any construction activity, hay bales, silt fence, or combination hay bale/silt fence barriers will be placed at the downgradient limits of construction, adjacent Beaver Pond. These barriers will be periodically inspected and replaced as necessary. Collected silt will be removed when one-half the barrier height is reached.



#### **Temporary Filter Inserts**

Temporary Filter Inserts will be placed in each existing catch basin and yard drains prior to the start of construction, and in each new catch basin or yard drain during construction. These devices will be removed upon final site stabilization. Filter inserts will be inspected once every seven (7) calendar days and within 24 hours after every rainfall generating a discharge. Replacement of the inserts will be as often as necessary to maintain function of the drainage structure and prevent excessive ponding due to clogged fabric. Ripped or otherwise damaged inserts will be replaced immediately.

#### Stockpile Management

The topsoil stockpiles which will be idle for at least 30 days will be stabilized with temporary seed and mulch no later than 7 days from the last use. Small stockpiles may be covered with impervious tarps or erosion control matting in lieu of seeding and mulching.

A geotextile silt fence or hay bale barrier will be installed around the stockpile area approximately 10 feet from the proposed toe of the slope.

#### Long Term Stormwater Quality

The design intent of the 2004 Connecticut Stormwater Quality Manual is to provide a "stormwater treatment train," where stormwater quality is achieved through a series of treatment measures. Harmful pollutants, such as sediment, pathogens, organic material, hydrocarbons, metals, synthetic organic chemicals and deicing compounds, are carried by the low-flow storms. Many of these pollutants are associated with vehicular exhaust, engine leaks and deicing, therefore key areas of on-site treatment include parking lots and access drives. Additionally, rooftops are a concern as a result of atmospheric ambient accumulation. Since pollutants typically attach themselves to solid particles, treatment practices are designed to remove suspended solids.

The treatment train for this site, which represents pretreatment, includes:

- Parking lot sweeping
- Catch basins with sumps
- Storage and infiltration of stormwater via dry wells.

Under existing conditions no treatment of stormwater is occurring. Through discussions with the Town Engineer, it was determined that infiltration should be provided where available. The renovated portions of the site have been provided with four (4) dry wells, such that stormwater that discharges from all impervious areas of the site (within the limit of work) will be captured and routed through the dry wells. The dry wells are five (5) feet in diameter, five (5) feet deep, and surrounded by crushed stone on the bottom and sides. The bottom of the dry well is above the water table and each of the dry wells will be equipped with an outlet pipe.



#### Maintenance and Operation

Maintenance and operation will be provided as follows.

#### **During Construction**

- Dust Control: Moisten disturbed soil areas with water periodically, or use a non-asphaltic soil tacifier to minimize dust.
- Temporary Soil Protection: Inspect seeded areas weekly and within 24 hours after a storm generating a discharge.
- Catch Basin Filter Inserts: Inspect the fabric at least once a week and within 24 hours after the end of a storm generating a discharge. Check the fabric for structural soundness (i.e. tears), proper anchoring/alignment within the grate and ability to drain runoff (i.e. percent of clogging by sediment). Remove the sediment every week, or sooner if ponding is excessive. Each time the sediment is removed, replace the section of fabric removed with a new section. Do not remove the sediment and reuse the same section of fabric.
- Hay Bale/ Silt Fence Barrier: Inspect the barrier at least once a week and within 24 hours
  after the end of a storm generating a discharge. For dewatering operations, inspect
  frequently before, during and after pumping operations. Remove the sediment deposits
  when the depth reaches one half the barrier heights. Repair or replace a barrier within 24
  hours of observed failure. Maintain the barrier until the contributing disturbed area is
  stabilized.
- Construction Entrance/Exit Pad: Maintain the pad in a condition that will prevent tracking and washing of sediment onto paved surfaces. Place additional clean gravel on top of gravel that has become silted, or remove the silted gravel and replace the gravel to the depth removed with clean gravel, as conditions warrant. Remove immediately all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to the construction site shall be cleaned at the end of each day by hand sweeping or sweeper truck.
- Existing Catch Basins and Sumps: Inspect the filter baskets as specified above. After final removal of the filter baskets at the end of construction, clean the sump of all silt and debris.
- New Catch Basins and Sumps: As new catch basins are constructed, a filter basket shall be installed in the unit and a sediment barrier installed around the grate. Inspect the trap and barrier weekly and within 24 hours after a storm generating a discharge. After stabilization of the drainage area entering the catch basin, remove the trap and barrier and clean the basin sump of all silt and debris.
- Temporary Stockpiles: Inspect temporary stockpiles at the end of each workday to ensure
  that tarps are in place and secured. Temporary stockpiles that are expected to be inactive
  for more than 30 days should be temporarily seeded (see above).



#### After Construction

- Dry Wells: Inspect on a yearly basis for accumulated sediment and debris at the bottom. If the crushed stone at the bottom is not visible, the debris shall be vacuumed out.
- Parking Lot and Site Cleanup: Inspect on a regular basis not to exceed weekly for litter and debris.
- Parking Lot and Driveway Sweeping: At least twice a year, with the first occurring as soon
  as possible after snowmelt and the second not less than 90 days following the first.
- Catch Basins and Sumps: Maintenance includes removal of trash from the grate and the sump, as well as sediment from the sump. They shall be inspected semi-annually and cleaned when the sump is one half full of sediment. One of the inspections shall be after the snow and ice removal season is over, and prior to the spring rainfall events. If the sumps is filled more than half-filled with sediment at the semi-annual inspections, they shall be inspected quarterly.
- Landscaped Areas: Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.



## **APPENDIX B**

**GEOTECNICAL REPORT** 



#### WELTI GEOTECHNICAL, P.C.

227 Williams Street · P.O. Box 397 Glastonbury, CT 06033-0397

(860) 633-4623 / FAX (860) 657-2514

March 7, 2022

Mr. David Stein, AIA
Principal
Silver Petrucelli + Associates
3190 Whitney Avenue, Building #2
Hamden, CT 06518

Re: Geotechnical Study for Fellowship Hall at Apostolic Christian Church 34 Middle Butcher Road, Ellington, CT

Dear David:

- 1.0 Herewith are data from the test borings taken at the above referenced site. Ten borings were drilled to a maximum depth of 20 feet at the subject site. The boring locations are shown on the attached plan. The borings were drilled by Clarence Welti Associates, Inc. and sampling was conducted by this firm solely to obtain indications of subsurface conditions as part of a geotechnical exploration program. No services were performed by Welti Geotechnical, P.C. to evaluate subsurface environmental conditions.
- 1.1 Laboratory testing included five grain size gradation tests and seven water content tests. These data are in the Appendix with the boring data.
- 2.0 The Subject Project is a Fellowship Hall with a footprint of about 16,000 sf. The north half of the building will have a basement with a walkout on the north side. The main floor will be at Elev. 335 and the basement will be at Elev. 323. The existing topography is generally at about Elev. 334 over much of building footprint. The grade drops off to about Elev. 325 at the north 40 feet of the building. Much of the grading is recent and pertains to grading over the demolished prior church housing. The depth of clean and gravel, indicated in the borings is either fill beneath the prior building floor or fill placed over the footprint of the prior building. Much of the proposed paving overlies existing paving. About 50 parking spaces are either new or are reconfigured spaces.
- 3.0 Geologically the natural soils consist of glacial moraine deposits, which are compact to cemented. The moraine soil is well graded sand, silt and gravel. The silt percentage ranges from about 25% to 60%. The soils are highly frost susceptible and are surficially sensitive when wet.
- 3.1 The Soils Cross Section from the borings is generally as follows:

#### Building (see borings B-1 thru B-5)

Topsoil to 6" to 8"

Locally Possible FILL; fine to coarse SAND, trace to some Silt, little Gravel to 2 to 4 feet, loose to medium compact

Moraine (Till); fine to coarse SAND, some to and Silt, little Gravel to 20+ feet, dense to very dense

#### Pavement (see borings B-6 thru B-10)

Bituminous Concrete to 2.5" to 6"

Fine to coarse SAND and GRAVEL, trace Silt (base material) to 6" to 2.5 feet

Fine to coarse SAND, some to and Silt, little Gravel to 10+ feet, dense to very dense

- **3.1** The **Water Table** was evident at 8 to 17 feet below the existing grades at the completion of the borings. The soil samples below 10 feet are generally at or close to saturation. While ground water movements are very slow in the moraine soils, the water table will probably be within 10 feet of grade and soils to 2 feet above the hydrostatic water level will be saturated from capillary water.
- 4.0 The performance criteria for the proposed foundations construction are as follows:
  - 1. The maximum settlement should not exceed 3/4" and the differential settlement should not exceed  $\frac{1}{2}$  the maximum settlement over a length of 50 feet.
  - 2. The foundation and structure must address the seismic building code.
  - 3. The slab on grade must not settle more than  $\frac{1}{2}$ " in excess of the building structure.

This criteria is generally applied to construction similar to above character. If the owner, the architect, the engineers find the criteria as unacceptable, the writer shall be informed to permit additional geotechnical input.

- **4.1** Regarding item 2 (above), the IBC seismic site soil profile classification is "C". The mapped MCE spectral response acceleration values for Ellington CT are  $S_s = 0.176$  for short periods and  $S_1 = 0.064$  for 1 second periods. The sliding factor for concrete cast on natural soil or on crushed stone over the natural soil will be **0.6**.
- **5.0** Regarding Foundations Type, the building can be supported on spread footings. The footing subgrades can be on the natural inorganic soils or on a controlled fills placed after the removal of

any existing fills and organic soils. Controlled fills should conform to section 6.0 below and should extend outside the foundations for a distance equal to at least the depths of fill beneath the foundations. The natural soils will be sensitive to remolding when wet. To address this condition there should be a minimum 4" layer of crushed 3/8" stone beneath footings and beneath controlled fills where atop a wet subgrade. The stone should be placed as soon as excavation is completed to avoid disturbance of the silty soil. The excavations to the footings subgrades should be with smooth edged bucket to avoid leaving furrows of disturbed soils beneath the footings. Such furrows, when exposed to ground water, could adversely affect foundation performance.

- **5.1** The **Allowable Bearing Pressure** for footings on the crushed stone atop the moraine or locally on controlled fills can be 3 Tons/sf. This can be increased by 1/3 for seismic or win loading. At retaining walls, the loading at the toe of footing can be 50% above the average pressure
- **5.2 Lateral loading on building foundation walls** should be with at-rest pressure (i.e., at rest coefficient of 0.45 x 125 pcf).
- 5.2.1 Seismic lateral loading for retaining walls that are part of the building should be with a total lateral force (seismic plus static at-rest pressure) equal to 24H² lb/ft located at ½H above the bottom. The above value is based on the Mononobe-Okabe solution for the case with level backfill, no wall friction and no hydrostatic pressure. This value excludes the inertia of the soil and wall mass. The requirements for the seismic analyses of earth retention structures as part of the building shall be determined from the Connecticut Building Code (IBC) or the ASCE-7.
- 5.3 The Frost Protection Depth in accordance with the Building Code is 3.5 feet below finish grades, in areas which are exposed to weather.

#### 5.4 The Foundation Design Parameters are as follows:

Design Parameters	Values
Allowable Bearing Pressure	6,000 psf
Natural Soil Unit Weight	125 pcf
Angle of Internal Friction (Backfill) φ	34°
At Rest Coefficient	0.45
Active Coefficient (level backfill)	0.28
Sliding coefficient (ultimate)	0.6
IBC Seismic Site Soil Profile Classification	"С"
Mapped MCE Spectral Acceleration for short periods	0.176

Mapped MCE Spectral Acceleration for 1 second periods	0.064	
Frost Protection Depth	3.5 feet	

6.0 Regarding Backfill of Basement Walls and Material beneath the slab the material should conform to the following gradation, or be %" crushed stone:

Percent Passing	Sieve Size
100	3.5"
50 - 100	3/4"
25 - 75	No.4

The fraction, passing the No.4 sieve should have less than 15%, passing the No. 200 sieve.

All backfill must be compacted to at least 95% of modified optimum density in accordance with ASTM D-1557.

6.1 Regarding the slab on grade there should be at least 18" of non-frost material beneath slab. This should include 12" of the material cited in section 6.0 above. The 6" immediately beneath the slab should be 3/4" minus processed stone base conforming to following gradation:

Percent Passing	Sieve Size
100	1.25"
90 - 100	1"
75 - 100	3/4"
10 - 35	1/4" .
3 - 12	No. 100
0 - 5	No 200

All of the fill beneath slab on grade must be compacted to at least 95% of modified optimum density A vapor retarder is required beneath slabs on grade.

6.2 The basement area should have at least 8" of 3/8" crushed stone beneath the basement slab or alternatively 6" of 3/8" crushed stone beneath 4" of 3/4" minus processed stone base. There is a requirement for a vapor retarder beneath the basement slab. It is assumed that the basement floor will

be unfinished at this time.

6.2.1 There should be a perimeter footing drain around the basement area and interior drains about 6 feet inside the exterior walls. A central under drain should be placed at the separate basement areas either side of the corridor.

7.0 Regarding Earthwork, the on site soils will be defined as OSHA Type B, which will require sloping of unshored excavations exceeding 5 feet in height to slopes less than 45° from the horizontal (1H:1V).

7.1 There should be at least 12" of gravel subbase beneath the **sidewalks**. There should be at least 18" of gravel fill under the **concrete aprons abutting the building** to exclude movements due to frost.

7.2 Regarding New or Reconstructed Pavements, the natural soils are frost susceptible. To address this condition there should be at least 12" of Gravel Subbase, conforming to CTDOT Specification 816 Section M.02.06 Grading B, beneath the pavement sections. The recommended pavement sections above the subbase are as follows:

For passenger parking; 3" of bituminous concrete (in two lifts) on 6" of processed stone base

For access drives; 4" of bituminous concrete (in two lifts), on 6" of processed stone base

**8.0** This report has been prepared for specific application to the subject project in accordance with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made. In the event that any changes in the nature, design and location of structures are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

The general recommendations submitted in this report are based in part upon data obtained from referenced explorations. The extent of variations between explorations may not become evident until construction.

Welti Geotechnical, P.C., should perform a general review of the final design and specifications in order that geotechnical design recommendations contained in the final Geotechnical Report may be properly interpreted and implemented as they were intended.

If you have any questions please call me.

Very truly yours,

Max Welti

Max Welti, P.E.

President, Welti Geotechnical, P. C

Clarence Welti

Clarence Welti Ph.D., P. E.

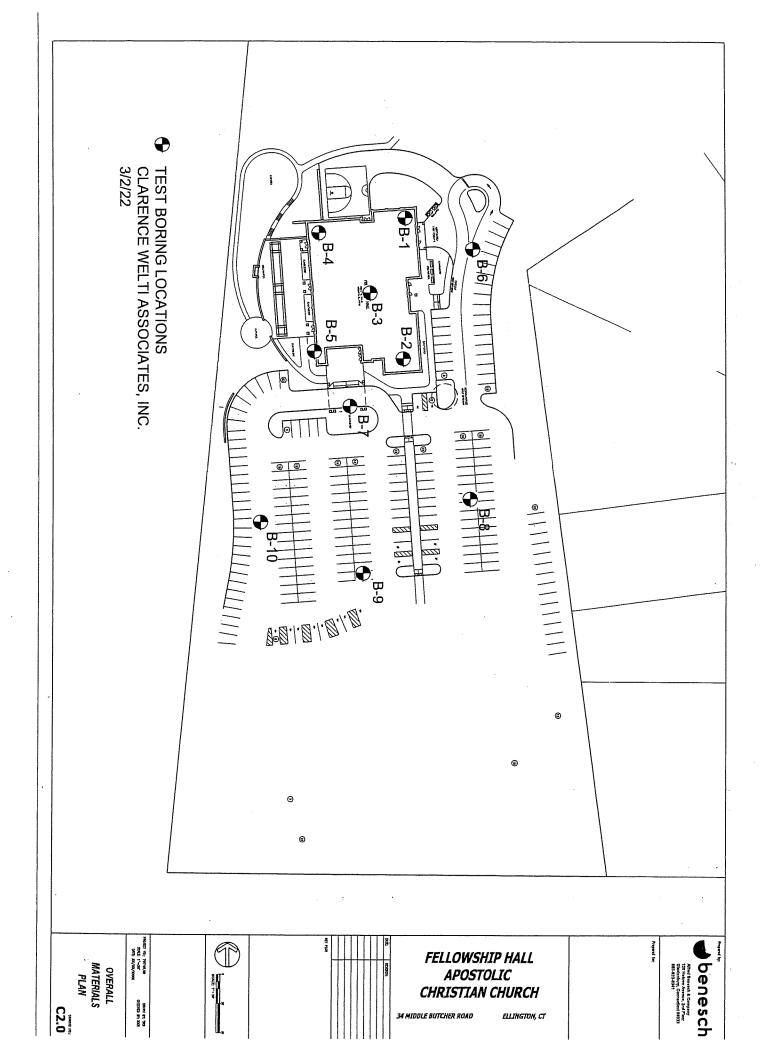
Vice President, Welti Geotechnical, P.C.

## APPENDIX

**Boring Location Plan** 

**Boring Data** 

Laboratory Test Results



#### **Barbra Galovich**

Subject:

FW: Z202205, Apostolic Christian Church, 34 Middle Butcher Rd

From: Dana Steele [mailto:dsteele@jrrusso.com]

Sent: Monday, May 09, 2022 12:23 PM

To: Lisa Houlihan < LHoulihan@ELLINGTON-CT.GOV >

Cc: John Colonese < jcolonese@ELLINGTON-CT.GOV >; Barbra Galovich < bgalovich@ELLINGTON-CT.GOV >

Subject: Z202205, Apostolic Christian Church, 34 Middle Butcher Rd

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

Lisa,

I've reviewed the plans and Stormwater Management Report for the Apostolic Christian Church fellowship hall prepared by Alfred Benesch & Company dated 4/8/22. I offered the following comments related to the Inland Wetland application which should also be incorporated into the PZC approvals:

- 1. Provide a construction detail of the proposed drywells.
- 2. Consider maintaining the existing drywell near drywell #2 rather than replacing.
- 3. Provide a pre-treatment BMP for runoff from paved vehicle areas before discharging to a drywell.
- 4. Consider larger stone size for riprap aprons along the stream bank to resist shearing stress in Turkey Brook.

In addition to these wetland related comments I offer the following additional comments for your consideration:

- 5. Correct the flowline elevation of the sewer manhole on the west side of the church building.
- 6. Correct the top of frame elevation of the sewer manhole north of the existing parking lot.
- 7. Show the approximate location of the 4" ductile iron water service on the west side of the property at the proposed connection point.
- 8. Verify with WPCA that a 1% sewer lateral slope is acceptable.
- 9. Provide species designations on the Planting Plan (C6.0) to correspond with the plant list on C6.1.
- 10. Correct the cap cod curb detail on C7.0 to provide legible dimensions.
- 11. Provide cut-sheets or details of the proposed light fixtures specified on the Photometric Plan (E501)

I discussed these comments also with the design engineer and we agree they can be incorporated as conditions of approval. Let me know if you have any questions.

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



J.R. RUSSO & ASSOCIATES, LLC

P.O. Box 938, 1 Shoham Road
East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158
dsteele@jrrusso.com | www.jrrusso.com

# STAFF REVIEW SHEET

#### PLANNING & ZONING COMMISSION

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.

**PUBLIC HEARING DATE:** May 23, 2022 **STAFF REVIEW RETURN DATE:** May 17, 2022

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	A fire hydrant will need to be installed at a location on the property acceptable to the Fire Marshal. The
Fire Marshal /2 / // 122	proposed new building will be required to have an automatic fire sprinkler system. The ability to augment the system must be provided. Currently, public fire hydrants are located at a distance too great for routine fire department response to this
Public Works Director/WPCA	new building. The hydrant will have to be sized and capable of flowing water that is above the needed fire flow of the sprinkler system. The proposed 6" fire protection main (as shown on C5.0) may or may not be adequate.
Assessor	
Traffic Authority	

#### **Barbra Galovich**

From:

Barbra Galovich

Sent:

Tuesday, May 10, 2022 8:26 AM

To:

Walter, William; Thomas Gerbey

Subject:

FW: Staff Review - Z202205 - 23 Middle Butcher Road

Hi,

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

Thank you, Barbra

From: Timothy Webb

Sent: Tuesday, May 10, 2022 7:15 AM

To: Barbra Galovich <br/>
<br/>
bgalovich@ELLINGTON-CT.GOV>

Subject: RE: Staff Review - Z202205 - 23 Middle Butcher Road

No impact to DPW. Property access is in place.

Sewer connection fee has been pull, when old structure was Demo'd. New facility will need FOG permit to address kitchen activities and a new sewer assessment will be generated upon CO being approved

From: Barbra Galovich

Sent: Monday, May 09, 2022 12:21 PM

**To:** James York < <u>JYork@ELLINGTON-CT.GOV</u>>; Kim Bechard < <u>KBechard@ELLINGTON-CT.GOV</u>>; Lori Spielman < <u>Ispielman@ELLINGTON-CT.GOV</u>>; Patrice Sulik < <u>psulik@ncdhd.org</u>>; Raymond Martin < <u>Rmartin@ELLINGTON-CT.GOV</u>>; Sydney Kern < <u>skern@ELLINGTON-CT.GOV</u>>; Timothy Webb < <u>twebb@ELLINGTON-CT.GOV</u>>; Westford Lirot

<wli>irot@ncdhd.org>

Cc: Lisa Houlihan < LHoulihan@ELLINGTON-CT.GOV > Subject: Staff Review - Z202205 - 23 Middle Butcher Road

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, May 23, 2022.

Please provide your comments/concerns on or before May 17, 2022.

Thank you in advance for your review.

Barbra

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

# Town of Ellington Planning Department



## **MEMO**

DATE:

May 11, 2022

TO:

Planning & Zoning Commission

cc. PZC File Z202205

FROM:

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

**SUBJECT:** 

34 Middle Butcher Road - Wetland's Permit for IW202204

On May 9, 2022, the Inland Wetlands Agency approved with conditions 34 Middle Butcher Road with the following motion:

MOVED (AUBE) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202204 - Apostolic Christian Church of Ellington, Inc., owner/applicant, request for a permit to conduct regulated activity to construct a 16,000 SF fellowship hall and associated site improvements at 34 Middle Butcher Road, APN 028-023-0000.

#### **Conditions:**

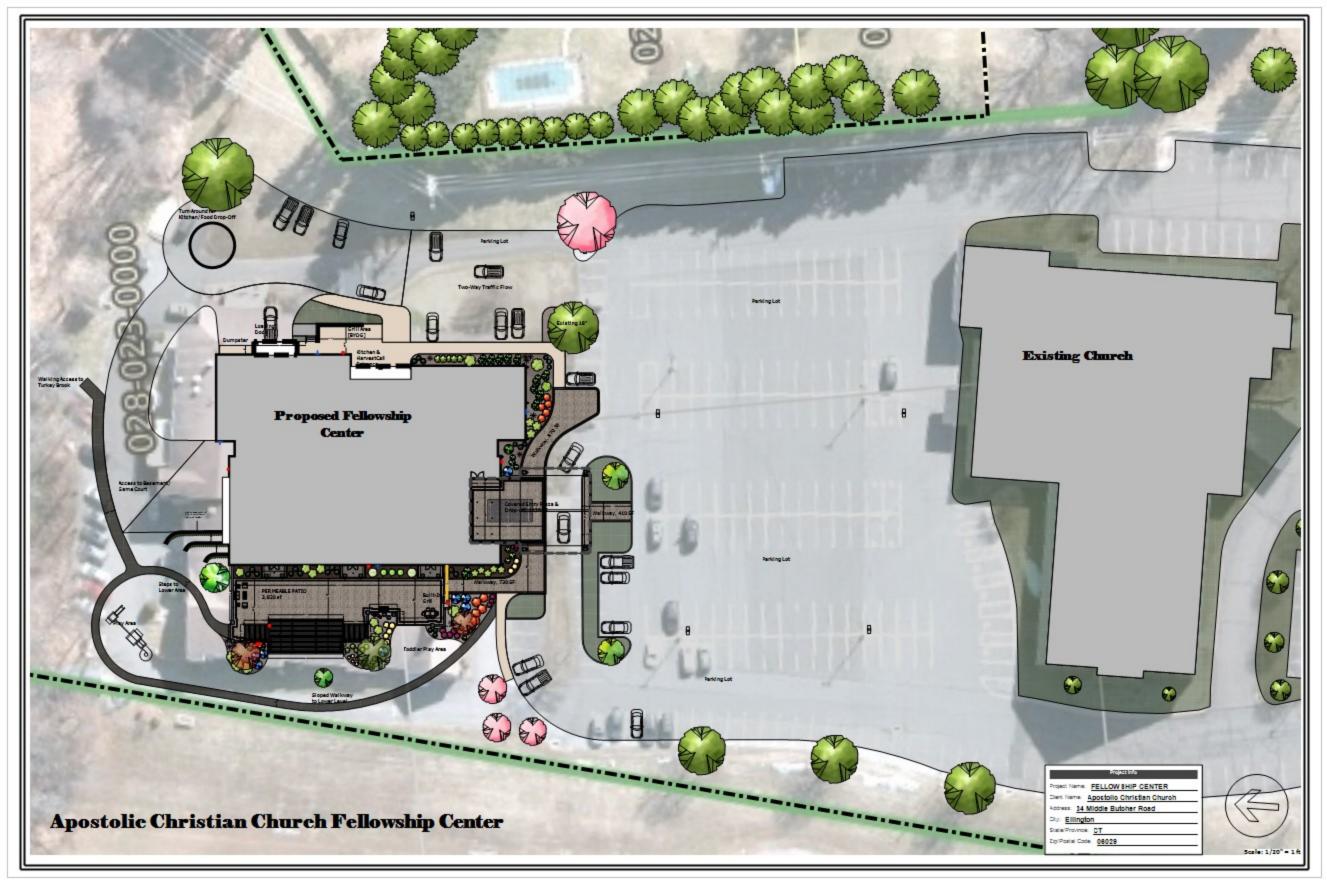
- 1. Shall comply with Town Engineer comments in Email dated May 9, 2022 as follows:
  - a. Provide a construction detail of the proposed drywells.
  - b. Consider maintaining the existing drywell near drywell #2 rather than replacing.
  - c. Provide a pre-treatment BMP for runoff from paved vehicle areas before discharging to a drywell.
  - d. Consider larger stone size for riprap aprons along the stream bank to resist shearing stress in Turkey Brook.
- 2. Erosion control measures shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized.

On behalf of the Inland Wetlands Agency, thank you.







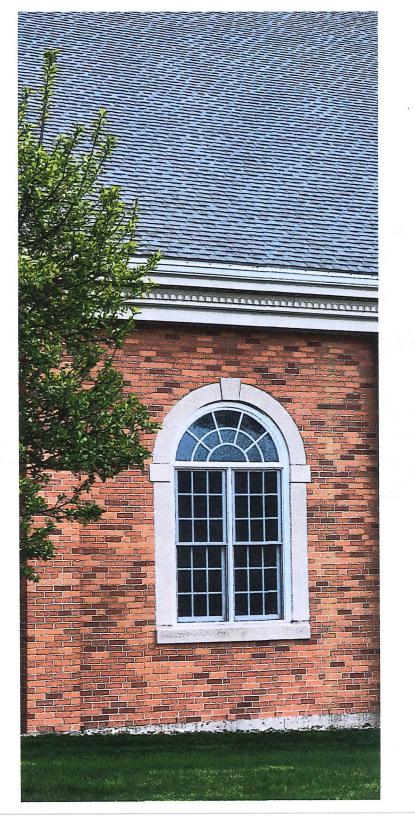












Pg 9 of 10

light Enve Left Eave / Shokes Siding / Cedar Shokes Straight / Quarry Gray

#### Choose a Color

Select a color to see your product on the chosen surface.

Choose from 16 versatile prefinished colors that are guaranteed to complement your home.



Quarry Gray

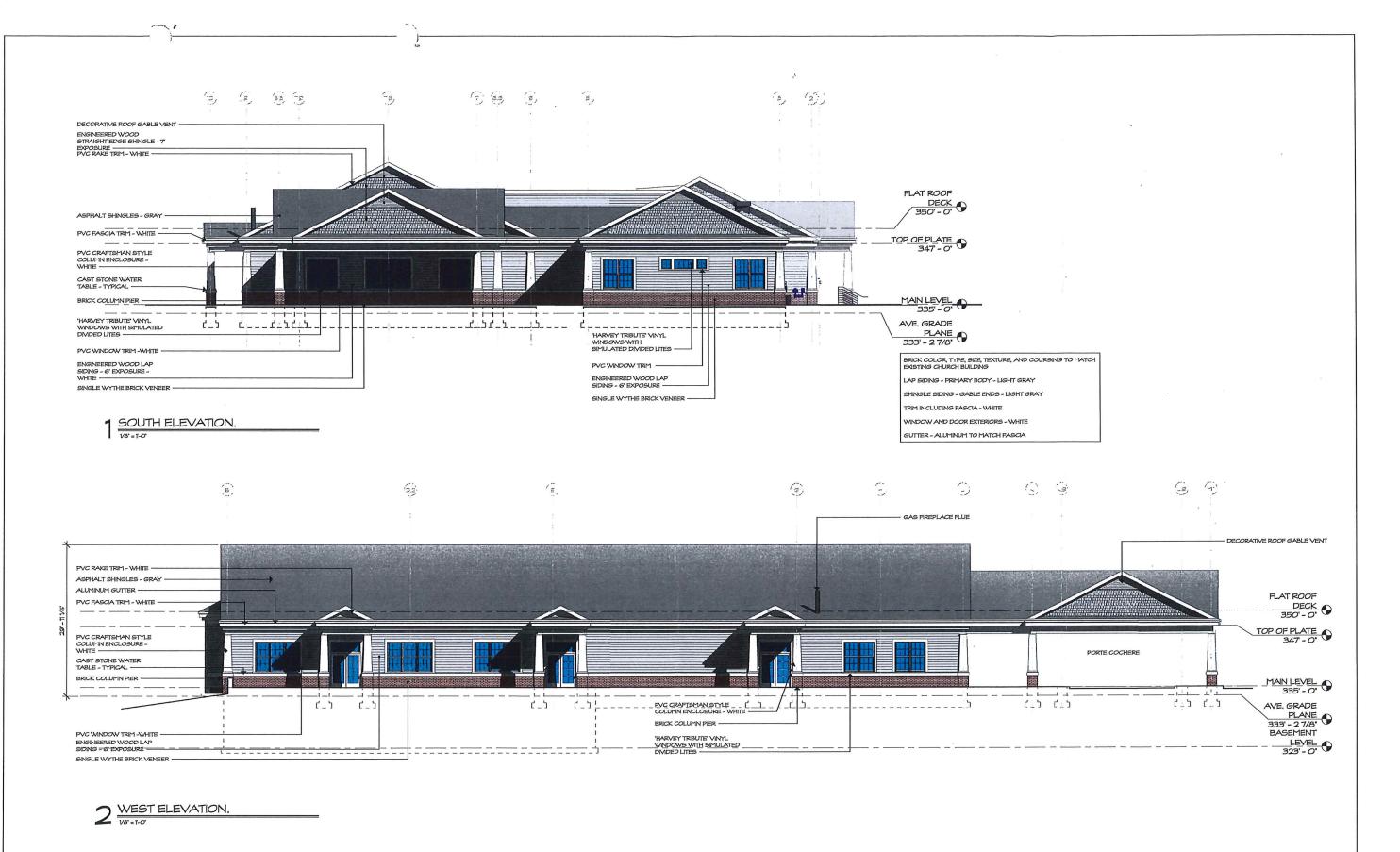
Tundra Gray

Cavern Steel

Abyss Black



Pg 10 of 10

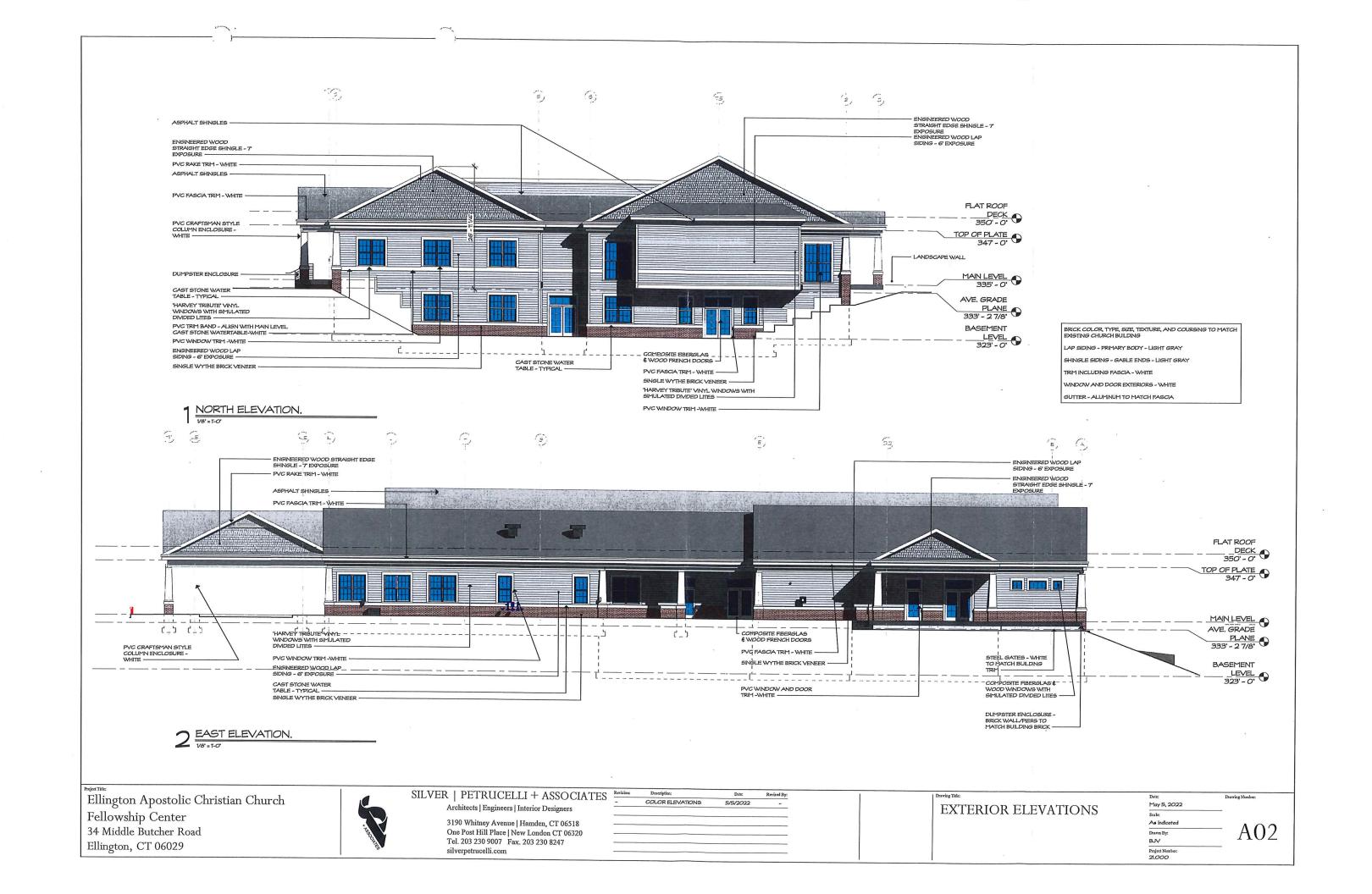


Ellington Apostolic Christian Church Fellowship Center 34 Middle Butcher Road Ellington, CT 06029



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

EXTERIOR ELEVATIONS



# Town of Ellington Planning Department



#### **MEMO**

DATE:

May 16, 2022

TO:

Ellington Planning and Zoning Commission

FROM:

Barbra Galovich, Land Use Assistant

SUBJECT:

Recommendations from Design Review Board for the review of design elements for 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.

At a meeting on May 12, 2022, the Design Review Board reviewed the above application and made the following recommendations:

MOVED (BEAULIEU), SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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, for Z202205 — Apostolic Christian Church of Ellington, owner/applicant.

Enclosed is a copy of the Design Review Board meeting minutes for reference.



## 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 MINUTES THURSDAY, MAY 12, 2022, 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, Michele Beaulieu, Gary

Chapin, Ronald Stomberg, and Kevin Zahner

MEMBER(S) ABSENT:

None

STAFF PRESENT:

Lisa Houlihan, Town Planner and Barbra Galovich,

**Recording Clerk** 

#### I. CALL TO ORDER:

Chairman Robert Dawson called the meeting to order at 7:00 P.M.

#### I. NEW BUSINESS:

 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.

Jenn Kloter, One Abbott Road, Unit 106, Ellington, CT, was present to represent the application. Ms. Kloter said she is a member of the church and they have been working on this project for the last two and half years. There was a previous building in the location and they are looking to erect a new fellowship hall. The church is in front of the proposed building off of Middle Butcher Road. They will be using the existing parking areas and adding some parking to the side of the proposed fellowship hall. The previous building was torn down in 2020. Ms. Kloter stated they would like this building to serve multiple functions and to be able to serve more of the community.

Ms. Kloter described the interior of the building, there will be a large assembly room with a kitchen and a smaller gathering room with another kitchen, corner room of the building will be utilized for harvest call work, outreach to the community, as well as, a nursery room and bathrooms. The east side of the building will be more service related and the west side will have a patio area with a future pergola.

Chairman Dawson asked if the new structure will have a basement, Ms. Kloter stated it will be a half walkout basement. She reviewed the building elevations and noted a walking path to Turkey Brook and installation of a carport at the front of the building. There is no activity proposed in front of the existing church along the frontage of the parcel. Ms. Kloter explained the proposed footprint of the building is small than the demolished buildings combined. Ms. Kloter said the proposed building will have gray siding, white trim and brick on the bottom of the building to match the church colors.

Commissioner Beaulieu asked about screening of the two dumpsters and loading dock area on the east side of the building. Ms. Kloter stated the dumpsters can't be seen from the church parking lot and there is an existing tree line that abuts the neighbors. The proposed additional parking drive will include a turnaround for easier traffic flow and a few trees have been preserved to replant them within the area. Ms. Kloter reviewed the landscape design and lighting photometric plan. Some of the mechanicals will be on the rooftop in the middle of the building and at a lower elevation than the surrounding roofline, and some will be in the basement of the building.

Commissioner Zahner said the proposal is well done. Commissioner Chapin complimented them on the project. Chairman Dawson asked about the brick on the new building and suggested if they are looking to match the church, they may want to increase the brick on the front and sides of the building up to the gables. Ms. Kloter stated they are trying to keep the residential look with Cape Cod colors as well as trying to blend with the church building.

Chairman Dawson told Ms. Kloter it's a great project and great job done on the presentation. No one from the public spoke regarding the application.

MOVED (BEAULIEU), SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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, for Z202205 – Apostolic Christian Church of Ellington, owner/applicant.

 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. Seth Carlson, SJM Properties, LLC, 162 Maple Street, Ellington, CT, was present to represent the application. Chairman Dawson stated this application was previously approved back in August of 2012, but expired in August of 2017, for a self-storage facility. Mr. Carlson stated they are looking to proceed with the project, rather than building 2 larger storage buildings they have modified their proposal with three smaller 100X20 buildings with smaller square footage. He noted all the units will be 10x10, the exterior will be brown with white doors. Mr. Carlson explained they are looking to erect an 8' fence with 4' arborvitaes around three sides of the parcel and entry gates will be automatic. Renters of storage units will be assigned a pin code to enter the storage area. Mr. Carlson stated they will use a portion of the front building as an office for the storage facility. Commissioner Chapin asked about the existing row of trees in the back of the property. Mr. Carlson said the existing trees will remain. Commissioner Chapin asked what type of storage will be allowed. Mr. Carlson stated the storage units will be rented to individuals for personal (residential) storage, no businesses will be allowed and no outside storage will be allowed.

Ms. Houlihan noted in accordance with Section 6.1(C) of the Zoning Regulations all new plantings shall be a minimum of six feet in height after planted and pruned. Mr. Carlson said he will install 6' arborvitaes and recalculate how many will be needed to surround three sides of the storage facility. Mr. Carlson explained they will only have one non-illuminated sign attached to the end of the middle building and at least two wall mounted lights will be installed on each side of the buildings and one at each end of each building.

Commissioner Stomberg asked if a traffic study has been done on Berr Avenue. Mr. Carlson stated no traffic study has been performed and is aware individuals use that road as a cut through to Main Street. He noted Tomoka Avenue has an entrance to the site as well. Commissioner Beaulieu inquired about dumpsters. Mr. Carlson said there is a dumpster in the back of the existing machine shop building that will be used for both businesses. Commissioner Stomberg suggested replacing the proposed chain link fence with a green vinyl coated chain link fence, to which Mr. Carlson was amendable to. Chairman Dawson liked the landscape concept of blocking the view from the street. Ms. Houlihan summarized the commission suggestions to the applicant: consider completing a traffic study, change the arborvitaes from 4' to 6' feet in height after planted and pruned, and change the fencing from chain link to green vinyl coated chain link fence.

No one from the public spoke regarding the application.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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.

#### **RECOMMENDATIONS:**

REPLACE 4' TALL ARBORVITAES SHOWN ON THE PLAN WITH 6' ARBORVITAES, WHEN PLANTED AND PRUNED; PROVIDE A GREEN VINYL COATED CHAIN LINK FENCE; CONSIDER PROVIDING A TRAFFIC STUDY;

#### **II. ADMINISTRATIVE BUSINESS:**

1. Approval of the December 16, 2021 Special Meeting Minutes

MOVED (BEAULIEU), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 16, 2021 SPECIAL MEETING MINUTES AS WRITTEN.

#### **III. ADJOURNMENT:**

MOVED (BEAULIEU), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:38 P.M.

Respectfully submitted,		

Barbra Galovich, Recording Clerk

# 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



Glastonbury, Connecticut 06033

# **Architect & Electrical Engineer**



SILVER | PETRUCELLI + ASSOCIATES
Architects | Engineers | Interior Designers

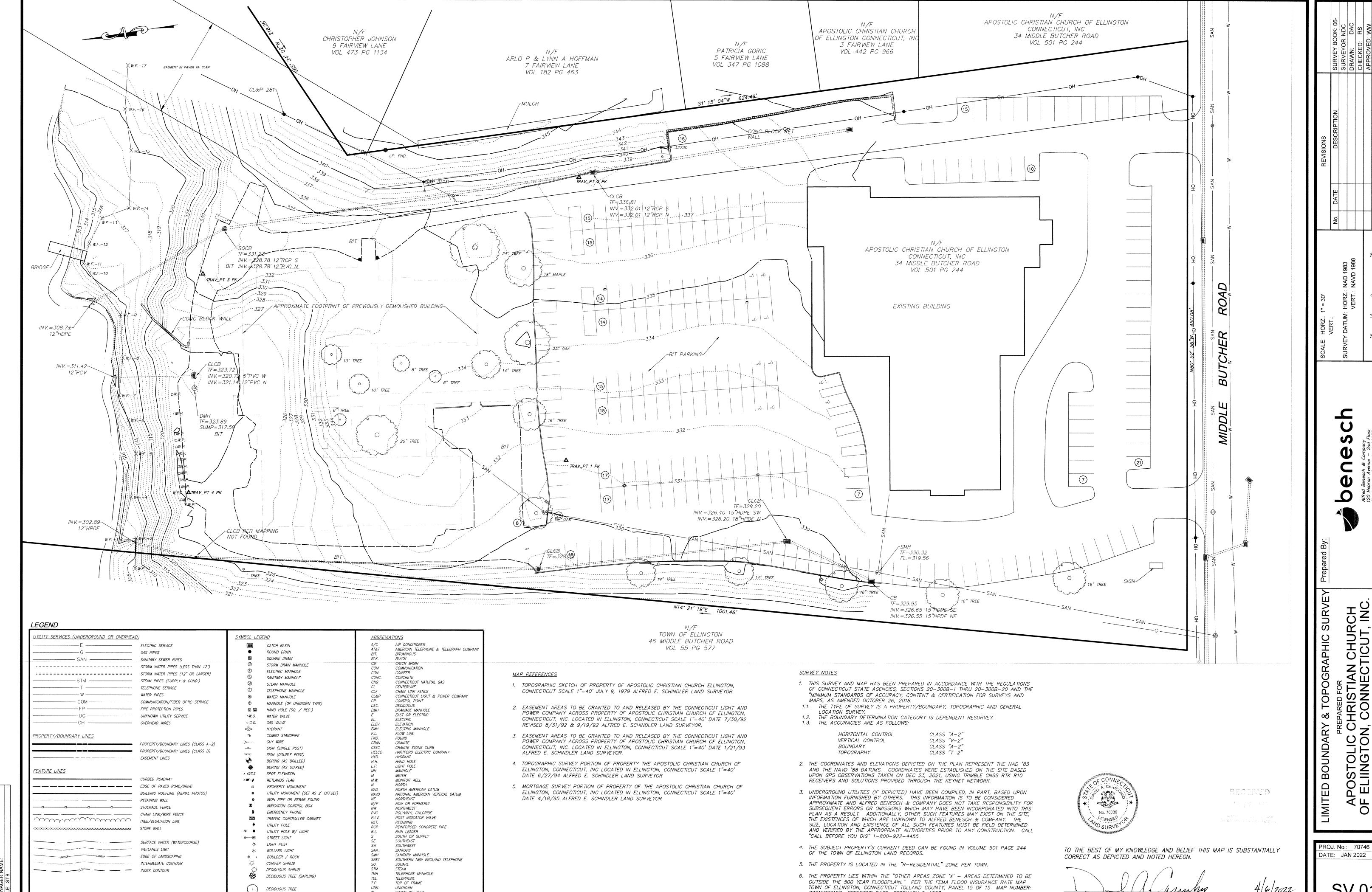
3190 Whitney Avenue | Hamden, CT 06518 One Post Hill Place | New London CT 06320 Tel. 203 230 9007 Fax. 203 230 8247 silverpetrucelli.com

# LIST OF DRAWINGS

-	1 OF 23	COVER PAGE
SURVEY		
SV.01	2 OF 23	LIMITED BOUNDARY AND TOPOGRAPHIC SURVEY
<b>CIVIL ENGI</b>	NEER & LAN	NDSCAPE 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
ELECTRICA	<u>AL</u>	
E500	17 OF 23	EXISTING PHOTOMETRIC SITE PLAN
E501	18 OF 23	PROPOSED PHOTOMETRIC SITE PLAN
4 D Q L UTT Q		
ARCHITEC		
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

CENT

HC OFFICEN IN DEATH OF STREET



0901580015C EFFECTIVE DATE: FEBRUARY 5, 1997

UNKNOWN

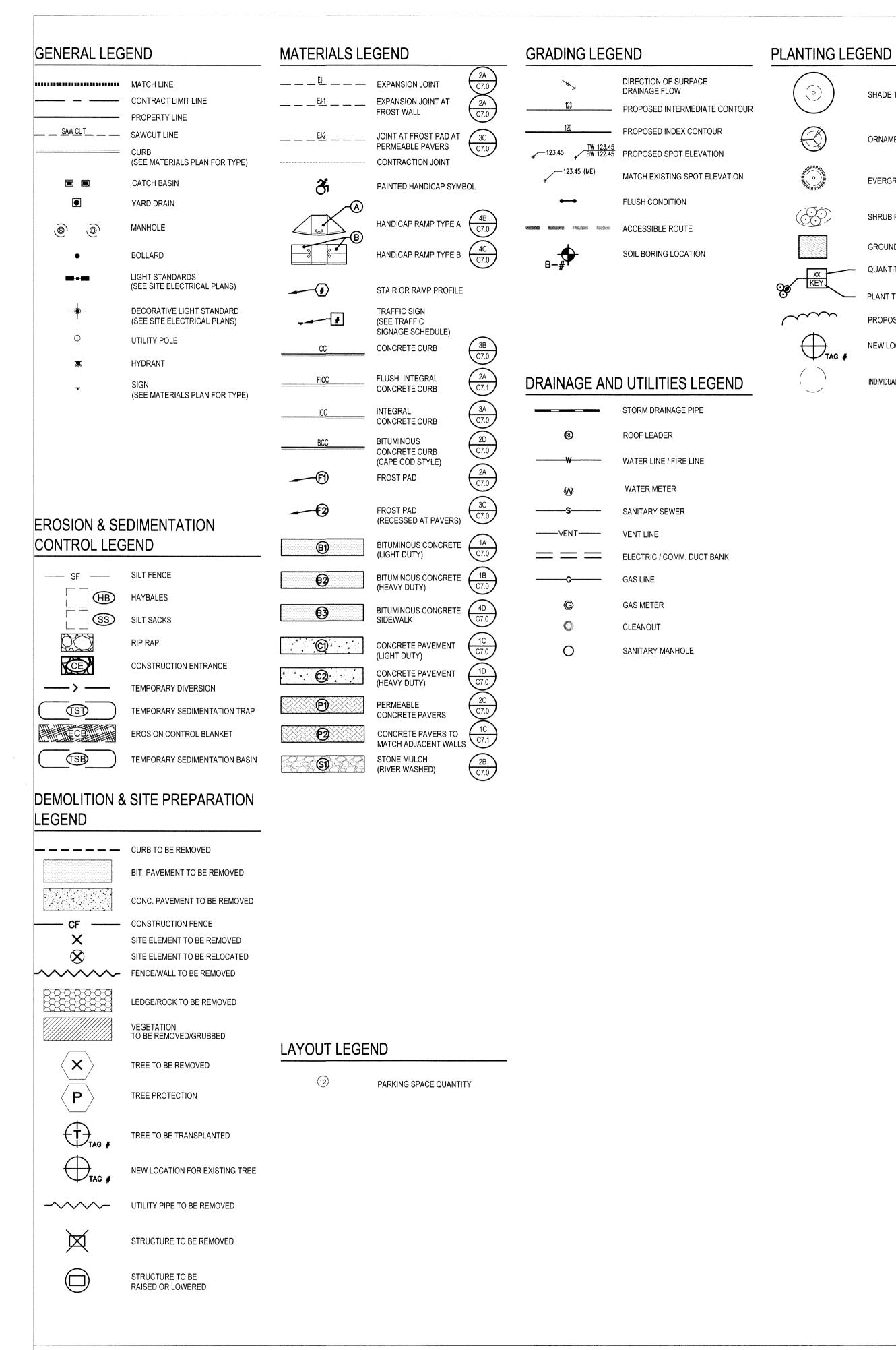
WATER GATE

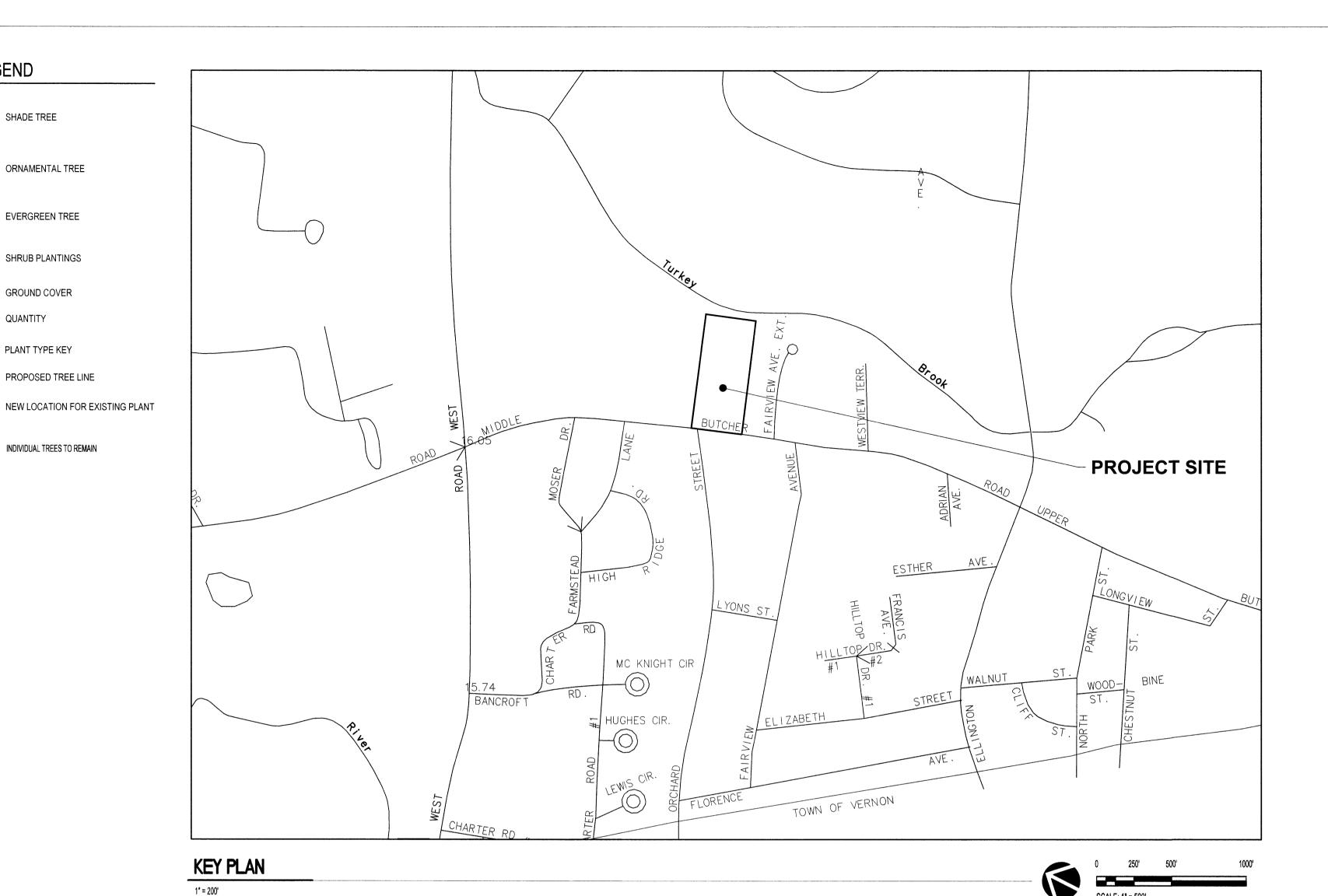
WATER OR WEST

DECIDUOUS TREE

DAVID A. CARICCHIO, P.I.S. No. 70036 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT

(not valid without original signature and embossed seal)





ZONING DATA TABLE				
CHARACTERISTICS	REQUIREMENT	EXISTING	PROPOSED	
TOTAL PARCEL ACREAGE	40,000 SQ. FT 0.92 AC. MIN.	689,990 SQ. FT. / 15.84 AC.	NO CHANGE	
ZONE:		R - RESIDENTIAL	NO CHANGE	
USE:	ALLOWED BY SPECIAL PERMIT	PLACE OF WORSHIP	NO CHANGE	
ZONING SETBACKS:				
FRONT YARD:	35'-0"	99'-0"	NO CHANGE	
SIDE YARD:	10'-0"	69' EAST (CHURCH), 97' WEST (CHURCH)	87' EAST(FELLOWSHIP HALL), 57' WEST (FELLOWSHIP HALL)	
REAR YARD:	25' PRINCIPLE BUILDING, 10' ACCESSORY BUILDING	716' (CHURCH)	318' (FELLOWSHIP HALL)	
WETLAND REGULATED AREAS:				
WETLAND OR WATER COURSE:	100' REGULATED AREA	1,045' (CHURCH), 47' (PAVEMENT)	103' (FELLOWSHIP HALL), 42' (PAVEMENT)	
WETLAND OR WATERCOURSE WITHIN DESIGNATED WATERSHED BY WATER COMPANY:	250' REGULATED AREA	N/A	N/A	
MAXIMUM LOT COVERAGE:	25%	188,123 SF / 689,990 SF = 27.27%	183,536 SF / 689,990 SF = 26.59%	
MINIMUM LOT WIDTH:	100'-0"	450.08'	NO CHANGE	
MAXIMUM BUILDING HEIGHT:	38'-0"	50'-0" (EXISTING CHURCH)	29'-9" (FELLOWSHIP HALL) FROM AVERAGE GRADE PLANE NO CHANGE (EXISTING CHURCH)	
PARKING REQUIREMENTS:	PLACE OF WORSHIP USE: 1 SPACE FOR EACH 5 SEATS 705/5=141 REQUIRED SPACES	277 SPACES	275 SPACES	
HANDICAP SPACES REQUIRED	7 SPACES	7 SPACES	9 SPACES	

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





SHADE TREE

ORNAMENTAL TREE

**EVERGREEN TREE** 

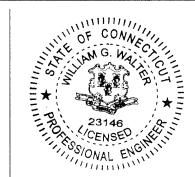
SHRUB PLANTINGS

GROUND COVER

PROPOSED TREE LINE

INDIVIDUAL TREES TO REMAIN

Revision:	Description:	Date:	Revised By:
_	IWWC/PZC Sub.	4/8/2022	_
			T-APV-13-14-14-14-14-14-14-14-14-14-14-14-14-14-
		don and an analysis and an ana	
	· · · · · · · · · · · · · · · · · · ·		



GENERAL INFORMATION

Date:	Drawing Number:
APRIL 8, 2022	
Scale:	errorada socio a respecto
NOT TO SCALE	OIO 1
Drawn By:	— ( † [()   [
TRS	<b>G10.1</b>
Project Number:	
21.000	3 OF 23

# **DEMOLITION & SITE** PREPARATION NOTES

- 1. OWNER'S REPRESENTATIVE SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE
- 2. PRIOR TO ANY DEMOLITION ACTIVITY THE CONTRACTOR SHALL
- INSTALL ALL EROSION CONTROL MEASURES. 3. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR REGARDING STAGING AREAS. CONSTRUCTION FENCING LIMITS & GATES, AND CONSTRUCTION TRAFFIC & PARKING.
- 4. ALL MATERIAL TO BE REMOVED SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AWAY FROM THE SITE OR DELIVERED AS DIRECTED BY THE OWNER.
- LOCATION OF ALL UTILITIES ARE SHOWN DIAGRAMMATICALLY & MAY BE INCOMPLETE. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DONE BY THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR.
- PROTECTION OF ALL EXISTING TREES TO REMAIN SHALL BE A PRIORITY. INSTALL TREE PROTECTION AS INDICATED. DO NOT STOCKPILE, PARK OR PERFORM ANY MECHANICAL OPERATIONS WITHIN THE DRIPLINE OF EXISTING TREES AS INDICATED IN THE DETAILS. NO STORAGE OF MATERIALS OR SOIL SHALL BE ALLOWED IN THESE AREAS. ALL FILL AND EXCAVATION REQUIRED WITHIN THE DRIPLINE OF ALL EXISTING TREES TO REMAIN SHALL BE COMPLETED BY HAND UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES AND VEGETATION. DAMAGE TO VEGETATION SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS BY THE
- BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1.800.922.4455. THE RESPECTIVE UTILITY COMPANIES AND LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY COSTS INCURRED BY THE CONTRACTOR AS A RESULT OF FAILURE TO CONTACT PROPER AUTHORITIES SHALL BE BORN BY THE CONTRACTOR.
- 9. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FROM ANY UTILITY COMPANY OR OTHER
- GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK. 10. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE
- EXISTENCE OF UNRECORDED UTILITY LINES. 11. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO HIS

DRIVEWAYS

- CONTRACT OPERATIONS. 12. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND
- 13. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, AND FENCES TO PROPERLY PROTECT THE WORK EQUIPMENT, PERSONS
- AND PROPERTY FROM DAMAGE. 14. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS
- APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR. 15. ALL TOPSOIL WITHIN DISTURBED AREAS SHALL BE REMOVED AND BECOME PROPERTY OF THE CONTRACTOR. IF TOPSOIL MEETS SPECIFICATIONS IT MAY BE ABLE TO BE REUSED ON SITE.
- 16. CONTRACTOR SHALL STRIP AND STORE TOPSOIL AND SOD IN ALL AREAS TO BE DISTURBED OR REGRADED. LOCATION OF TOPSOIL STOCKPILE TO BE DESIGNATED BY CITY/TOWN ENGINEER. TOPSOIL STOCKPILE SHALL COMPLY WITH SIZE AND OTHER REQUIREMENTS IN THE SPECIFICATIONS.
- 17. LIMITS OF EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL BE NEATLY SAWCUT TO PROVIDE FOR A NEAT, CLEAN JOINT/OR FINISHED
- 18. REMOVAL OF TREES AND SHRUBS INCLUDES CLEARING AND GRUBBING OF STUMPS.
- 19. ITEMS NOTED TO BE REMOVED AND SAVED FOR OWNER SHALL BE STORED ON SITE AND PROTECTED BY CONTRACTOR FOR RECOVERY BY OWNER. ITEMS NOTED TO BE RELOCATED SHALL BE REMOVED, STORED AND PROTECTED FROM DAMAGE UNTIL RE-INSTALLATION. STORED ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED TO MATCH BY CONTRACTOR.

# **EROSION & SEDIMENT CONTROL NOTES**

THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS 1 FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.

- MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS 6. BEGIN CONSTRUCTION OF FOUNDATION. REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
- ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2002 "CONNECTICUT GUIDELINES FOR 10. CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES. SOIL EROSION AND SEDIMENT CONTROL."
- 4. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE 12. AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
- PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
- ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED
- NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
- 9. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
- 10. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
- SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.

# SUGGESTED CONSTRUCTION SCHEDULE

- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE CATCH BASIN FILTER INSERTS IN EXISTING CATCH BASINS.
- INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
- STRIP TOPSOIL AND PLACE EROSION CONTROLS AS NECESSARY.
- PERFORM DEMOLITION BULK EARTHWORK OPERATIONS.
- CONSTRUCT UTILITIES.
- BOX OUT PARKING LOT WITH IMPORTED BASE MATERIALS.
- CONSTRUCT BOTTOM COURSE OF BITUMINOUS PAVEMENT.
- 11. CONSTRUCT CURBING AND TOP COURSE OF BITUMINOUS PAVEMENT
- OF POST-CONSTRUCTION STIE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS

# TEMPORARY E&S MEASURES MAINTENANCE SCHEDIII E

WAINTENANCE OUTEDOLE					
E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE			
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOU! AFTER STORM GENERATIN A DISCHARGE			
HAY BALES/ SILT	REPAIR/REPLACE WHEN	WEEKLY & WITHIN 24 HOU			

A DISCHARGE

FAILURE OBSERVED. FENCE BARRIER REMOVE SILT WHEN **ACCUMULATION REACHES** APPROX. HALF HEIGHT OF BARRIER

ENSURE TARP IS SECURED TARP TEMPORARY OVER STOCKPILE AT THE STOCKPILES END OF EACH DAY CONSTRUCTION SWEEP PAVED ROADWAY

ADJACENT TO SITE ENTRANCE WEEKLY AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL MOISTEN EXPOSED PERIODICALLY MOISTEN

EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP

NOT EXCEED 20 FEET.

MATERIALS NOTES

BLEND TO MATCH EXISTING PATTERNS.

PROJECT MANUAL.

1. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS. 2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.

MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH

CT DOT FORM 818, THE TOWN OF ELLINGTON REGULATIONS AND THE

ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE

ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT

PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE.

TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO

NEW CONSTRUCTION. THE EDGE OF THE EXISTING CURB OR

PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.

3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND

CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.

5. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL

PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED

CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT

MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL

POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE

4. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL

- FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- A DIGITAL CAD FILE CAN BE PROVIDED TO THE CONTRACTOR FOR THE LAYOUT OF SITE IMPROVEMENTS IN THE FIELD.

CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE. AFTER STORM GENERATING

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF

3. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.

4. FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED 12-INCHES BELOW GRADE. 5. SEAL ALL CONDUIT ENDS WITH BLANK DUCT PLUGS. SECURE PULL

ROPE TO DUCT PLUG. 6. ALL WORK ASSOCIATED WITH FIRE PROTECTION AND DOMESTIC WATER SHALL CONFORM TO THE LOCAL PROVIDER STANDARDS AND SPECIFICATIONS.

7. ALL WORK ASSOCIATED WITH ELECTRICAL SERVICE SHALL CONFORM TO THE EVERSOURCE STANDARDS AND SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS INDICATED HEREON AND EVERSOURCE STANDARDS, EVERSOURCE STANDARDS SHALL PREVAIL.

8. ALL WORK ASSOCIATED WITH TELECOMMUNICATIONS SHALL CONFORM TO THE STANDARDS OF THE LOCAL TELECOMMUNICATIONS

INSTALL CONDUIT, PULL ROPE, CAPS, WARNING TAPE, AND TRACER WIRE PER APPLICABLE SPECIFICATIONS, STANDARDS, AND CODES.

ACCESSIBILITY NOTES

IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH.

(2%) IN ANY DIRECTION.

SLOPES FOR THE ACCESSIBLE ROUTE.

1. SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20

2. SLOPES ALONG THE HANDICAP ACCESSIBLE RAMP SHALL NOT EXCEED

1:12 (8.3%) AND THE CROSS SLOPE SHALL NOT EXCEED 1:50 (2%).

3. LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY

4. SLOPES WITHIN THE HCP PARKING SPACE SHALL NOT EXCEED 1:50

5. CHECK EXISTING GRADES AT PROPOSED CROSSWALK AREA. REMOVE

AND REPLACE EXISTING PAVEMENT AT PROPOSED CROSSWALK AREA

AS NECESSARY IF EXISTING GRADES DO NOT COMPLY WITH REQUIRED

CHANGES IN LEVEL SHALL NOT BE GREATER THAN  $\frac{1}{4}$  INCH.

(5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES

10. ALTHOUGH NOT SHOWN ON THE DRAWINGS, PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE FUNCTIONAL WATER SUPPLY SYSTEM.

# TOPSOIL, SEEDING & **PLANTING NOTES**

- BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH UNLESS INDICATED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF AMENDED PLANTING SOIL TO A MINIMUM DEPTH OF 18 INCHES. SEE PLANTING PLANS FOR BED EXTENTS AND DETAILS FOR AREAS OF ADDITIONAL REQUIRED DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE
- OWNER'S REPRESENTATIVE. 13. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL
- ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST
- 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. 15. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.

# **GRADING & DRAINAGE NOTES**

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
- COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION. INCLUDING HANDICAPPED ACCESSIBILITY.
- THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:48H (2.08%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:20H (5%) VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
- PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY
- ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
- MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V) UNLESS OTHERWISE INDICATED
- ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE INDICATED. SEE SPECIFICATIONS.
- THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM.

# **ABBREVIATIONS**

BALLED & BURLAPPED BOTTOM OF CURB

BOTTOM OF DOCK

BASEMENT FLOOR ELEVATION BITUMINOUS

BOTTOM OF RAMP BOTTOM OF STAIR

BOTTOM OF WALL

CATCH BASIN CB CALIPER AT 4' HT.

CENTER LINE CHAIN LINK FENCE

CONTRACT LIMIT LINE CONC. CONCRETE

CONT. CONTAINER DRAIN INLET

DIAMETER **EXPANSION JOINT** 

**ELEVATION** EQUAL

FINISH FLOOR ELEVATION FLUSH FLUSH CONDITION

GALLON CONTAINER HIGH POINT HEIGHT

LOW POINT MAXIMUM

MATCH EXISTING GRADE

MINIMUM N.I.C. NOT IN CONTRACT ON CENTER

PINT CONTAINER

RADIUS SPD SPREAD

TC TOP OF CURB TOP OF DOCK

TOP OF FRAME TOP OF RAMP TRANSITION CURB

YARD DRAIN

TOP OF STAIR TOP OF WALL TYPICAL CONDITION

# **GENERAL NOTES**

1. LOCATIONS & ELEVATIONS OF UNDERGROUND UTILITIES AND STRUCTURES ARE TAKEN FROM RECORD PLANS AND LIMITED FIELD VERIFICATION AND ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OF

UTILITIES AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION.

- 2. THE CONTRACTOR SHALL DETERMINE FOR HIMSELF, PRIOR TO BIDDING, THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES THAT MAY AFFECT HIS CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ADEQUATELY SUPPORT ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE. CONTACT "CALL BEFORE YOU DIG", 1-800-922-4455, AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR IS TO COORDINATE
- ACTIVITIES WITH INDIVIDUAL UTILITY COMPANY REPRESENTATIVES. 3. CONTRACTOR SHALL ESTABLISH AND/OR MAINTAIN AT LEAST ONE (1) BENCHMARK ON SITE FOR VERTICAL AND HORIZONTAL REFERENCE.
- 4. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE FIELD ALL EXISTING CURBING ON SITE IS TO BE FULLY REMOVED AND DISPOSED OF PROPERLY UNLESS INDICATED OTHERWISE. VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE
- 5. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISITING UTILITIES OR STRUCTURES AT NO ADDED COST TO THE OWNER 14. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
- AND LEGALLY DISPOSED OF OFFSITE. 7. ALL EXISTING UTILITIES REQUIRING REMOVAL SHALL BE COORDINATED WITH

INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE

6. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO

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

THE RESPECTIVE UTILITY COMPANIES.

CONSTRUCTION MANAGER.

- 8. ALL POINTS OF CONSTRUCTION INGRESS & EGRESS WILL BE PROTECTED TO 17. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY SEDIMENT TRACKED ONTO PAVED PUBLIC WAYS SHALL BE SWEPT AT THE END OF EACH WORK
- 9. BORING LOCATIONS SHOWN ARE APPROXIMATE. REFERENCE GEOTECHNICAL REPORT FOR FURTHER DETAILS.
- 10. THE CONSTRUCTION LIMITS ARE AS DEFINED IN THE SPECIFICATIONS AND AS SHOWN IN THE DRAWINGS. DRAWINGS INDICATE MINIMUM LIMITS OF DEMOLITION/PAVEMENT REMOVAL REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS. WORK SHALL NOT EXCEED CONTRACT LIMIT LINES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S
- DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

11. COORDINATE WORK ON EACH SITE WORK SHEET WITH ALL OTHER

- 12. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL
- 13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES AND OPERATIONS.
- 15. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY
- 16. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.

APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.



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

AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR

FACTORY APPLIED FINISHES SHALL BE REPAIRED.

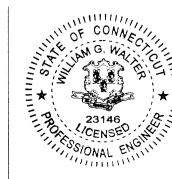
4/8/2022 IWWC/PZC Sub.

Description

Date:

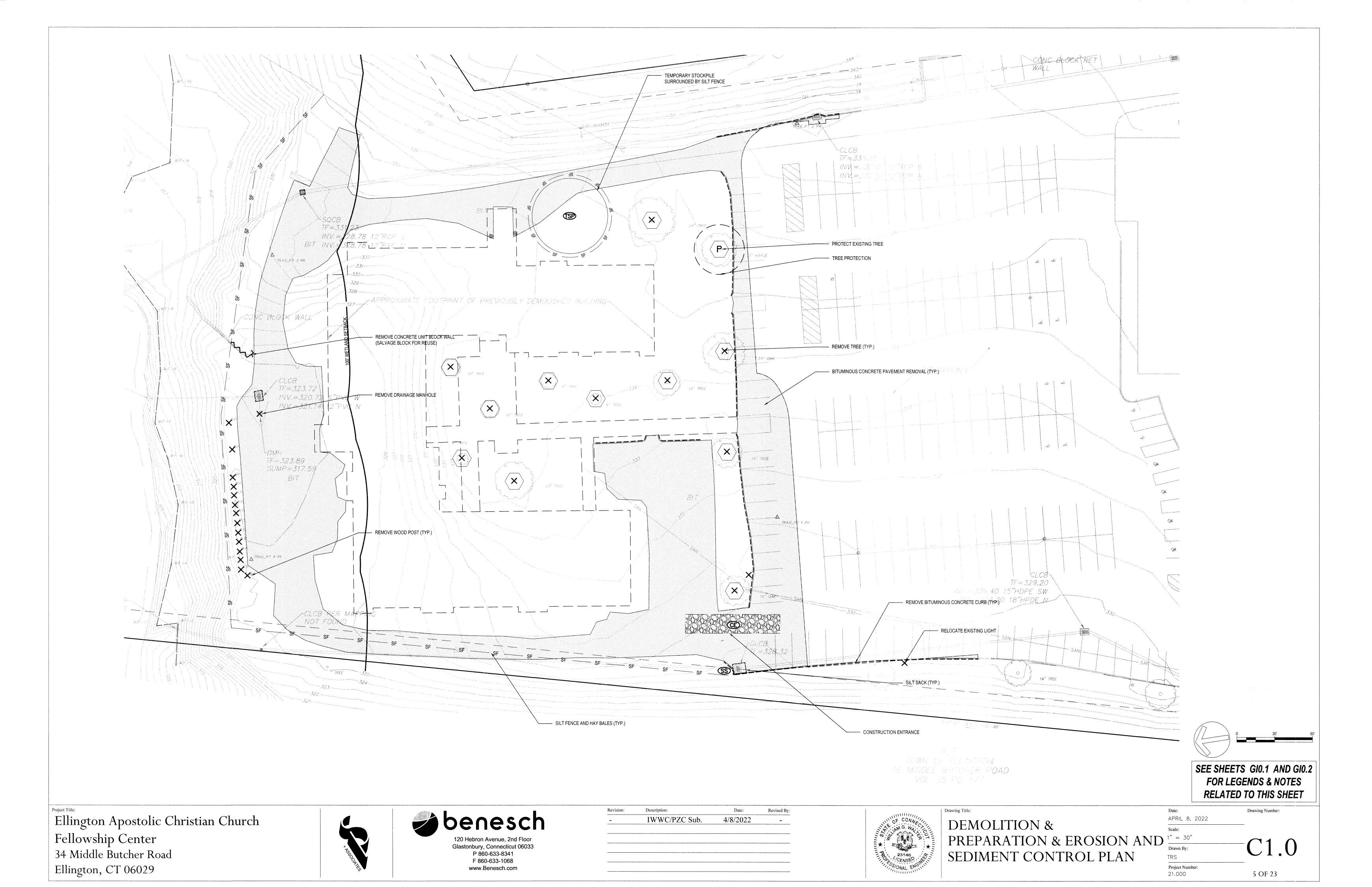
Revised By:

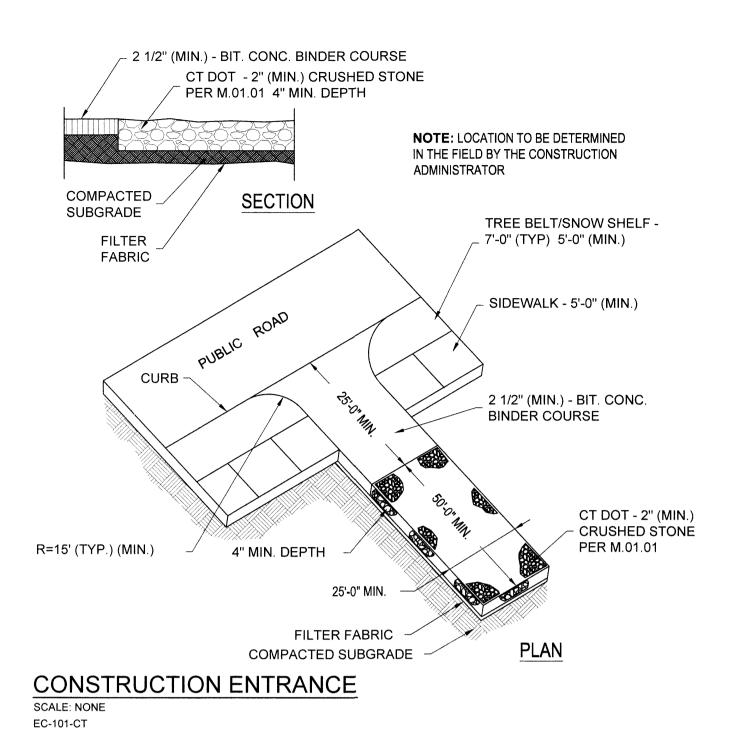
Revision

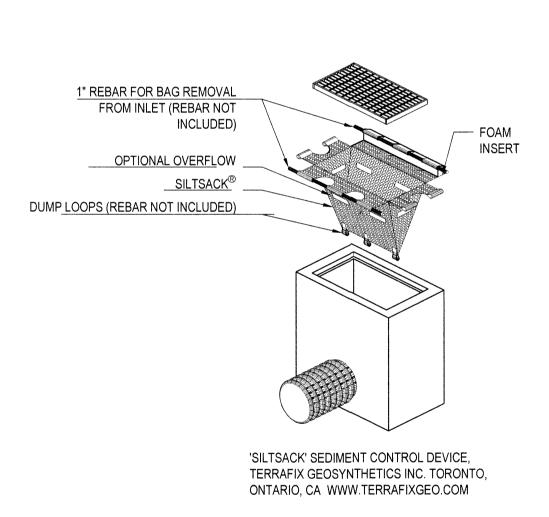


GENERAL INFORMATION

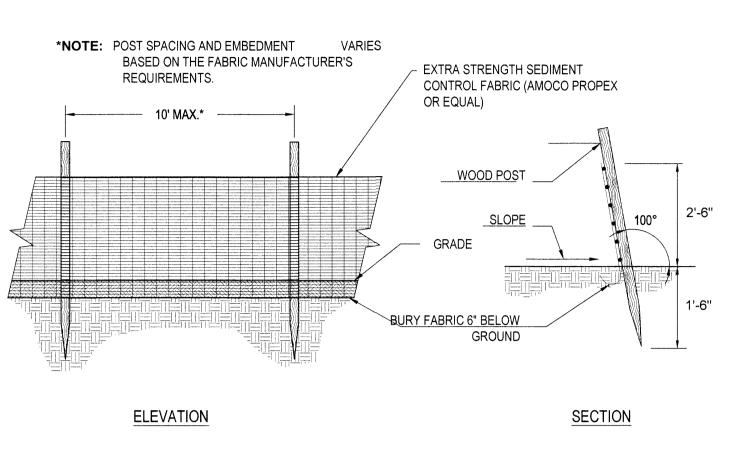
Date: Drawing Number: APRIL 8, 2022 NOT TO SCALE GI0.2 Drawn By: TRS Project Number: 21.000 4 OF 23





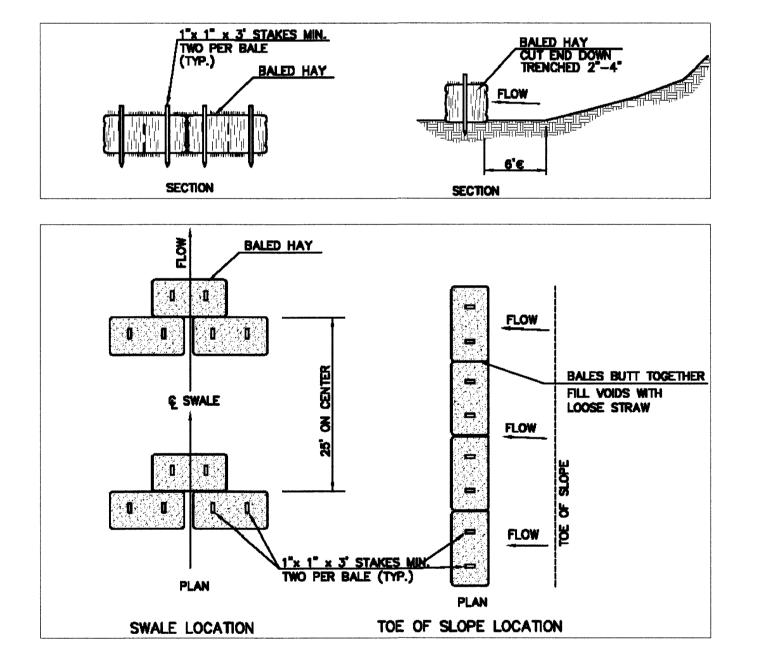


SILT SACK DETAIL (SS)

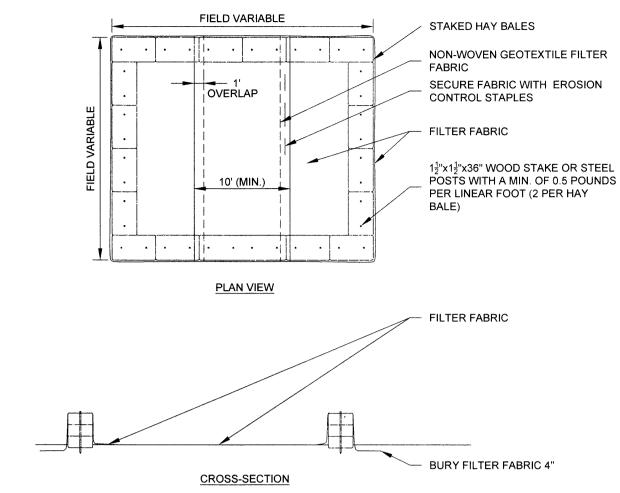


#### SILT FENCE BARRIER SCALE: NONE

EC-107



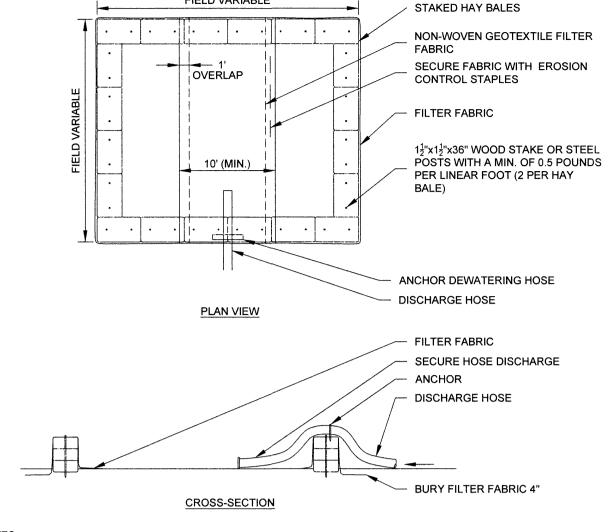
TYPICAL SEDIMENTATION CONTROL BALE EROSION CHECKS



#### NOTES:

- 1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE
- CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE. 2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM
- WASHOUT OPERATION. 3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

#### TEMPORARY CONCRETE WASHOUT AREA SCALE: NONE



### **GENERAL NOTES**

- 1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
- 2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.

FIELD VARIABLE

3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

# DEWATERING HAY BALE BASIN (TYPE 1)

SCALE: NONE EC-114-CT

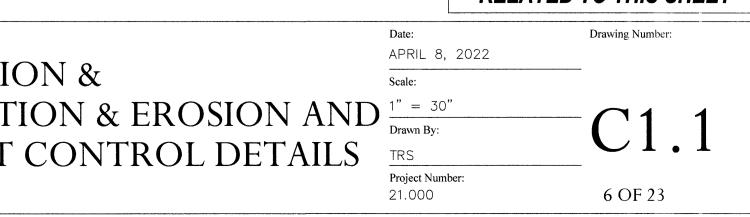
> SEE SHEETS GIO.1 AND GIO.2 FOR LEGENDS & NOTES RELATED TO THIS SHEET

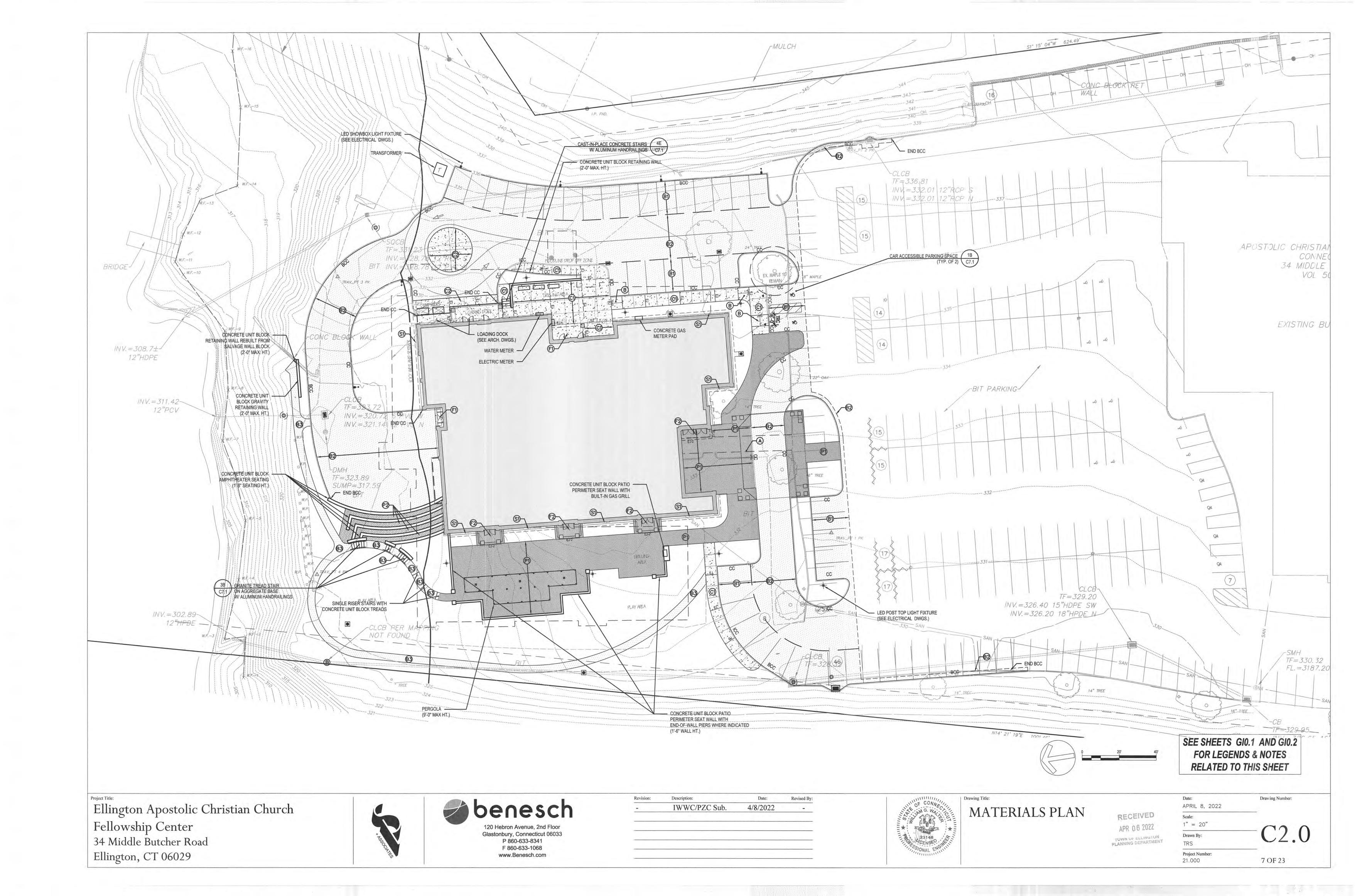
Ellington Apostolic Christian Church Fellowship Center 34 Middle Butcher Road Ellington, CT 06029

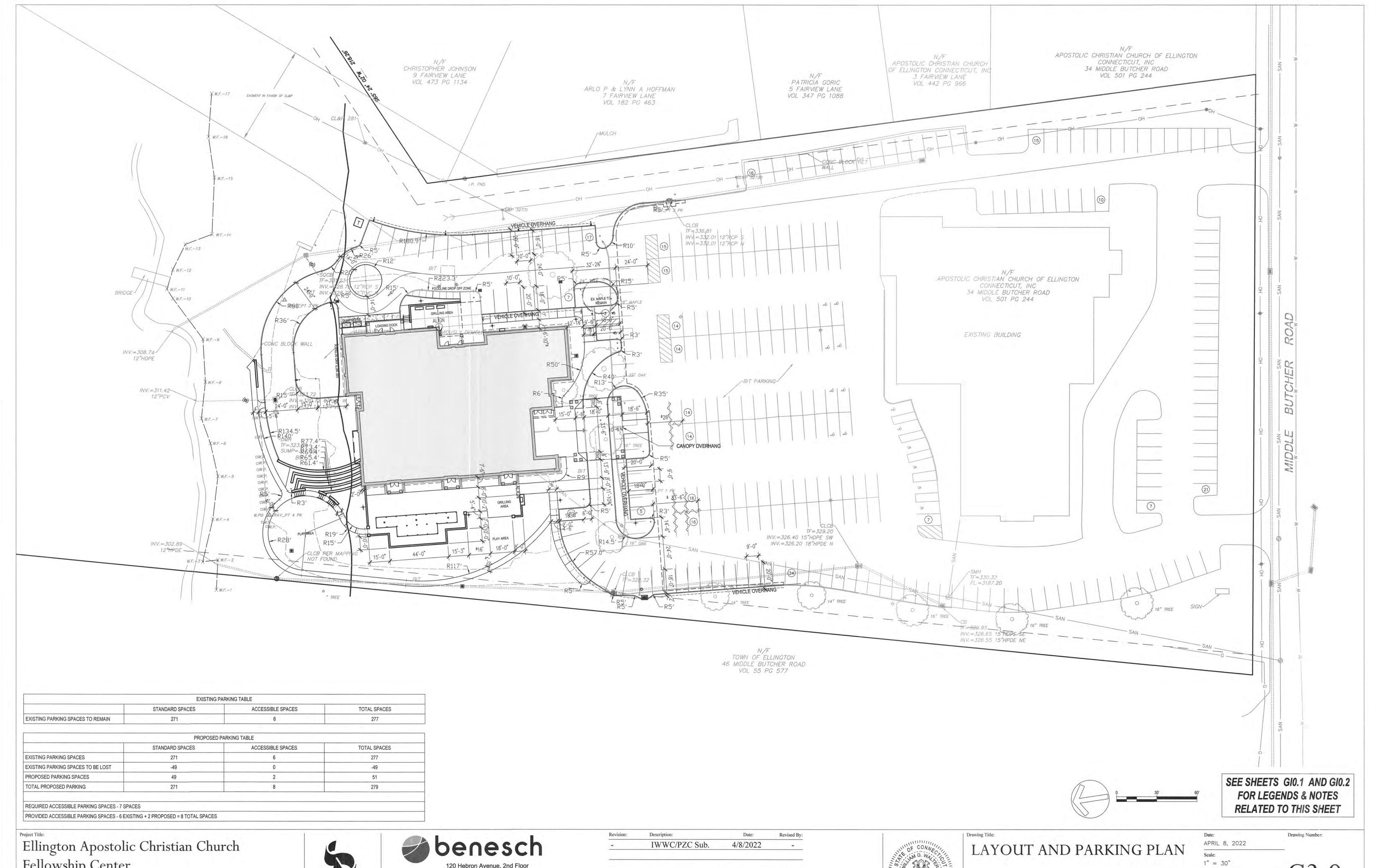












Fellowship Center 34 Middle Butcher Road Ellington, CT 06029



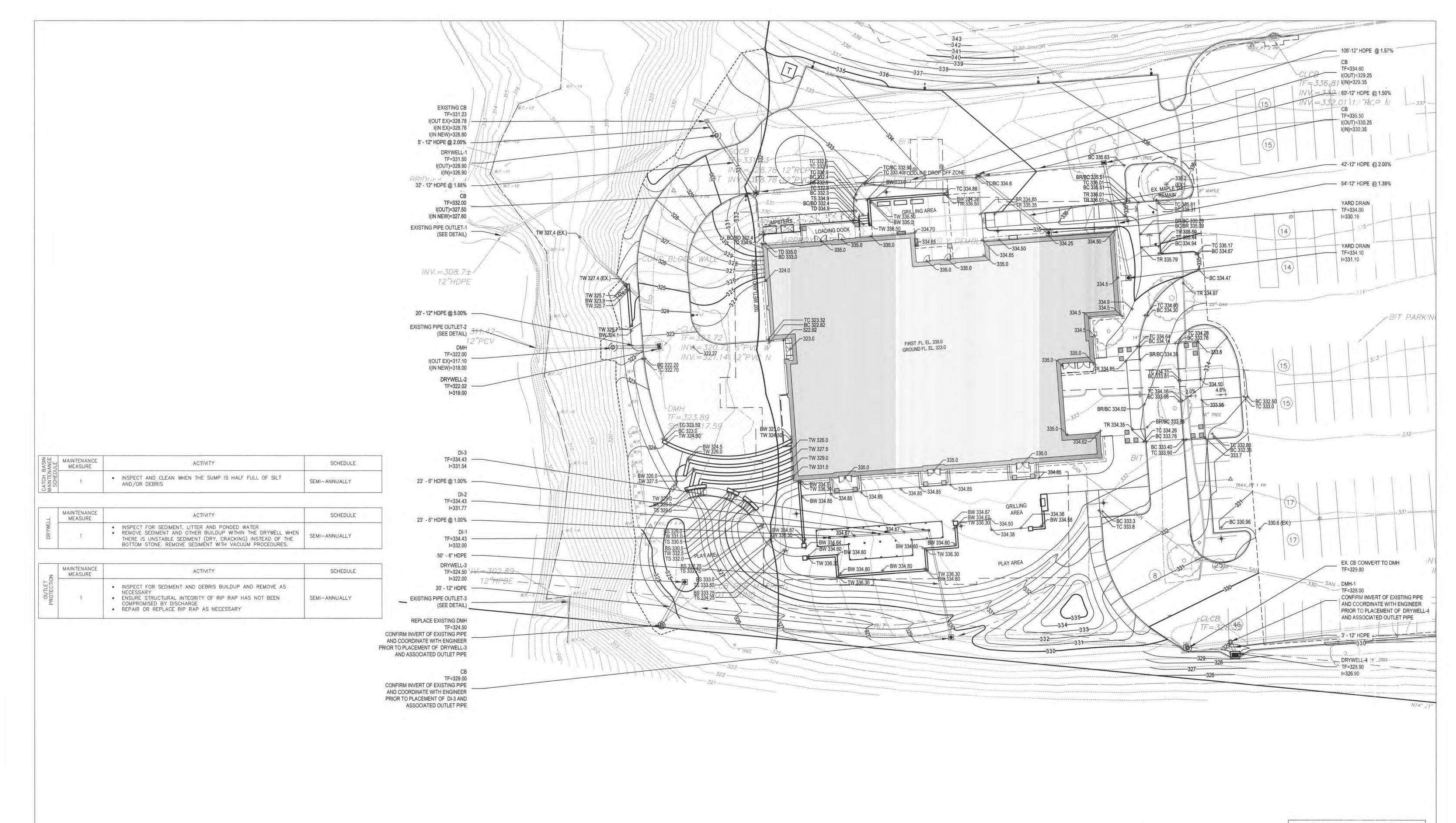
120 Hebron Avenue, 2nd Floor Glastonbury, Connecticut 06033 P 860-633-8341 F 860-633-1068

www.Benesch.com

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



RECEIVED TOWN OF ELLINGTON PLANNING DEPARTMENT Project Number: 8 OF 23



0 20'

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

Ellington Apostolic Christian Church

Fellowship Center 34 Middle Butcher Road Ellington, CT 06029



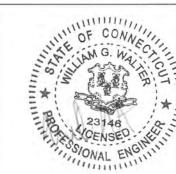
benesch

120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033

enesch	-	IWWC/PZC Sub.	4/8/2022	-
Hebron Avenue, 2nd Floor	-			
tonbury, Connecticut 06033	-			
P 860-633-8341	-			
F 860-633-1068	1			
www.Benesch.com				

Date:

Revised By:



GRADING & DRAINAGE PLAN

RECEIVED

APR 0 6 2022

TOWN OF ELLINGTON PLANNING DEPARTMENT

Date:

APRIL 8, 2022

Scale:

1" = 20"

Drawn By:

JJD

Project Number:

21.000

Project Number:

9 OF 23



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	



UTILITY PLAN

APR 06 2022
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Date:

APRIL 8, 2022

Scale:

1" = 30"

Drawing Number:

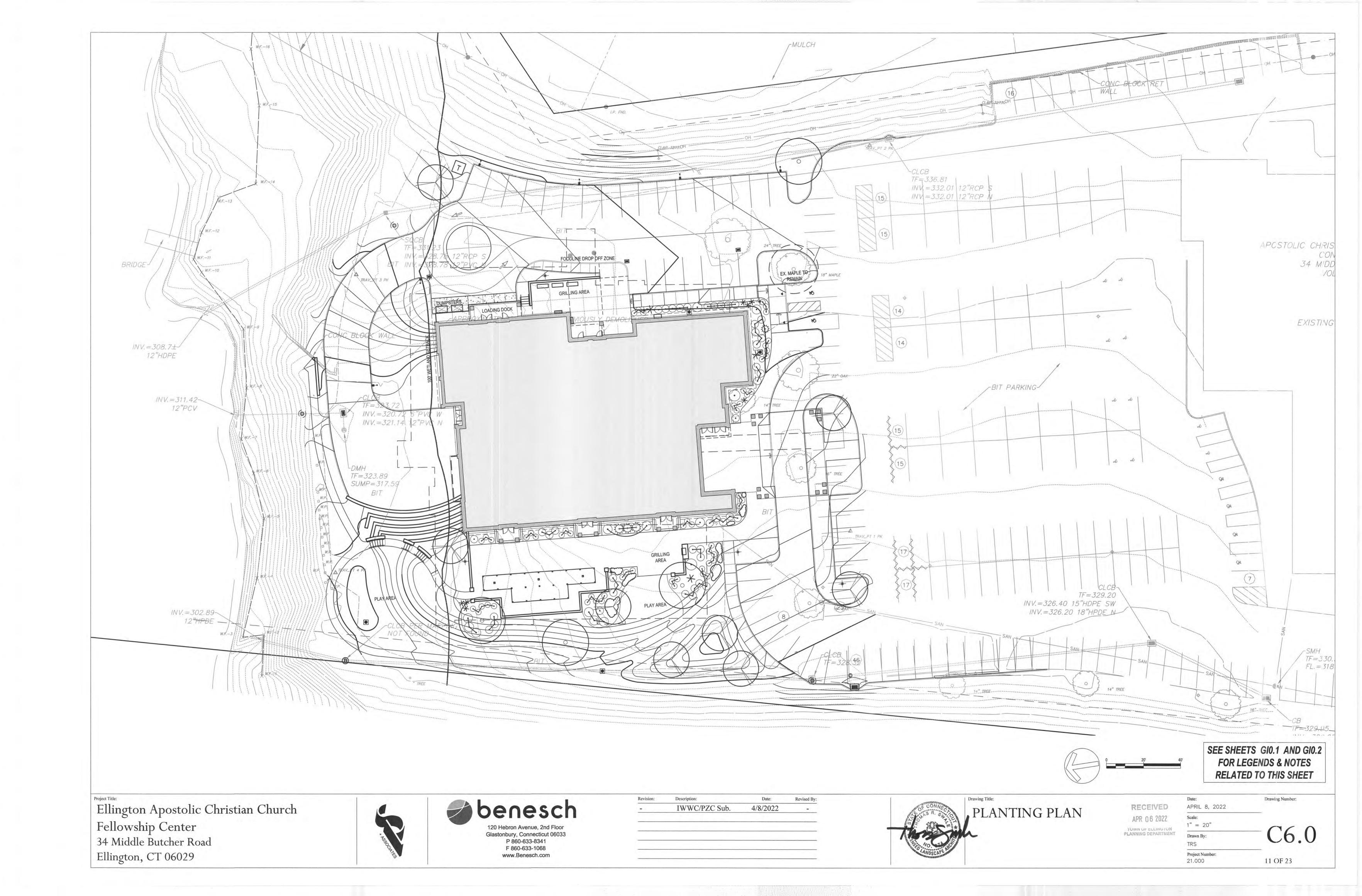
C5. C

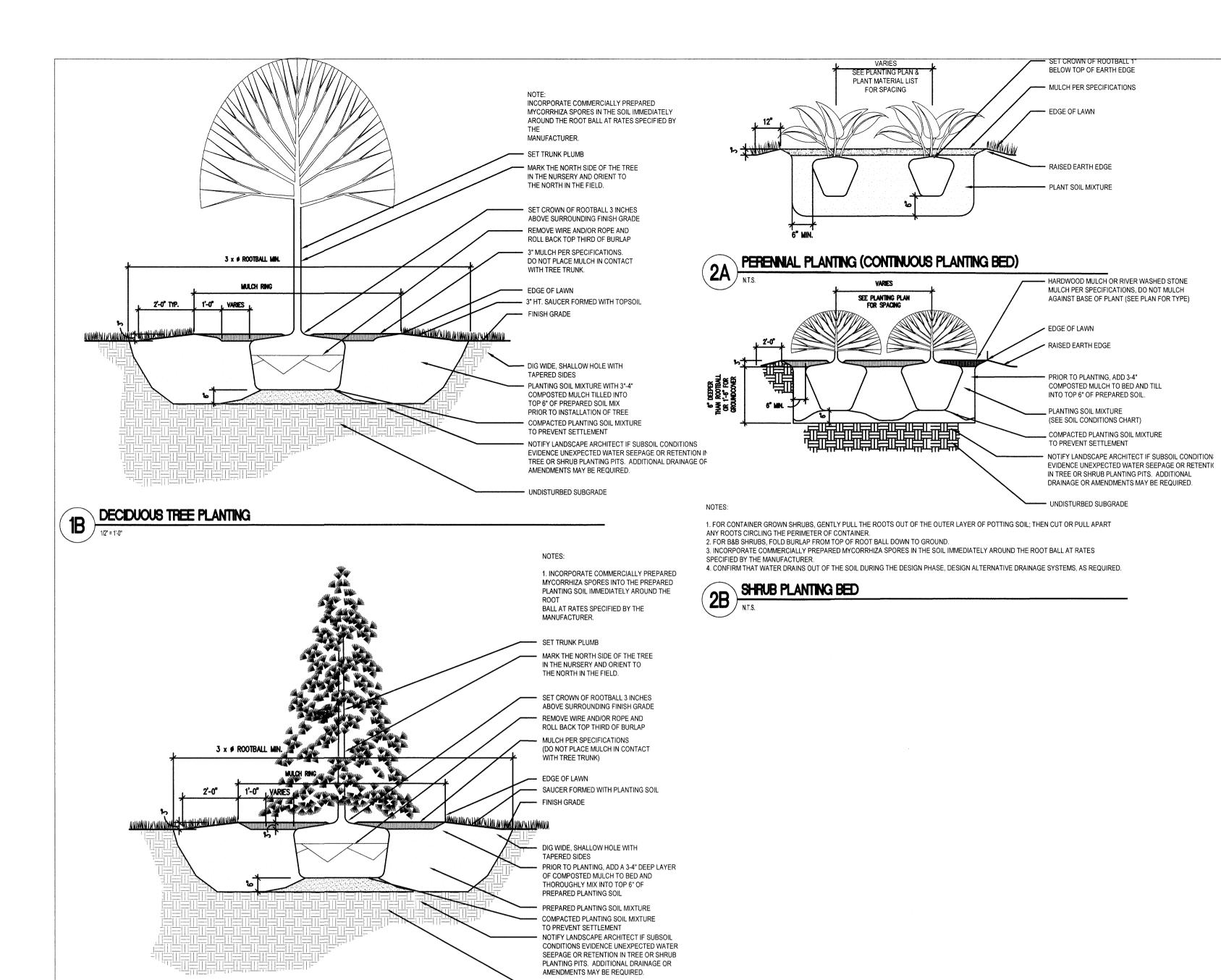
Project Number:

21.000

Drawing Number:

10 OF 23





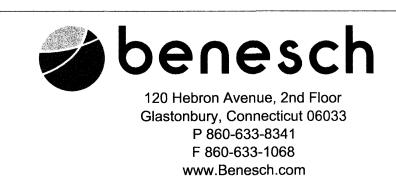
UNDISTURBED SUBGRADE

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

EVERGREEN TREE PLANTING

NOT TO SCALE

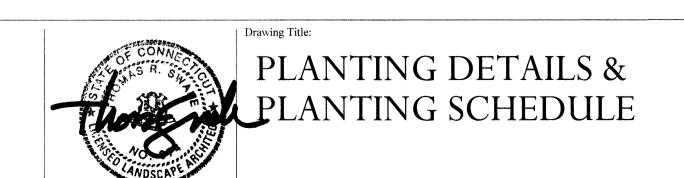




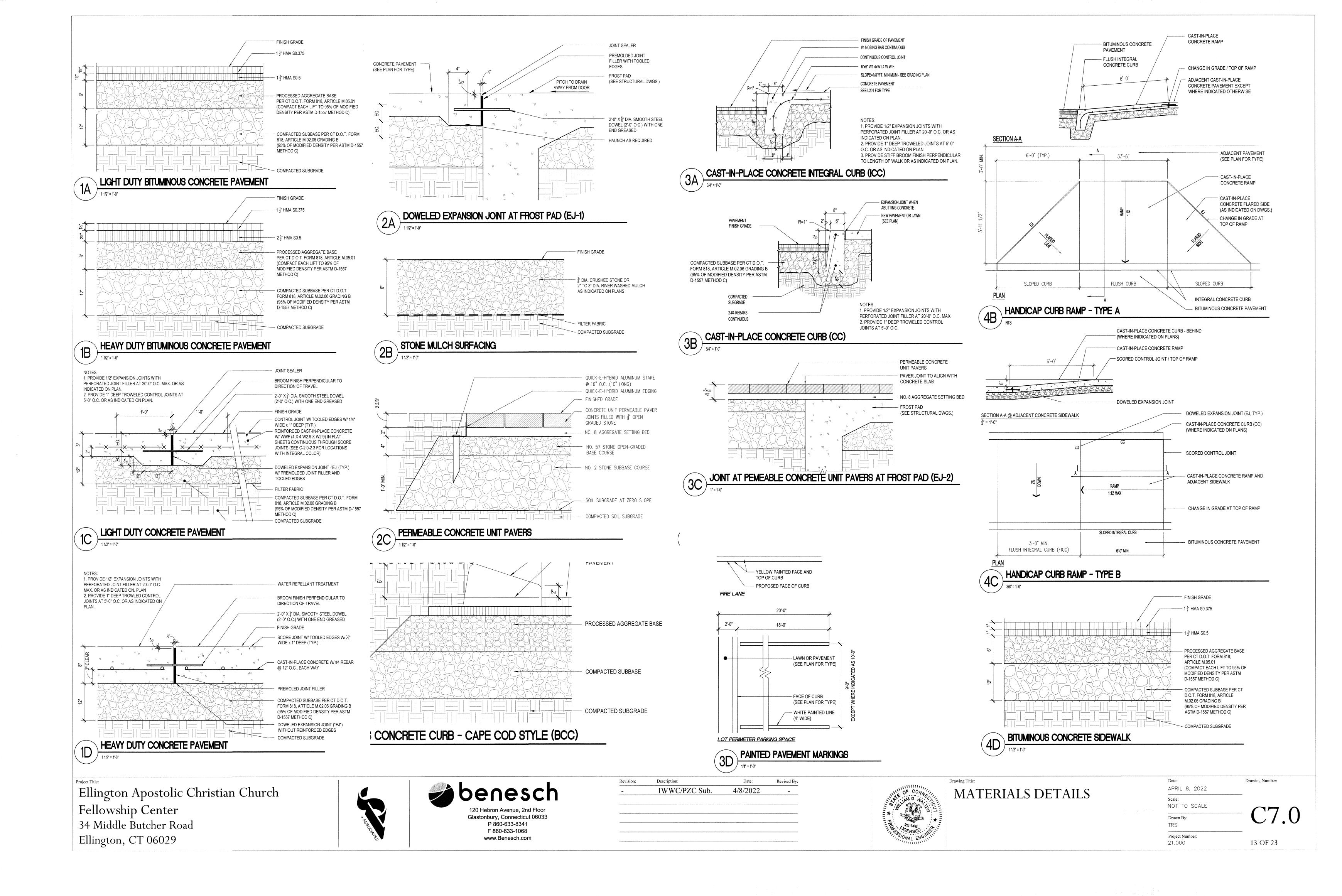
Revision:	Description:	Date:	Revised By:
-	IWWC/PZC Sub.	4/8/2022	-
M*************************************			
<del></del>			

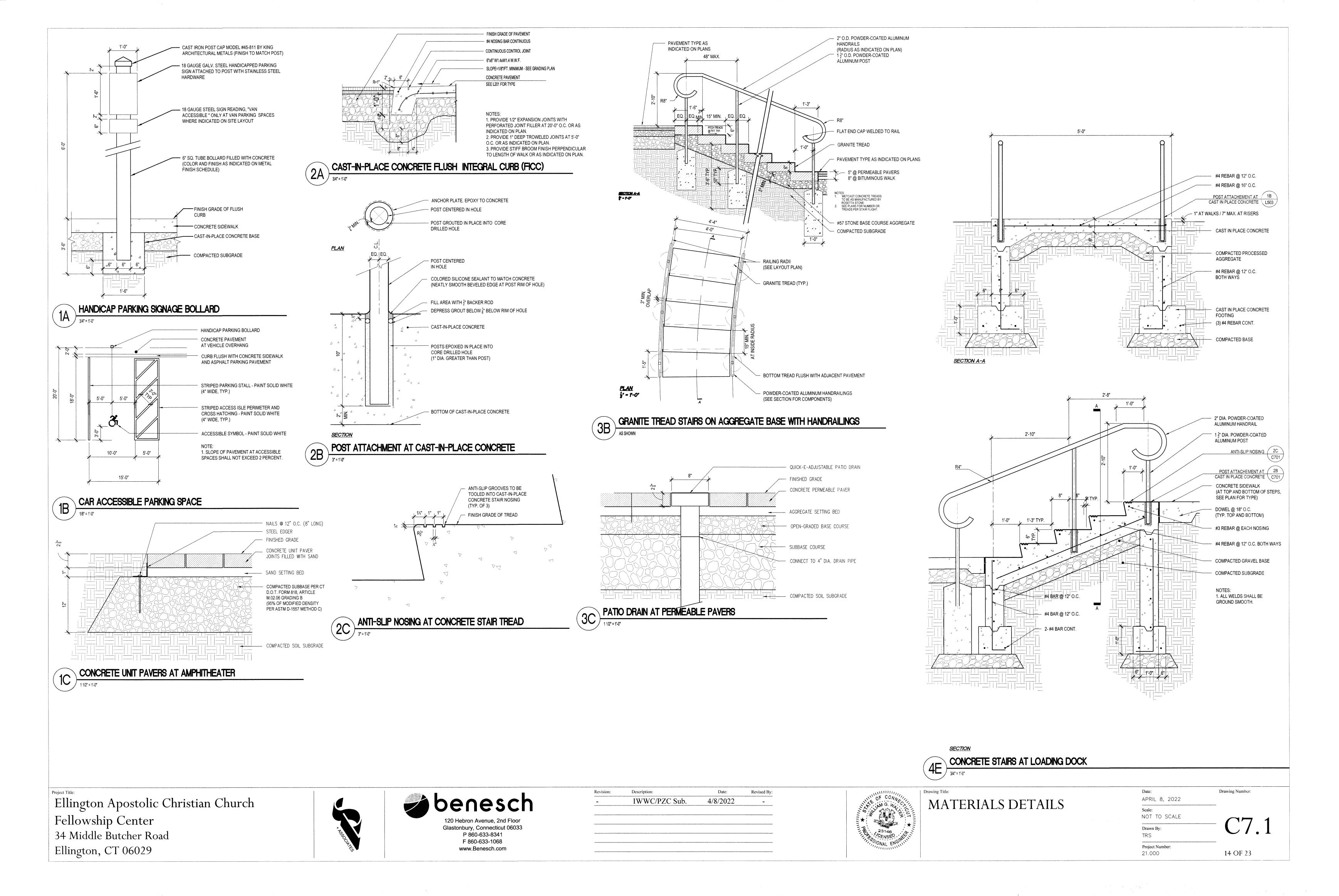
QTY ,	SCIENTIFIC NAME	COMMON NAME	CATEGORY	SIZE	NOTES
22	Dwarf Conifer, species T.B.D.	Dwarf Conifer, species T.B.D.	Conifer	18-24"	variety depends on availability in the nursery
11	Juniperus squamata 'Blue Star'	Blue Star Juniper	Conifer	3 gal	
3	Thuja occidentalis	Emerald Green Arborvitae	Conifer	4-5'	
6	Calamagrostis acutiflora	Karl Foerester Reed Grass	Ornamental Grass	2 gal.	
4	Pennisetum alopecuroides 'Hameln'	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 Daylily (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 'Radtkopink'	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 'Cavatine'	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	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	Shrub	5 gal.	
6	Weigela florida 'Verweig'	My Monet Variegated Weigela	Shrub	5 gal.	

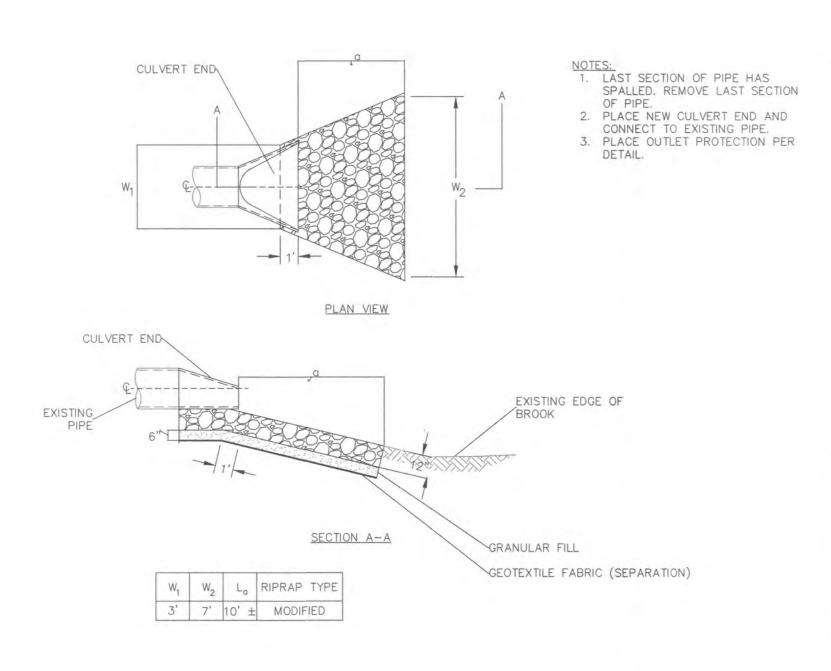
SEE SHEETS GI0.1 AND GI0.2 FOR LEGENDS & NOTES RELATED TO THIS SHEET



·	Date:	Drawing Number:
	APRIL 8, 2022	
	Scale:	
- /	AS INDICATED	O(1)
	Drawn By:	-(6)
	TRS	00.1
	Project Number:	
	21.000	12 OF 23

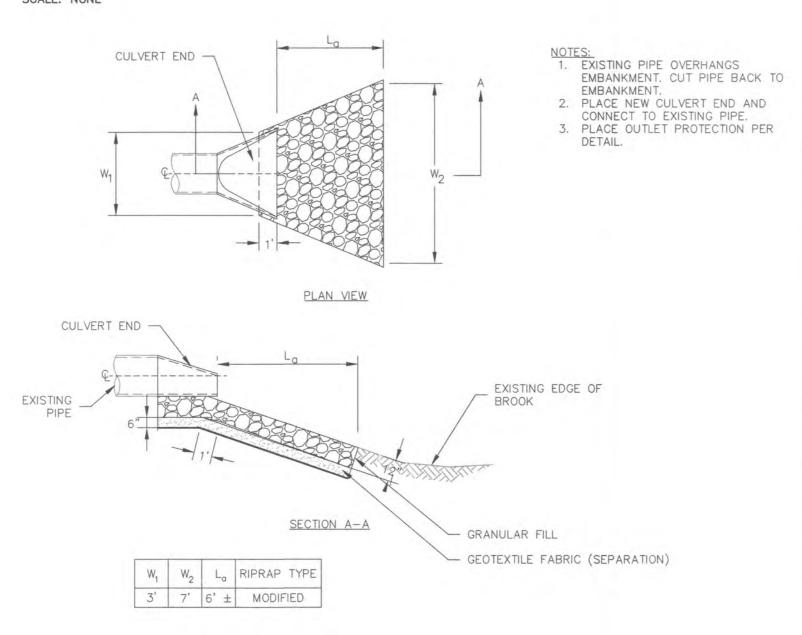






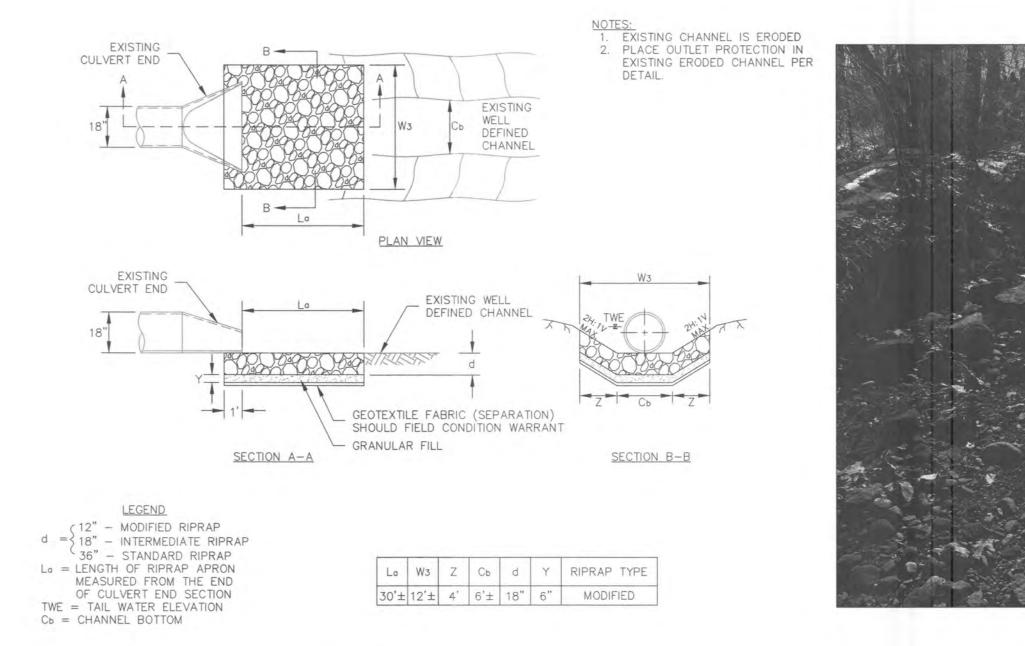


#### OUTFALL-1 RIP RAP OUTLET PROTECTION SCALE: NONE

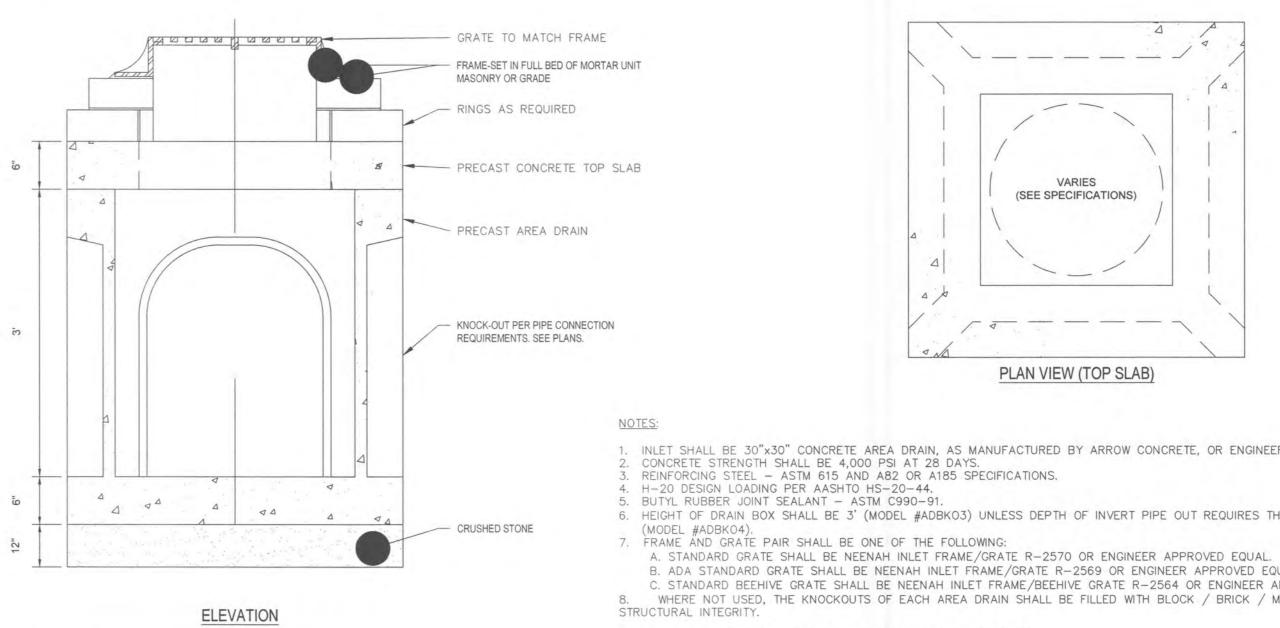




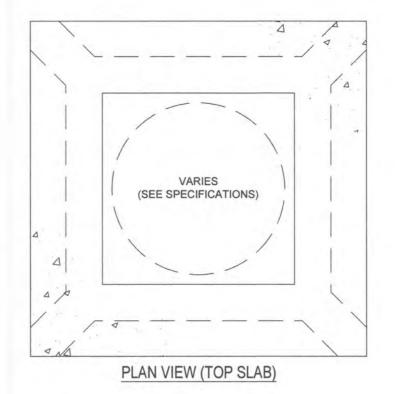
OUTFALL-2 RIP RAP OUTLET PROTECTION



# OUTFALL-3 RIP RAP OUTLET PROTECTION







- INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL.
   CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
   REINFORCING STEEL ASTM 615 AND A82 OR A185 SPECIFICATIONS.

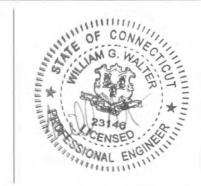
- 6. HEIGHT OF DRAIN BOX SHALL BE 3' (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4' DRAIN BOX
- B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
- 8. WHERE NOT USED, THE KNOCKOUTS OF EACH AREA DRAIN SHALL BE FILLED WITH BLOCK / BRICK / MORTAR TO MAINTAIN STRUCTURAL INTEGRITY. C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL.
- SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

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





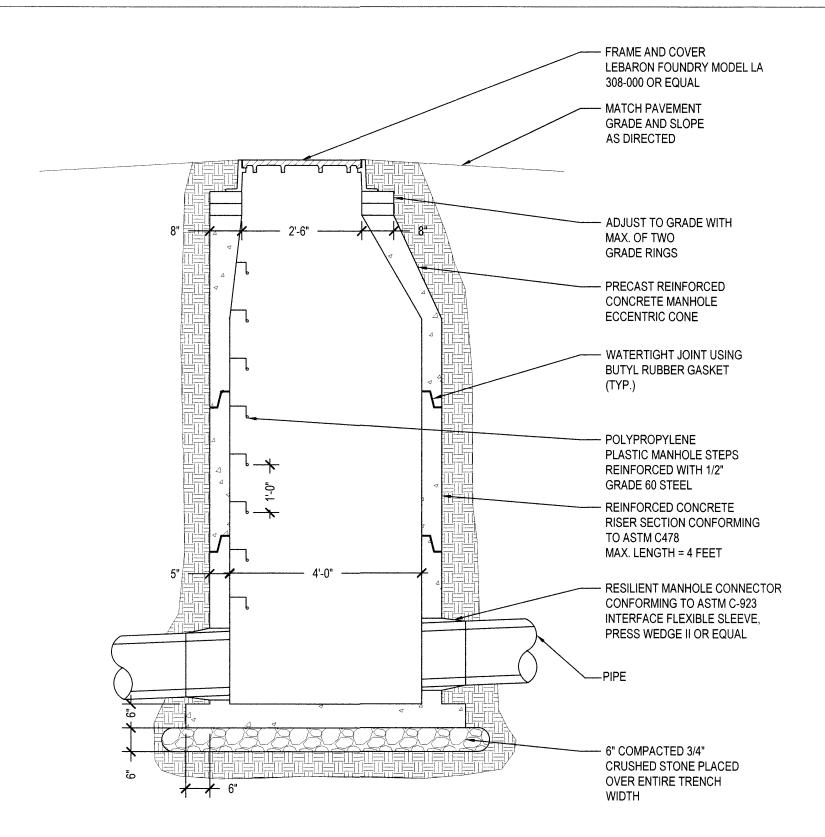
Revision:	Description:	Date:	Revised By
-	IWWC/PZC Sub.	4/8/2022	-



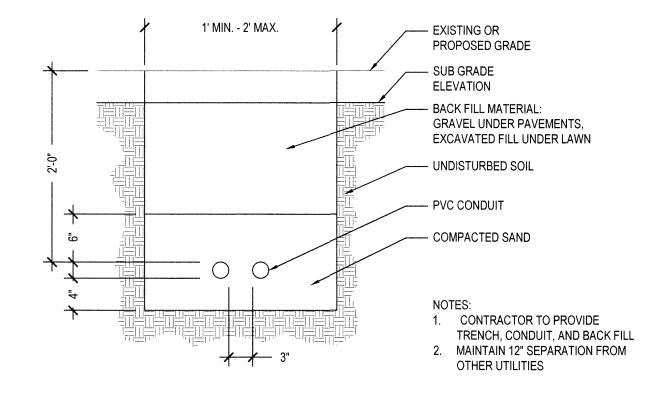
Drawing Title: DRAINAGE & UTILITY DETAILS

RECEIVED APR 06 2022 

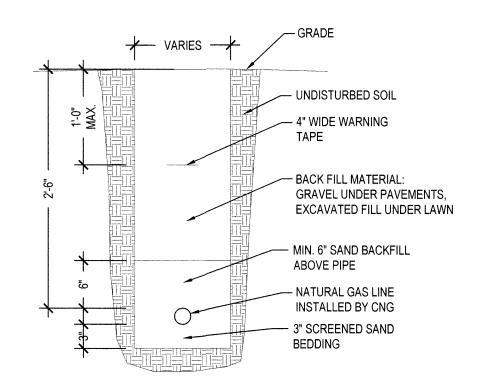
Drawing Number: APRIL 8, 2022 NOT TO SCALE Drawn By: Project Number: 15 OF 23 21.000



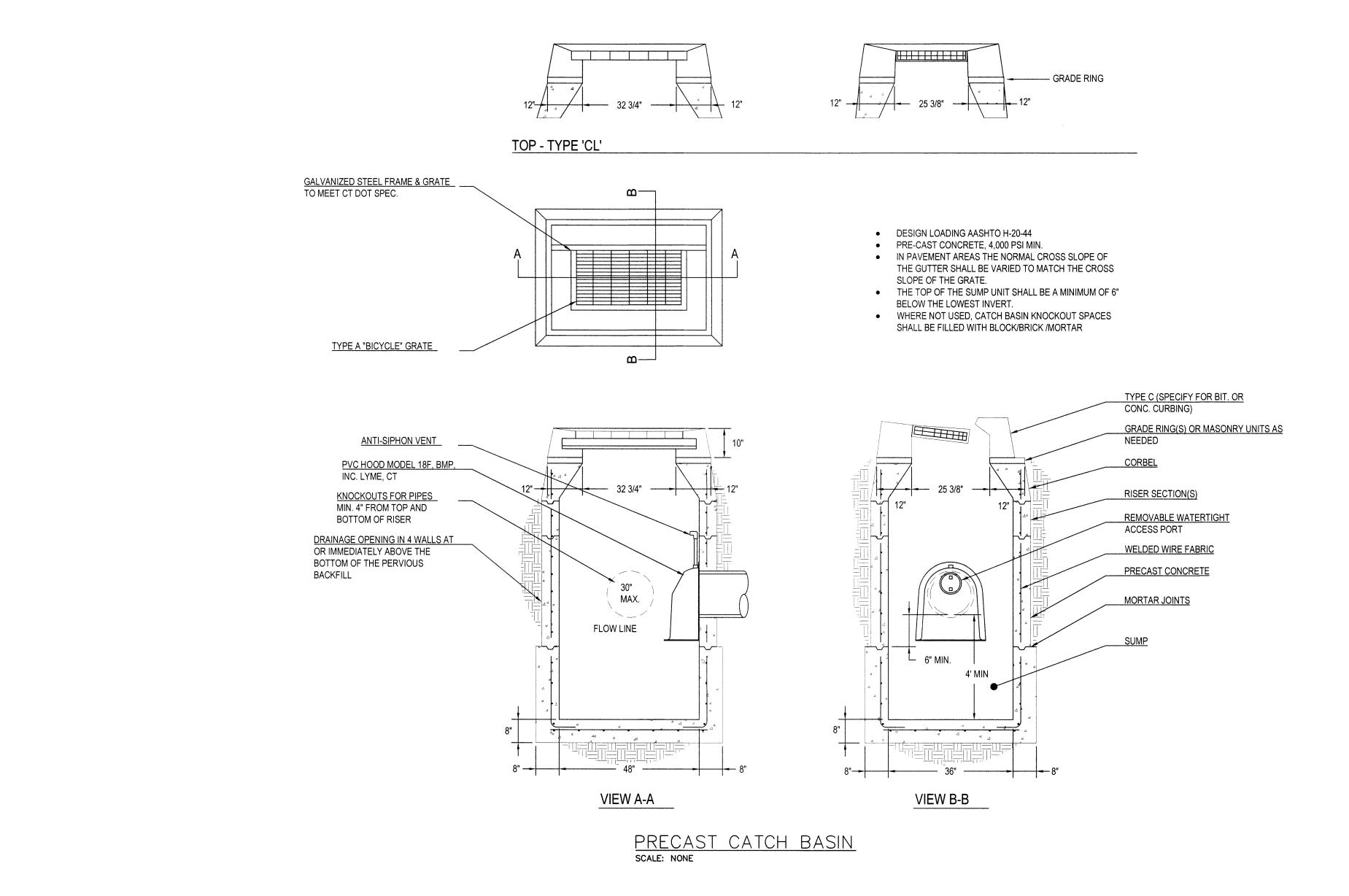
#### DRAIN MANHOLE SCALE: NONE

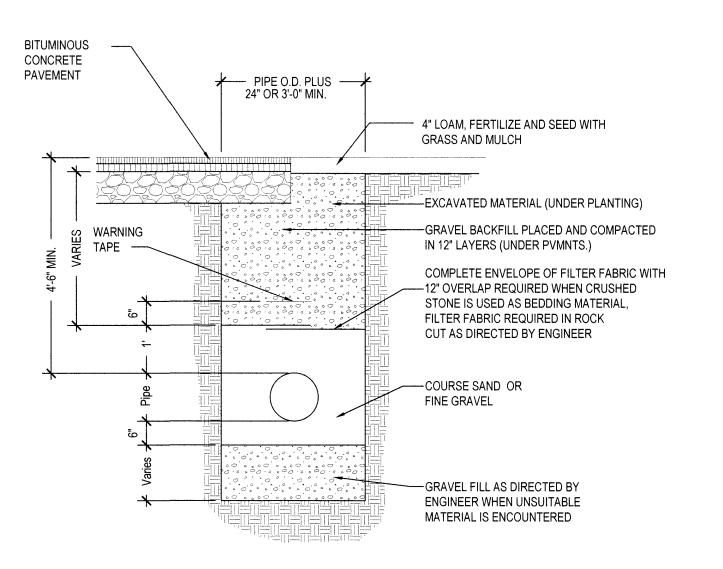


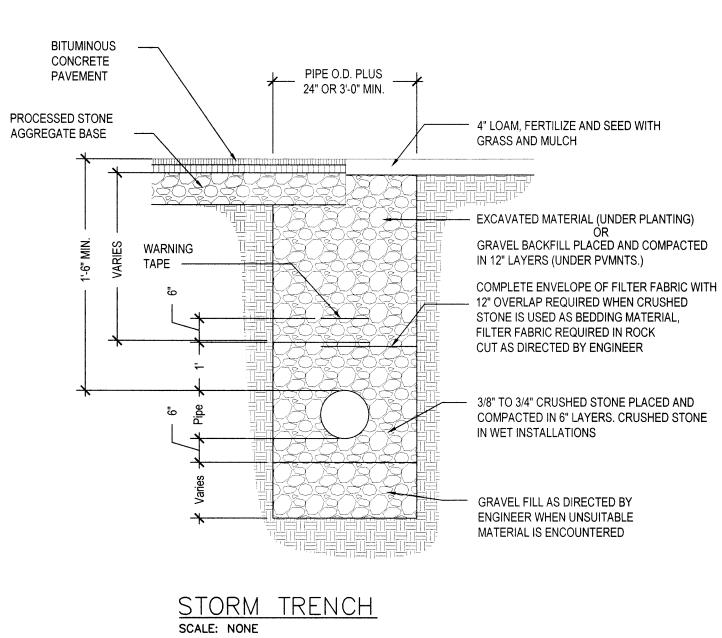
# ELECTRICAL CONDUIT TRENCH SCALE: NONE

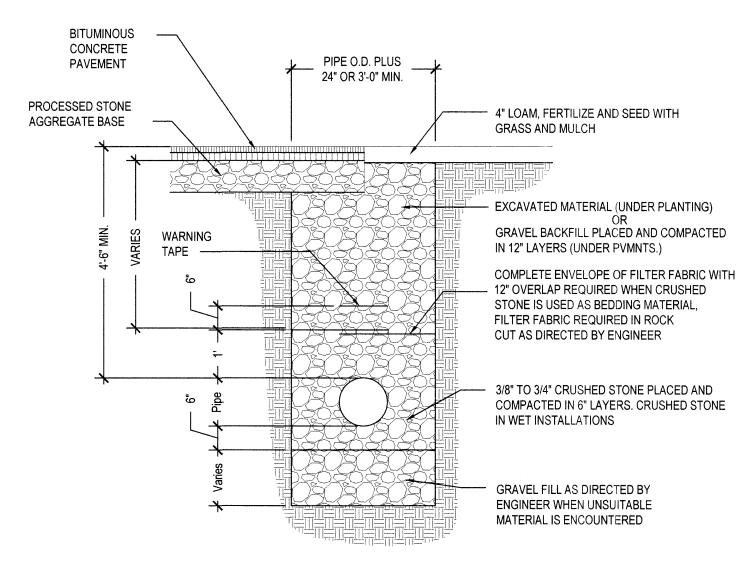


NATURAL GAS TRENCH SCALE: NONE









SANITARY TRENCH

SCALE: NONE

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





www.Benesch.com

WATER TRENCH

SCALE: NONE

Revision: Date: Revised By:

- IWWC/PZC Sub. 4/8/2022 -



DRAINAGE & UTILITY DETAILS

Date:
APRIL 8, 2022

Scale:
NOT TO SCALE

Drawn By:

JJD

Project Number:
21.000

Drawing Number:

APRIL 8, 2022

The state of the stat

LIGHTING FIXTURE SCHEDULE +0.0 ELECTRICAL MOUNTING HEIGHT MANUFACTURER/ +0.0 DESIGNATION DESCRIPTION MODEL NUMBER TYPE COLOR NO DRIVER VOLTAGE WATTS +0.0 EXISTING LED SHOEBOX FIXTURE - CONSTANT UNIVERSAL 150 +0.0  $+^{0.0}$  $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.0}$   $_{+}^{0.1}$   $_{+$ +0.0 +0.1 +0.1 +0.1 +0.1 +0.2 +0.3 +0.3 +0.3 +0.3 +0.4 +0.4 +0.4 +0.4 +0.4 +0.3 +0.3 +0.3 +0.3 +0.2 +0.1 +0.1 +0.2 +0.2 +0.2 +0.2 +0.2 +0.2 +0.2 +0.3  $\downarrow$ 0.0  $\downarrow 0.0$   $\downarrow 0.1$   $\downarrow 0.1$   $\downarrow 0.2$   $\downarrow 0.3$   $\downarrow 0.3$   $\downarrow 0.5$   $\downarrow 0.6$   $\downarrow 0.5$   $\downarrow 0.4$   $\downarrow 0.6$   $\downarrow 0.7$   $\downarrow 0.7$   $\downarrow 0.5$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.3$   $\downarrow 0.3$   $\downarrow 0.3$   $\downarrow 0.3$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.4$   $\downarrow 0.4$ +0.0  $\downarrow 0.0$   $\downarrow 0.$ \$\frac{1}{2}\text{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} \tag{0.0} +0.0  $\downarrow 0.0$   $\downarrow 0.$  $\downarrow 0.0$   $\downarrow 0.$ \$\\ \psi\_0.0 \\ \p +0.0 \( \dot \)0.0 +0.0 +0.0 +0.0 +0.0 +0.0 \( \dot \)0.0 +0.0 0.0+0.0 +0.0+0.0 +0.7 +2.0 +3.7 +6.0 +8.9 +5.7 +8.3 +5.1 +3.7 +2.1 +1.7 +2.7 +4.0 +5.6 +7.3 +5.1 +6.4 +4.3 +3.2 +1.5 +0.7 +0.4 +0.3 +0.2 +0.2 +0.1 +0.1 +0.1+0.0 +2.7 +4.2 +5.0 +6.8 +8.9 +8.8 +6.8 +5.0 +3.6 +2.5 +2.0 +1.8 +1.8 +2.7 +3.5 +4.2 +4.2 +4.2 +4.2 +4.2 +3.6 +3.1 +2.0 +1.3 +0.7 +0.5 +0.3 +0.2 +0.1 +0.1 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 $\downarrow 0.1$   $\downarrow 0.2$   $\downarrow 0.3$   $\downarrow 0.6$   $\downarrow 0.8$   $\downarrow 0.$ +0.1 +0.2 +0.3 +0.4 +0.4 +0.4 +0.4 +0.4 +0.4 +0.4 +0.9 +0.1 +0.9 +0.7 +0.5 +0.4 +0.4 +0.9 +0.1 +0.9 +0.1 +0.1 +0.0 +0.1 +0.3 +0.4 +0.3 +0.3 +0.3 +0.1 +0.2 +0.2 +0.2 +0.3 +0.5 +0.8 +0.8 +0.1 +0.1 +0.0 +0.0 +0.0 +0.0 +0.1 +0.1 +0.0 KEY PLAN SILVER | PETRUCELLI + ASSOCIATES APRIL 8, 2022 **EXISTING PHOTOMETRIC** Architects | Engineers | Interior Designers Scale: 1" = 20'-0"

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

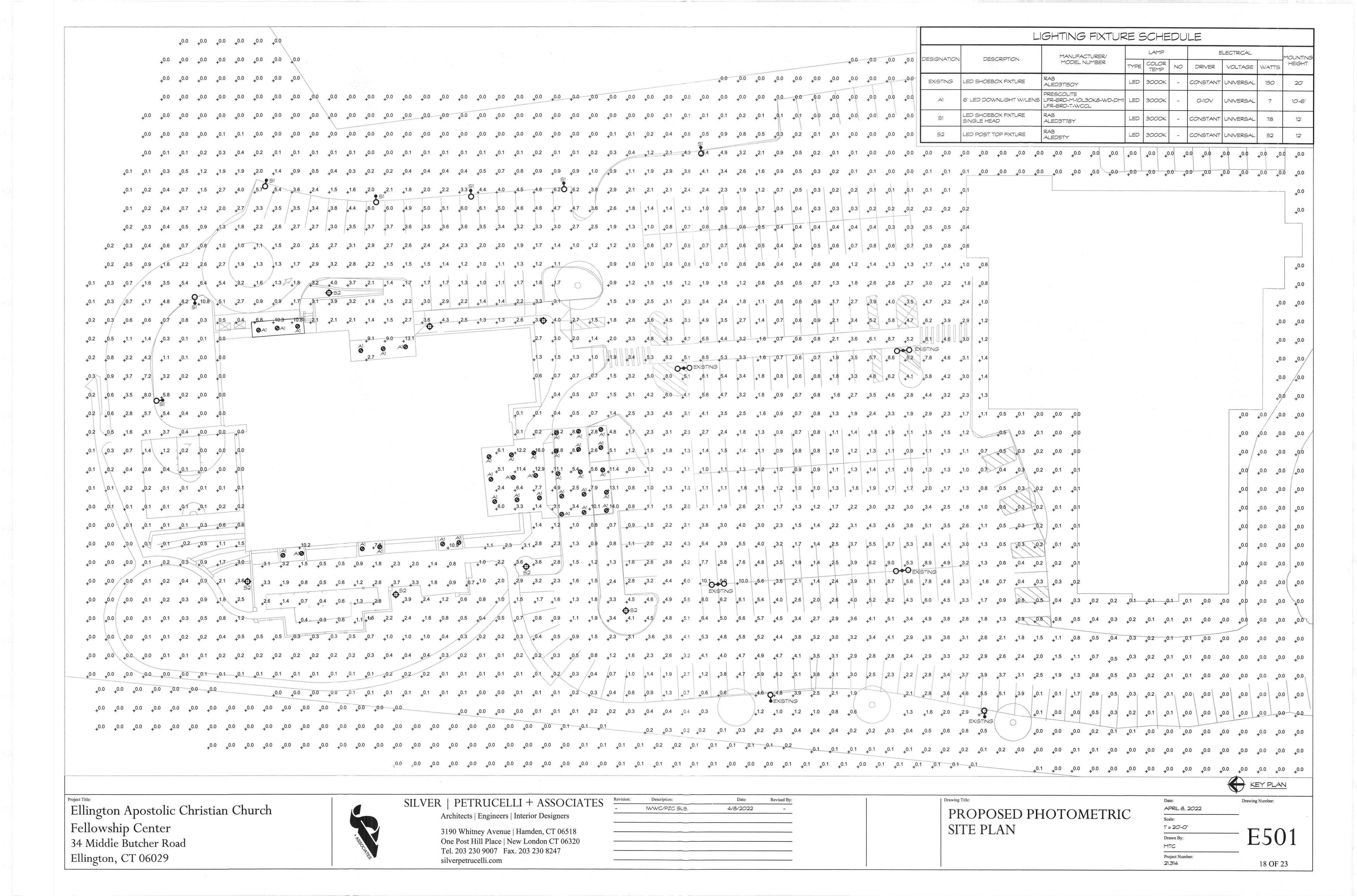


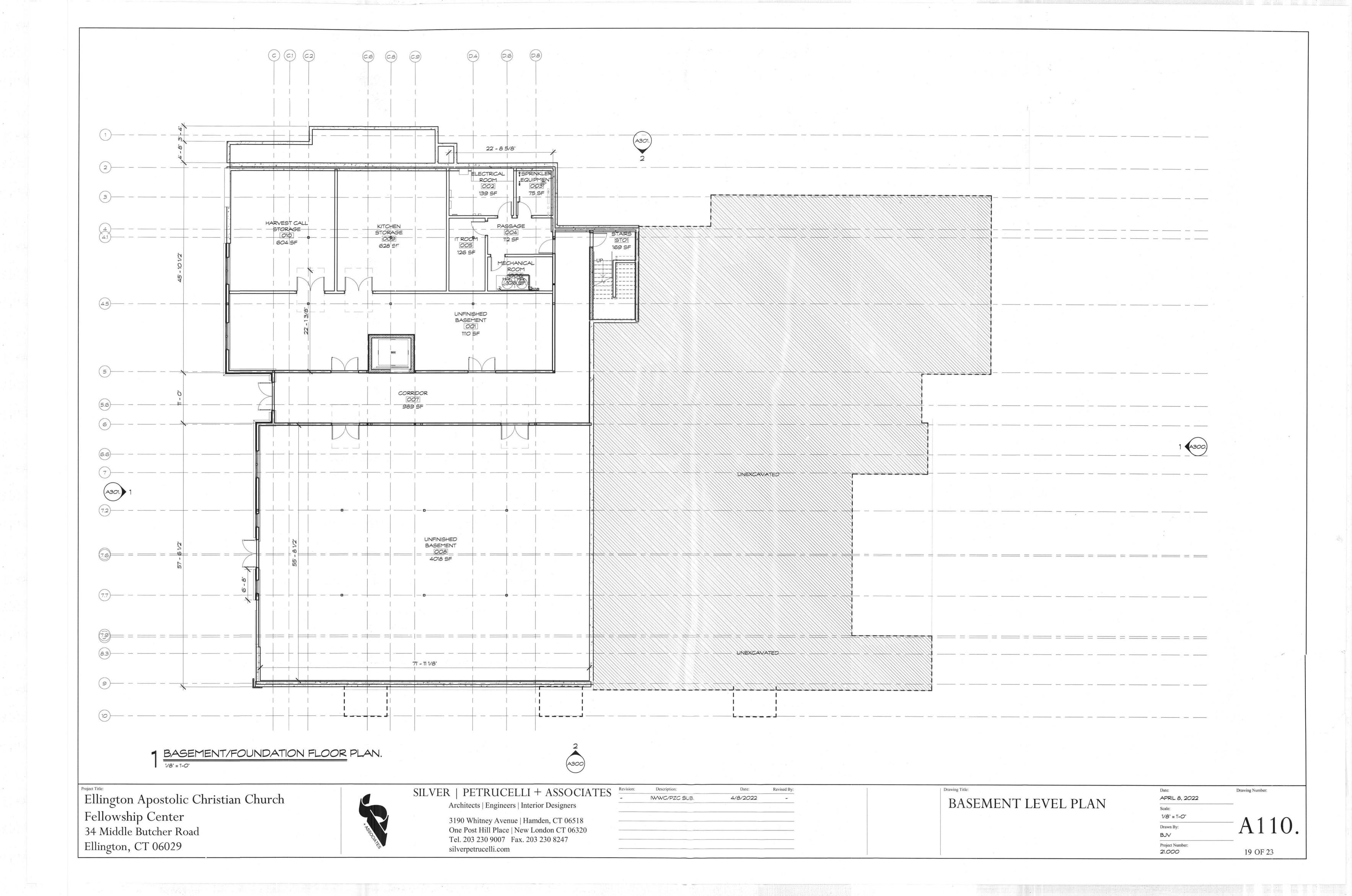
3190 Whitney Avenue | Hamden, CT 06518 One Post Hill Place | New London CT 06320 Tel. 203 230 9007 Fax. 203 230 8247 silverpetrucelli.com

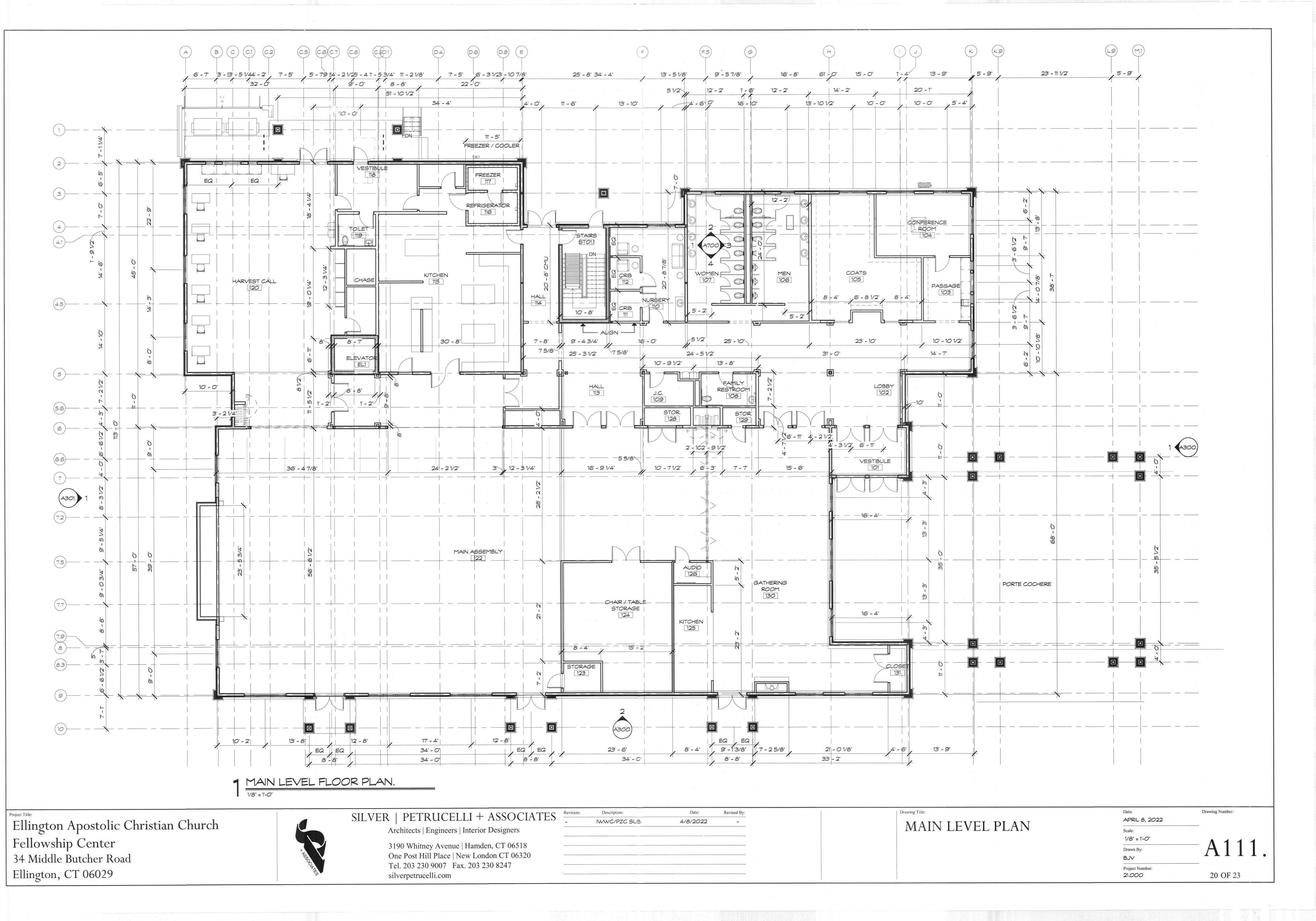
Revision:	Description:	Date:	Revised By:
-	IWWC/PZC SUB.	4/8/2022	

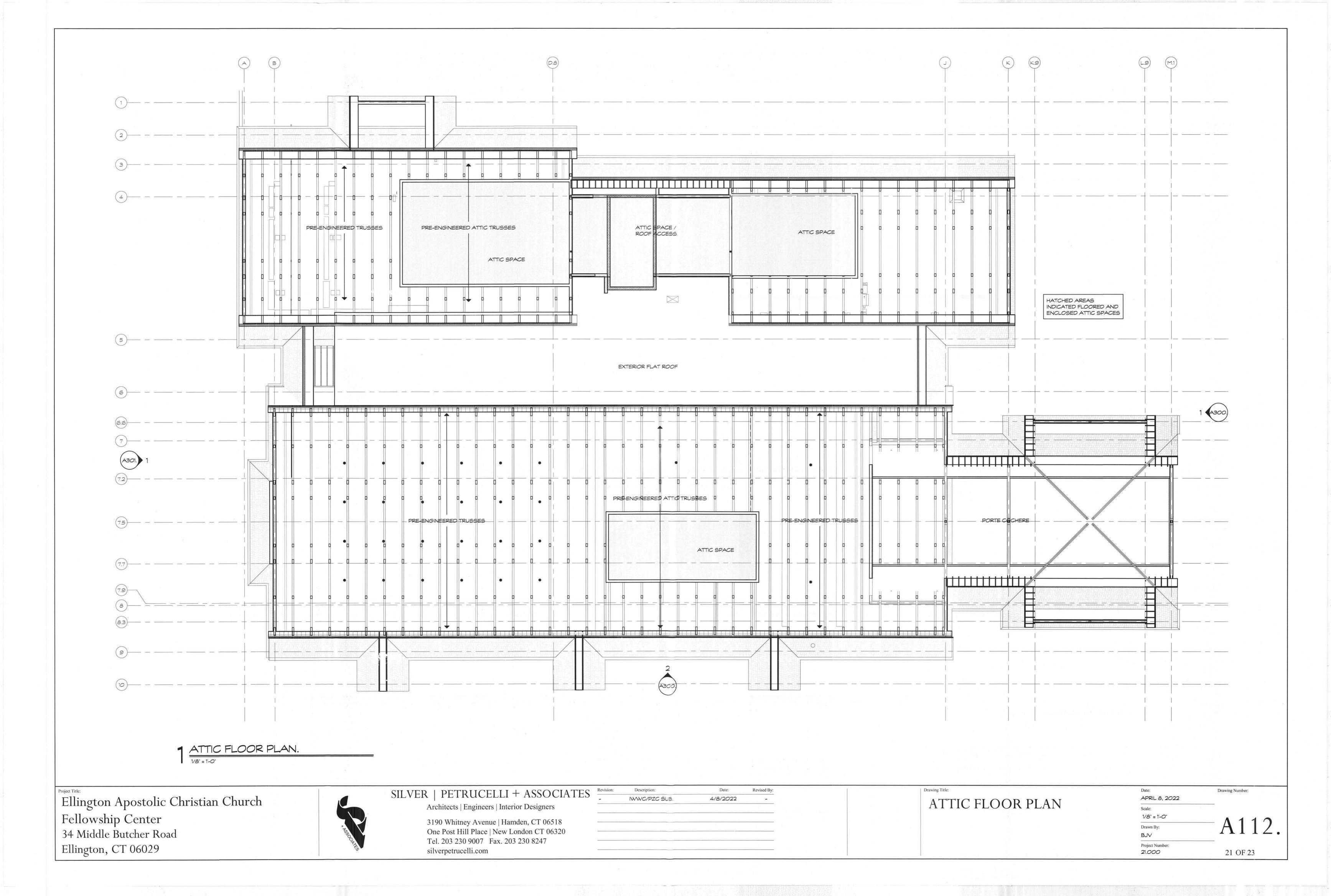
SITE PLAN

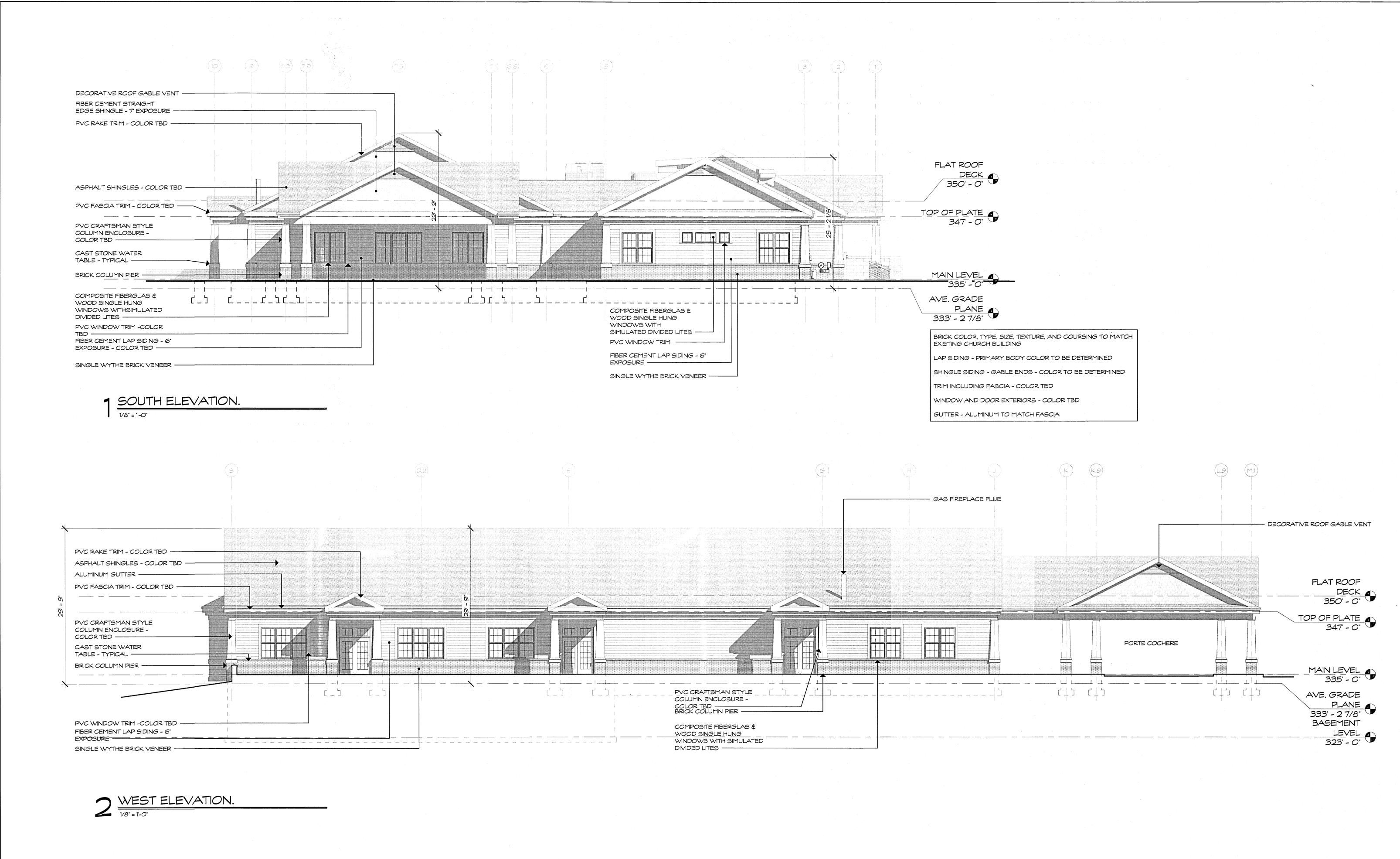
E500 Drawn By: MTC Project Number: 17 OF 23











IWWC/PZC SUB.

Revised By:

4/8/2022

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 EXTERIOR ELEVATIONS

Date:

APRIL 8, 2022

Scale:

As Indicated

Drawn By:

BJV

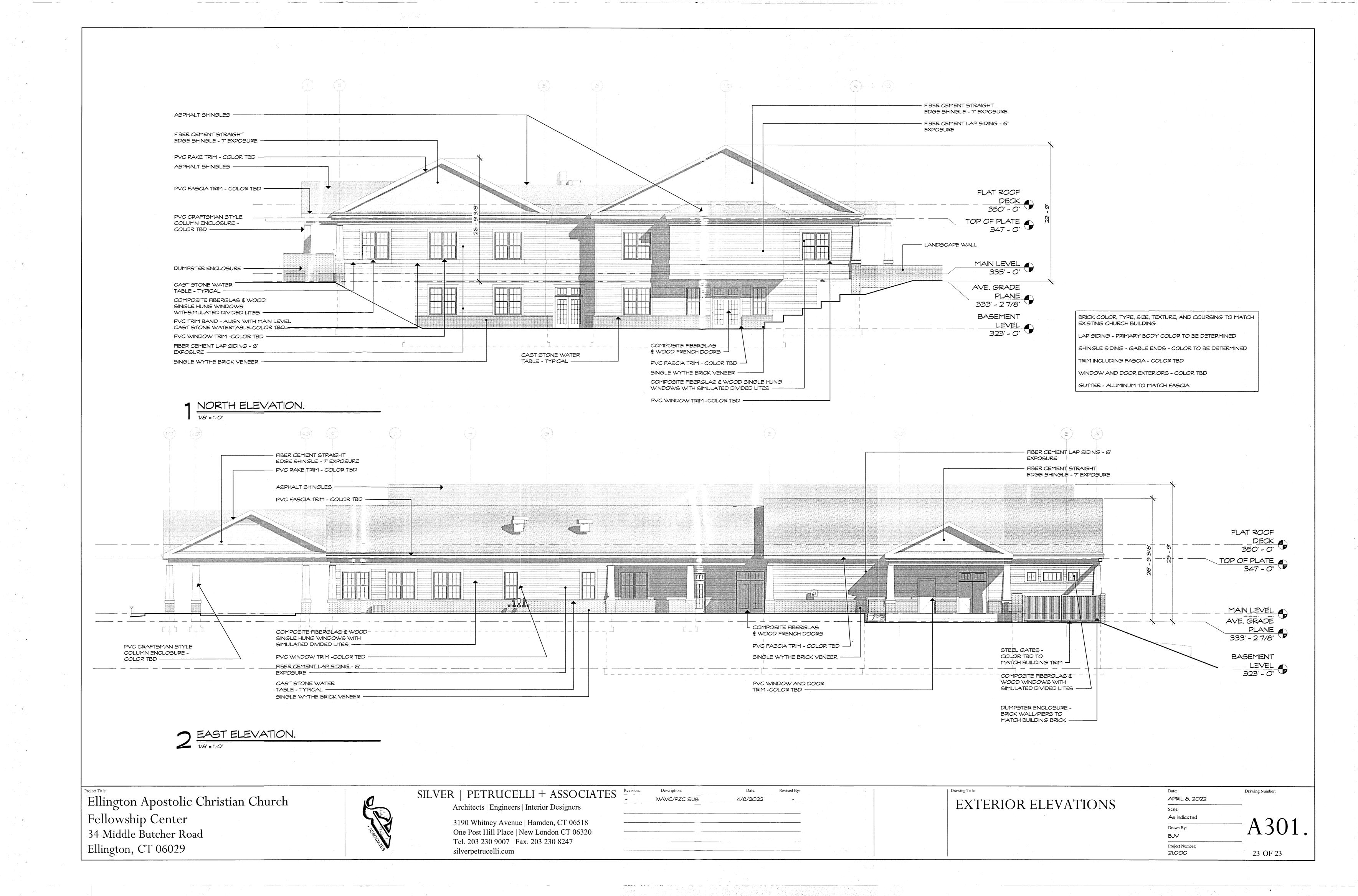
Project Number:

21,000

Drawing Number:

A 300

22 OF 23



# Town of Ellington Planning & Zoning Commission Application

Type of Application:   Zone Change  Amendment to Regulation  Application #  Z101106						
☑ Site Plan Approval ☑ Special Permit	☐ Modification ☐ CGS 8-24 Date Received ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐					
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.	Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.					
Owner's Information	Applicant's Information (if different than owner)					
Name: Jeff McKnight	<sub>Name:</sub> Ryan Orszulak					
Mailing Address: 141 Muddy Brook Rd, Ellington, CT 06029	Mailing Address: 34 Bridge St Ellington CT 06029					
Email: WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,	Email: orszulaklic@outlook.com WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,					
MAY NOTICES BE EMAILED TO YOU? Tyes No Primary Contact Phone #: (860) 966-9871	MAY NOTICES BE EMAILED TO YOU? ☐Yes ☐No Primary Contact Phone #: (860) 817-1604					
Secondary Contact Phone #:	Secondary Contact Phone #:					
Signature: Date: 112-202	Signature: May Date: 4/12/22					
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.	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: 103 Sadds Mill Rd						
Assessor's Parcel Number (APN): 088 021 _ 0000 Existing Zone: RAR Proposed Zone: N/A (If unaware of APN, please ask staff for assistance)						
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)						
Please See Attached						
	RECEIVED					
	APR 12 2022					
	TOWN OF ELLINGTON PLANNING DEPARTMENT					
*						



# 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

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:

 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.

#### May 2022

# Planning & Zoning Commission – Town of Ellington, CT 103 Sadds Mill Rd

#### Earth Excavation Permit Request (7.5)

Description of Project:

Double M Yard Supply LLC of Ellington which is currently located on Rt.83, Ellington is looking to relocate to 103 Sadds Mill Rd, Ellington. Double M Yard Supply previously known as Greenbelt Acres is a small business that has been in operation for over 30 years and over the course of those years has provided high quality farm soil for use in many home farming and gardening applications. We take great pride in the products we sell which have and continue to allow Ellington and surrounding residents to take upon themselves the staple that Ellington was originally founded on, farming. We seek to continue our service in this new location to allow future generations the privilege and luxury of self-sustained farming and gardening.

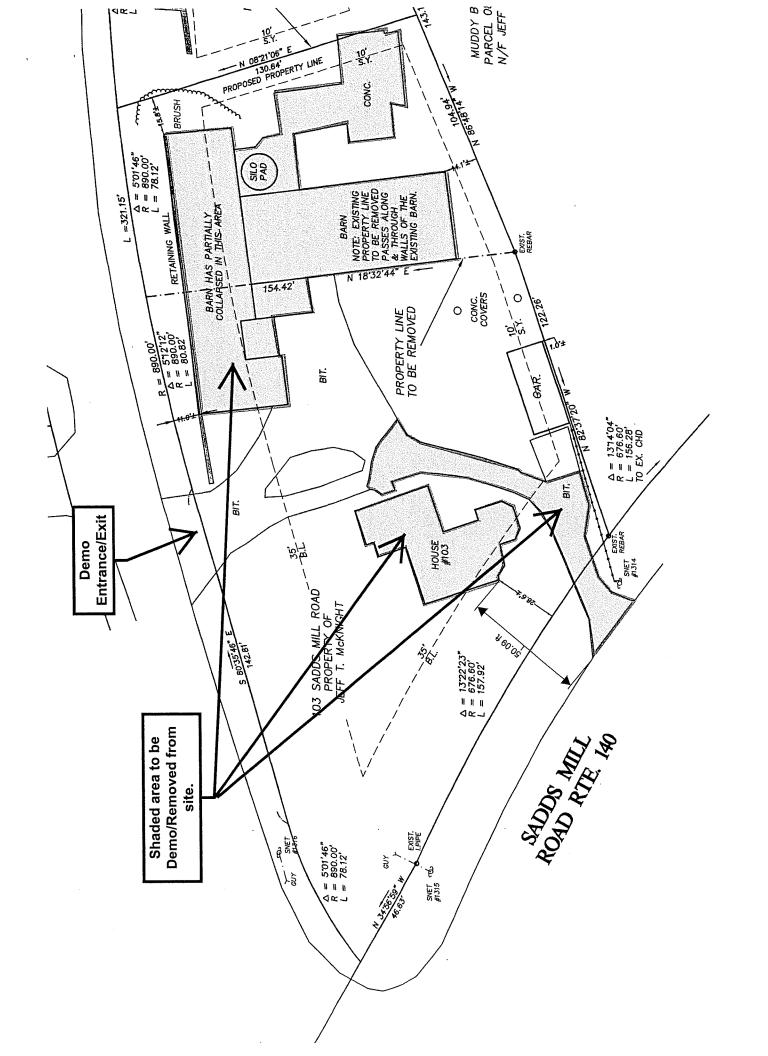
Double M Yard Supply LLC is committed to cleaning up the existing deteriorating and unsafe conditions of the structures on 103 Sadds Mill Rd. Upon investigation on the viability of relocation, it has been determined in coordination with the Town Planner that the best course of action to remain in compliance with the current zoning regulations is such that the applicant apply for an Earth Excavation Permit.

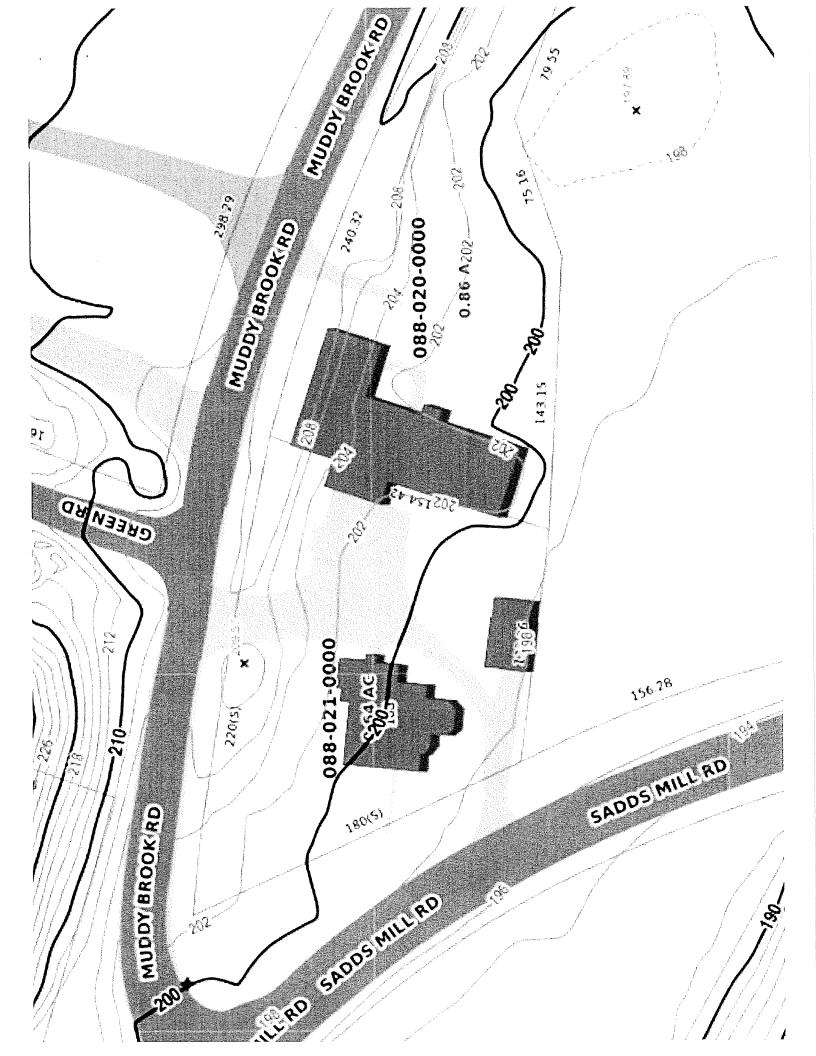
The first phase of the project will be to completely demo the existing farmhouse as well as the existing deteriorating barn and remove them from the site. Existing retaining wall abutting barn will be saved for use with the new stockpile locations. Existing garage on the south property line will also remain on site. As much existing pavement and concrete slabs within stockpile locations will be saved to prevent erosion by wind and precipitation.

A detailed site plan has been provided to show estimated stockpile locations as well as estimated loading and parking areas of the site. Stockpiles will be located on the upgradient side of the property as well as being protected from Muddy Brook Rd with an 8' tall existing retaining wall as shown on the plan. Customers will use the existing paved driveway into Muddy Brook Rd and the small driveway to Sadds Mill Rd will be fully removed and decommissioned to prevent any customer confusion.

The final phase of the project will be to add shrubs/trees as shown on the plan to provide visual and audible screening from the roadways adjacent to the property.

Hours of operation will be in accordance with the regulations for earth excavation permit (7.5.1J).





# PZC – Town of Ellington, CT 103 Sadds Mill Rd

#### **Earth Excavation Permit**

Dear PZC,

I, Jeff McKnight, fully support the proposal of Double M Yard Supply LLC to relocate operations from Rt. 83 to 103 Sadds Mill Rd, Ellington. As an abutter to this property I believe the plan submitted with the application for the Earth Excavation Permit adequately address any issues that I feel might arise from the proposed operation. I have spoken to the owner and operator of Double M Yard Supply LLC (Ryan Orszulak) and feel the intended operations would be a great fit for the location.

Sincerely,

Jeff T. McKnight

# ZBA & PZC – Town of Ellington, CT

#### 103 Sadds Mill Rd

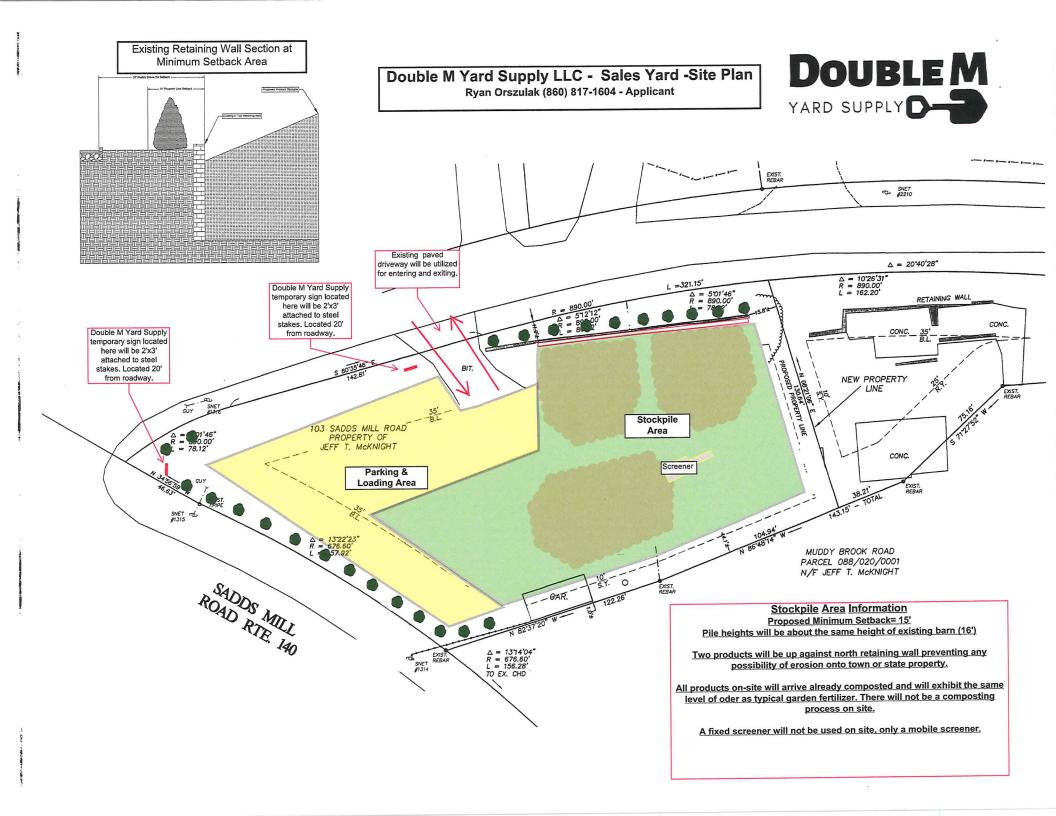
#### Stockpile Setback Variance & Earth Excavation Permit

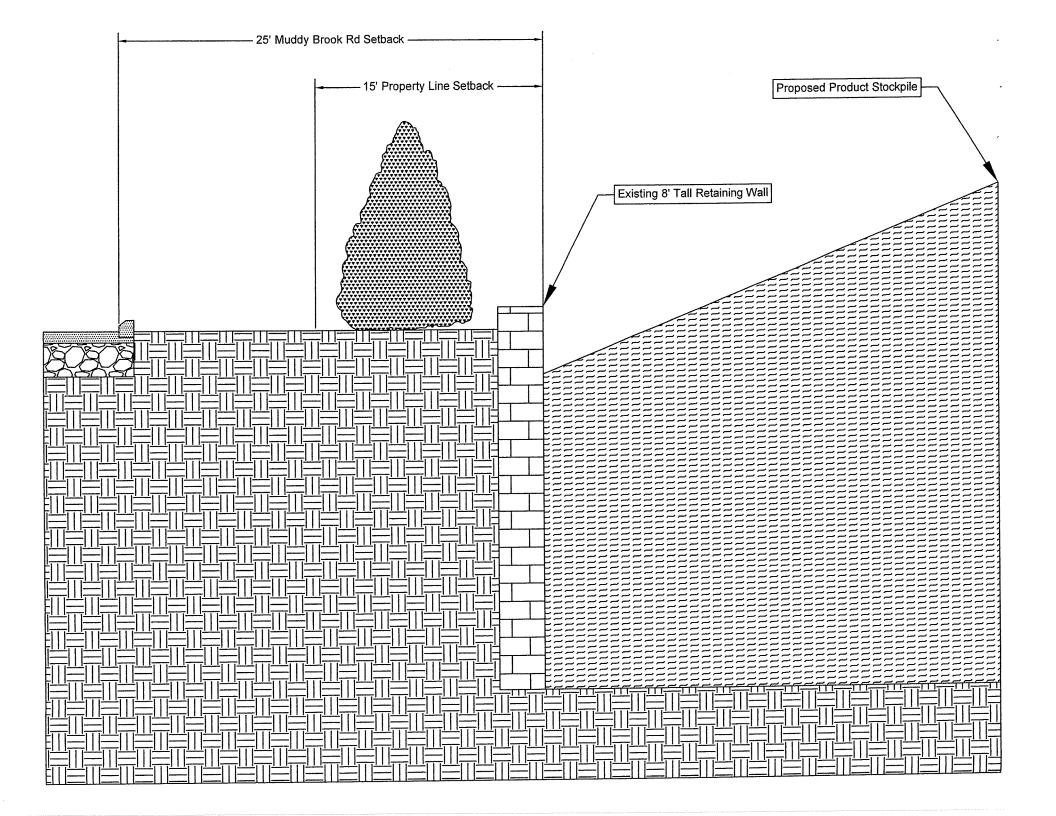
Dear ZBA & PZC,

I, Jeff McKnight, fully support the requested stockpile setback variance from 100ft to 15ft as shown in the site plan provided & presented. I also support the requested Earth Excavation Permit. I will be unable to attend the ZBA & PZC meetings regarding this matter but would like to send my full support for this change and to allow Ryan Orszulak to propose the plan to the board and commission.

Sincerely,

Jeff T. McKnight







#### **Property Information**

Property ID 088 021 0000 Location 103 SADDS MILL RD Owner MCKNIGHT JEFF T



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

Geometry updated 11/11/2021 Data updated daily Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

#### Map Theme Legends

#### Trails, Open Space and Farmland

LAND TRUST OPEN SPACE
PRESERVED FARMLAND

STATE OPEN SPACE
TOWN OPEN SPACE



#### May 2022

## Planning & Zoning Commission - Town of Ellington, CT

#### 103 Sadds Mill Rd

#### Earth Excavation Permit Request (7.5)

#### **Supplemental Permit Information**

#### 04/25/2022

The information included within this addendum has been prepared based on the Town of Ellington Zoning regulations "Section 7.5 Earth Excavation". This addendum is to serve as additional information for the Earth Excavation Permit Application pertaining to 103 Sadds Mill Rd, Ellington, CT that was submitted by Ryan Orszulak on 4/12/2022.

#### 7.5.1B Erosion Control.

Exposed earth within the proposed product yard would encompass the immediate surroundings of the stockpiles as well as the stockpiles themselves. During the course of business in the current location of Double M Yard Supply over the 20+ years of operation from previous owners, erosion of product stockpiles exceeding the immediate surroundings of the piles has never been an issue. Existing grades at current location and grades at proposed location are very similar with regard to overall site pitch as well as grade layout. Any additional erosion control measures are not expected to be necessary but in the event that proves not to be the case we are prepared to take necessary actions to install satisfactory BMP devices.

#### 7.5.1C Wind Erosion and Dust Control.

Proper measures shall be taken to minimize the nuisance from dust and wind erosion at storage areas, yards, access roads, service roads, or other untreated open area within the lot.

#### 7.5.1C Working Slopes.

Site will not contain any excavation or removal of materials. Site is intended to provide location for sale of imported materials only.

#### 7.5.1E Minimum Setbacks.

Regulations require a 100' setback from any property line, public street, road, highway, or right of way. A ZBA Variance has been requested to reduce this requirement for this application and address to 15' from Muddy Brook Rd and 35' from Sadds Mill Rd. An existing retaining wall which runs parallel to Muddy Brook Rd will be utilized to protect the road and town right of way from the potential of erosion of products. Existing grade on this site pitching away from both Sadds Mill Rd and Muddy Brook Rd. No fixed machinery shall be erected or maintained within



200 feet of the property or street line. Fixed machinery is not going to be used in this operation. A mobile screener will be used and will not be fixed in any certain location.

#### 7.5.1F Topsoil Preservation.

Site topsoil will remain in native location and will not be stripped from its current location for the purpose of excavating materials below. Site is intended to provide location for sale of imported materials only.

#### 7.5.1G Buffering.

Stockpiles along Muddy Brook Rd will be set back and behind the existing 8' tall retaining wall which will with the help of the added landscaping ensure a limited view of the stockpiles from the roadway. Stockpiles are not expected to exceed the height of a standard two story house or about the height of the existing roof of the barn on the property.

Visual screening will be accomplished with vegetation/shrubs that will be installed along the Sadds Mill and Muddy Brook Rd property line which will also provide buffering for noise and provide an aesthetically pleasing appearance to the traveling public. Landscaping locations have been chosen to ensure sightline at the intersection of Sadds Mill Rd and Muddy Brook Rd is not impeded.

#### 7.5.1H Landscaping.

Existing landscaping will remain as is. Additional landscaping will be added to produce buffering/screening from Sadds Mill Rd as well as Muddy Brook Rd as shown on the Earth Excavation plan that was submitted on 4/12/22.

#### 7.5.1J Hours of Operation.

Double M Yard Supply proposes to continue to operate under the same hours of operation that it has for the 20+ years it has been in business. Typically, two or three days out of the week are chosen to complete deliveries to customers in which trucks will be entering and existing the site during that timeframe. Typically the timing of that portion of operations is between 8:00am and 5:00pm. Another day of the week is chosen to accommodate customers which decide to pick up their products directly from the site. Similar timing will be accommodated for this aspect of operations as well. Screening operations could take place within any of these timeframes as screening is typically completed while waiting for trucks/customers to arrive on site. Double M Yard Supply has never and does not have any intention to open or operate on Sundays.

#### 7.5.1L Sound Pressure Level.

The sound pressure level of any machinery used in conjunction with an earth removal operation shall not exceed the decibel level stated below. Sound pressure level shall be measured with a standard "A Scale Sound Level Meter" (slow response) manufactured according to the United States of America Standards Institute (USASI) standards S 1.4 - 1961, as revised which has been calibrated in accordance with USASI standards. The microphone used to measure the loudness of



a noise shall be placed at any point on the property line, but no closer than five feet from any wall not less than three feet from the ground.

Allowable noise levels shall be as follows:

- 1. For a lot, or an approved phase of operation contained within a lot, which does not abut a Residential zoning district or lot containing an existing residence - 66 dBA.
- 2. For a lot, or an approved phase of operation contained within a lot, which does abut a Residential zoning district or lot containing an existing residence - 55 dBA.
- 3. No operation which produces vibrations at or above human perceptibility at any property line shall be allowed.

#### 7.5.1M Truck Access.

Truck access to the excavation site shall be so arranged as to minimize danger to traffic and nuisance to surrounding properties. That portion of access road within the area of operation shall be treated to prevent dust.

All vehicular access to the property will be by means of the existing paved driveway onto Muddy Brook Rd. Truck traffic will be directed left out of the driveway to avoid excessive truck traffic on Muddy Brook Rd.

#### 7.5.1N Structures.

No additional buildings will be erected on the premises.

#### Estimated Amounts of Material Imported/Exported.

Based on current sales of Double M Yard Supply it is expected the total estimated imported/exported material quantity to be at ~ 2,500cy per year. Due to the importation/exportation nature of the business the yearly average total amount of material onsite at any give time frame is estimated to be ~ 750cy. These quantities are an average can be impacted by numerous factors in the yearly sales cycle.

#### **Barbra Galovich**

From:

Barbra Galovich

Sent:

Tuesday, May 10, 2022 8:25 AM

To:

Ryan Orszulak

Subject:

FW: Staff Review - Z202206 - 103 Sadds Mill Road

Hi Ryan,

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

Thank you, Barbra

From: Timothy Webb

Sent: Tuesday, May 10, 2022 7:12 AM

To: Barbra Galovich <br/>
Subject: RE: Staff Review - Z202206 - 103 Sadds Mill Road

DPW will require a ROW permit. No impact to WPCA, property outside of Sewer District.

From: Barbra Galovich

Sent: Monday, May 09, 2022 1:02 PM

To: Dana Steele < dsteele@jrrusso.com >; James York < JYork@ELLINGTON-CT.GOV >; Kim Bechard

< KBechard@ELLINGTON-CT.GOV >; Lori Spielman < Ispielman@ELLINGTON-CT.GOV >; Patrice Sulik < psulik@ncdhd.org >;

 $Raymond\ Martin < \underline{Rmartin@ELLINGTON-CT.GOV}{>}; \ Sydney\ Kern < \underline{skern@ELLINGTON-CT.GOV}{>}; \ Timothy\ Webbarring \\$ 

<twebb@ELLINGTON-CT.GOV>; Westford Lirot < wlirot@ncdhd.org>

Cc: Lisa Houlihan < LHoulihan@ELLINGTON-CT.GOV > Subject: Staff Review - Z202206 - 103 Sadds Mill Road

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, May 23, 2022.

Please provide your comments/concerns on or before May 17, 2022.

Thank you in advance for your review.

Barbra

Barbra Galovich, CZET Land Use Assistant Town of Ellington 55 Main Street Ellington, CT 06029 (860) 870-3120 MOVED (HEMINWAY), SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) V202207 – SJM Properties LLC, owner/ Seth Carson, applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.7-Construction in Required Yards: to allow a solid fence 8ft in height in the front yard setback area along Berr Avenue at 162 Maple Street, APN 072-028-0000 in a Planned Commercial (PC) zone.

CONDITION(S):

1) Approval based on plan titled, "Preliminary Site Plan Prepared for Seals-It 162 Maple Street Ellington, CT. Date: 1/20/2022 File No. 2021-112 Sheet 1 of 1 Revisions: 3/21/2022" by Bushnell Associates, LLC.

Hardship: Security for business

3. V202208 – Jeff McKnight, owner/ Ryan Orszulak, applicant, request for a variance of the Ellington Zoning Regulations Section 7.5.1E-Earth Excavation Minimum Setbacks: to reduce the setback for stockpiling of materials to the front property line on Muddy Brook Road and all side property lines from 100ft to 15ft, and reduce the setback for stockpiling of materials to the front property line on Sadds Mill Road from 100ft to 35ft at 103 Sadds Mill Road, APN 088-021-0000 in a Rural Agricultural Residential (RAR) zone.

**Time:** 7:17 pm

Seated: Aube, Thanvanthri, Braga, Heminway and Roy

Ryan Orszulak, 34 Bridge Street, was present to represent the application. Mr. Orszulak is the owner of Double M Yard Supply, LLC, which is currently located on Route 83 (West Road) next to Big Y Express Carwash and sells topsoil and compost. He is looking to relocate his business to 103 Sadds Mill Road in a Rural Agricultural Residential zone. He will be demolishing the house and barn. According to the zoning regulations, any stockpiling of materials would need to be at least 100' from any property line. He noted the whole width of the parcel is 158 feet wide and therefore would like to obtain a variance from the 100 foot requirement to a 15 foot setback for the stockpiles along Muddy Brook Road and 35 foot setback from Sadds Mill Road. The access driveway will be located on Muddy Brook Road and he intends to plant trees along the parcel where it fronts on each road. He reviewed the site plan with the Board.

Commissioner Braga asked if there will be any additional structures added to the parcel. Mr. Orszulak responded there will be no additional structures. Vice Chairman Thanvanthri asked if they are proposing any excavation. Mr. Orszulak stated they are not proposing to excavate any materials and they will only be selling imported materials. Vice Chairman Thanvanthri asked about the structural integrity of the retaining wall. Mr. Orszulak noted they will reinforce the retaining wall if needed. Vice Chairman Thanvanthri asked about the drainage on site. Mr. Orszulak responded the way the site is sloped, water will flow away from Muddy Brook Road. Chairman Thanvanthri asked about the proposed height of the stockpiles. Mr. Orszulak stated the stockpiles will not exceed 16 feet in height.

Mr. Orszulak noted his business at the current location on West Road is occupying one acre of land and he plans to utilize approximately the same amount at 103 Sadds Mill Road.

No one from the public spoke regarding the application.

MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR V202208.

MOVED (AUBE), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) V202208 — Jeff McKnight, owner/ Ryan Orszulak, applicant, request for a variance of the Ellington Zoning Regulations Section 7.5.1E-Earth Excavation Minimum Setbacks: to reduce the setback for stockpiling of materials to the front property line on Muddy Brook Road and all side property lines from 100ft to 15ft, and reduce the setback for stockpiling of materials to the front property line on Sadds Mill Road from 100ft to 35ft at 103 Sadds Mill Road, APN 088-021-0000 in a Rural Agricultural Residential (RAR) zone.

#### CONDITION(S):

1) Approval based on plan titled, "Double M Yard Supply LLC - Sales Yard - Site Plan, Received April 12, 2022 Town of Ellington Planning Department".

Hardship: Lot configuration

#### IV. ADMINISTRATIVE BUSINESS:

1. Approval of the April 4, 2022 Regular Meeting Minutes.

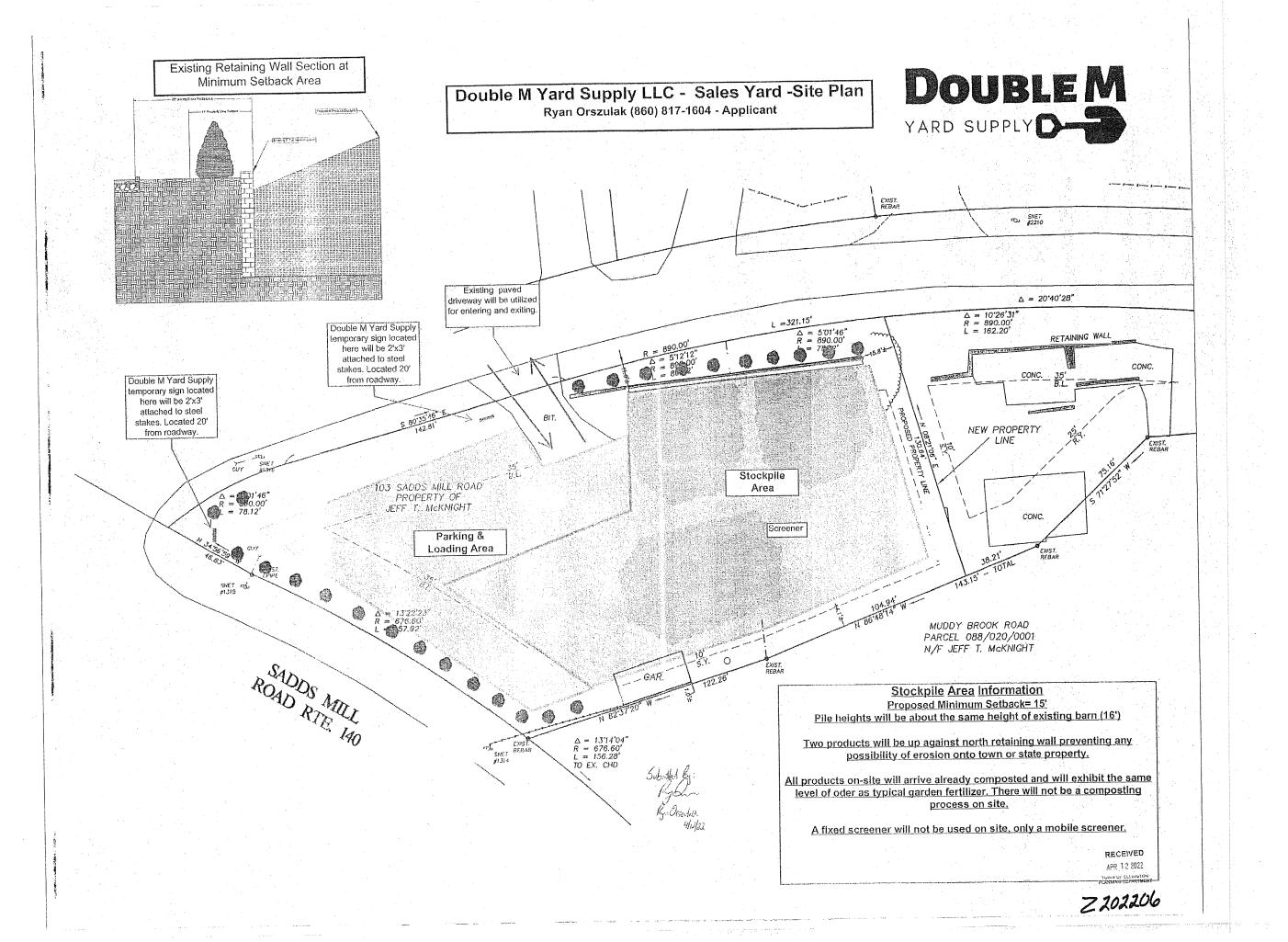
MOVED (BRAGA), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE APRIL 4, 2022 MEETING AS WRITTEN.

2. Correspondence/Discussion:

#### V. ADJOURNMENT:

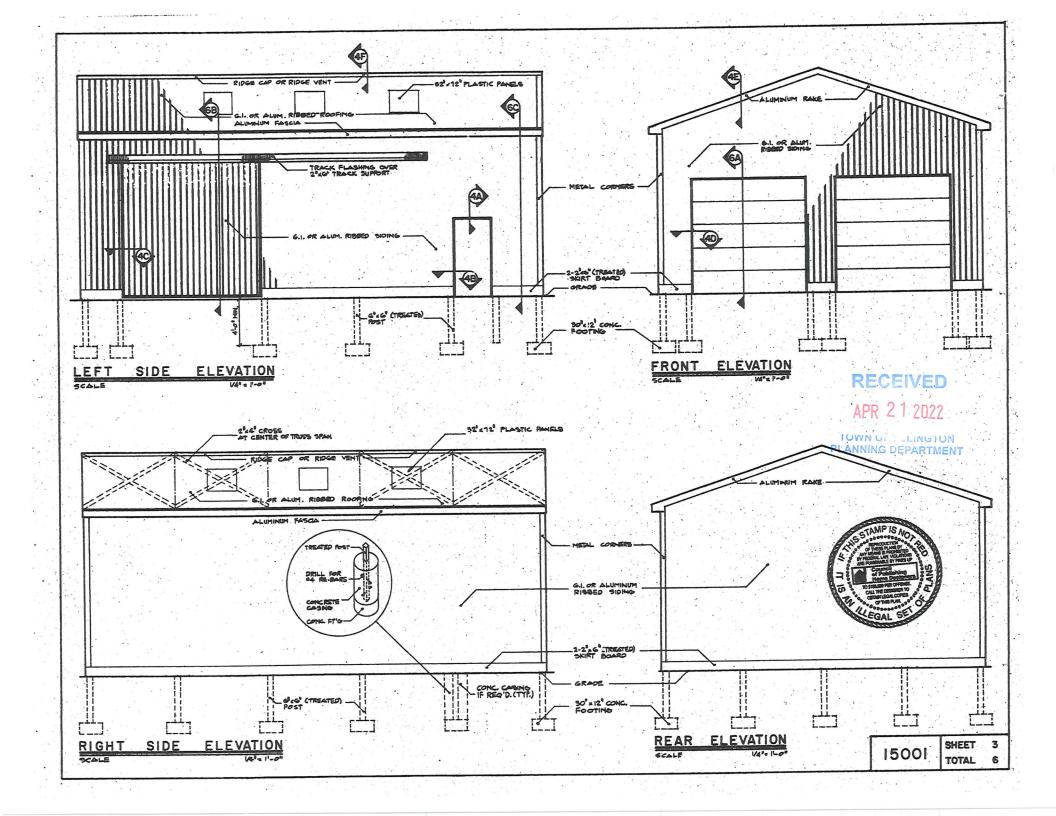
MOVED (BRAGA), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO ADJOURN THE ZBA MEETING AT 7:40 PM.

Respectfully subt	тіпеа,	
Barbra Galovich,	Recording	Clerk



Town of Ellington
Planning & Zoning Commission Application

		Application #			
	dment to Regulation	Z202207			
☐ Site Plan Approval ☑ Special Permit	☐ Modification ☐ CGS 8-24	Date Received 4/21/2022			
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.	Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.				
Owner's Information	Applicant's Information (if differer	nt than owner)			
Name: NEIL CASEY					
Mailing O GRASSY HILL ROAD	Mailing				
ELLINGTON, CT 06029	Mailing Address:				
	- 0W'				
Email: NCASEY 2001 @ YAHOO. COM	Email:	With the same and the State of the same and the same at the State of t			
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☑YES ☐No	WHEN NOT REQUIRED BY LAW TO MAIL MAY NOTICES BE EMAILED TO YOU?				
Primary Contact Phone #: 860 - 916- 5348	Primary Contact Phone #:				
Secondary Contact Phone #: 860-916-5348	Secondary Contact Phone #:	-			
Signature: //willary Date: 3/25/22	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. 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.	By signing below I certify that all information subm is true and accurate to the best of my knowledge understand the application requirements acknowledge that the application is to be considered all information and documents required by the submitted.	, that I am aware of and and regulations, and ared complete only when			
Street Address: 10 GRASSY HILL ROAD					
Assessor's Parcel Number (APN): 127 - 014 - (If unaware of APN, please ask staff for assistance)	Existing Zone: KHK Propos	ced Zone:			
Public Water: Yes No Public Sewer: Yes Make application to North Central District Health Department (Enfield Office	No <u>If not served by public water and sewer, app</u> ).	olicant/owner shall			
Is parcel within 500' to any municipal boundary? [ Yes	☑No				
Are there any wetlands/watercourses within 100' of con when located in the Shenipsit Lake Drainage Basin? Inland Wetlands Agency prior to or simultaneously with application to the Prior t	Yes No If yes, pursuant to state law applicate	ands/watercourses tion must be made to the			
Is the project in a public water supply watershed area? [ and Commissioner of Public Health about the proposed project by certified plans, and supporting documents must accompany notice. Proof of notice a	mail return receipt within 7 days of application (§8-3)	(b). Copy of application,			
Description of Request (If more space is needed, please at	ttach additional sheets)				
To build a pole barn 28'win	Ex 40' long for cold storage	of misc			
equipment and items. Per PZC	article 3.1.3.4 this barn	would			
constitute total garages attached	Br detached for more than	n 6 cars			
To build a pole barn 28'wind equipment and items. Per P2C of constitute total garages attached and therefore requires a spec	ind permit. Ceiling heig	ht is 14%			
2.4	A				



# STAFF REVIEW SHEET

#### PLANNING & ZONING COMMISSION

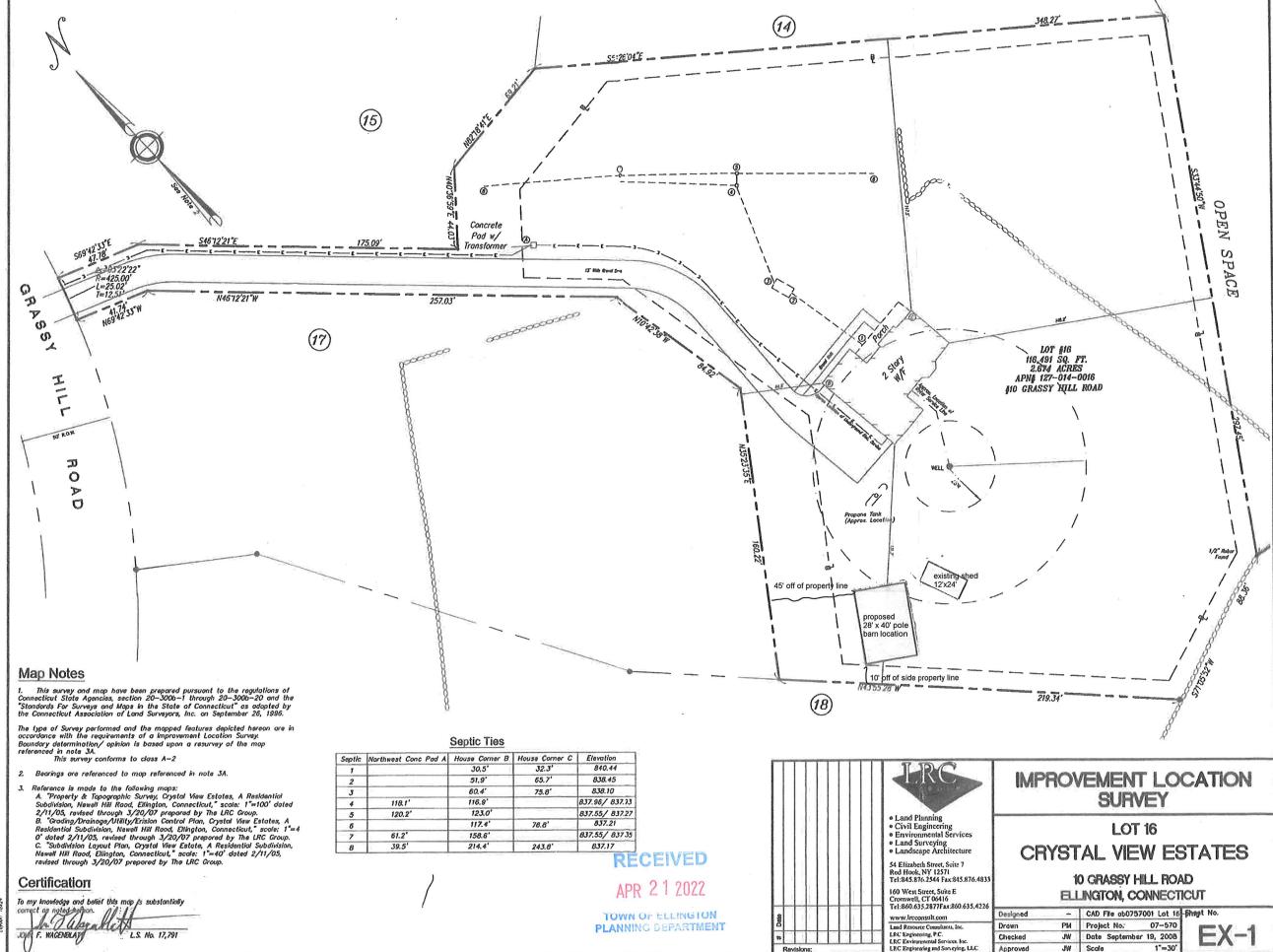
Z202207 - Neil Casey, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (28'x40') at 10 Grassy Hill Road, APN 127-014-0016, in a RAR (Rural Agricultural Residential) Zone.

PUBLIC HEARING DATE:

May 23, 2022

STAFF REVIEW RETURN DATE: May 17, 2022

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	No Comments; unless this is going to be used for commercial/business use.
Public Works Director/WPCA	
Assessor	
Traffic Authority	



en 23, 2008 9:57am PaiGormon 2:\Puskc\Londresourceconsulion!

Town of Ellington
Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amend	dment to Regulation	7 101100 #
		Z202208 Date Received
Site Plan Approval 🛛 Special Permit	Modification ☐ CGS 8-24	4/21/2022
N. C. State and Alexander C. State and Alexan	Notices associated with this application will be	110
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.	if different than the owner, unless otherwise req	
Owner's Information	Applicant's Information (if differen	t than owner)
Name: 55m properties	Name: SRYN Carlson	
Name: SJM Properties' Mailing Address: 162 Maple St	Mailing 162 Naple St	
Ellington, Ct 06029	Ellington Ct,	06029
Email: Setura SealSitiCOM	Email: Sefu @ Seal	Sit, com
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☑YES ☐NO	WHEN NOT REQUIRED BY LAW TO MAIL MAY NOTICES BE EMAILED TO YOU?	NOTICE BY USPS, es ⊡No
Primary Contact Phone #: 800 - 979 - 006 6	Primary Contact Phone #: 413 - 265	-7207
Secondary Contact Phone #:	Secondary Contact Phone #:	
Signature: Nansuk Date:	Signature: A.M. f/h/h	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. 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.	By signing below I certify that all information submiss true and accurate to the best of my knowledge understand the application requirements acknowledge that the application is to be conside all information and documents required by the submitted.	itted with this application that I am aware of and and regulations, and red complete only when
Street Address: 162 Maple St. E	llington Ct 06029	
Assessor's Parcel Number (APN): 072 - 028 - (If unaware of APN, please ask staff for assistance)	<u>(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	red Zone: N/A
Public Water: Yes No Public Sewer: Yes Make application to North Central District Health Department (Enfield Office	No <u>If not served by public water and sewer, app</u> ).	olicant/owner shall
Is parcel within 500' to any municipal boundary? ☐ Yes	⊠No	
Are there any wetlands/watercourses within 100' of conwhen located in the Shenipsit Lake Drainage Basin? Inland Wetlands Agency prior to or simultaneously with application to the Prince of the Princ	Yes Mo If yes, pursuant to state law applicate lanning and Zoning Commission.	ion must be made to the
Is the project in a public water supply watershed area? [ and Commissioner of Public Health about the proposed project by certified plans, and supporting documents must accompany notice. Proof of notice a	mail return receipt within 7 days of application (§8-3)	(b). Copy of application,
Description of Request (If more space is needed, please a	ttach additional sheets)	
	/.	
See Attached Nar	rative. RECEIV	ED
	APR 212	022
	YOWN OF ELLIN	
	PLANTING DEL A	

# SJM Properties "Safe & Secure" Project Narrative

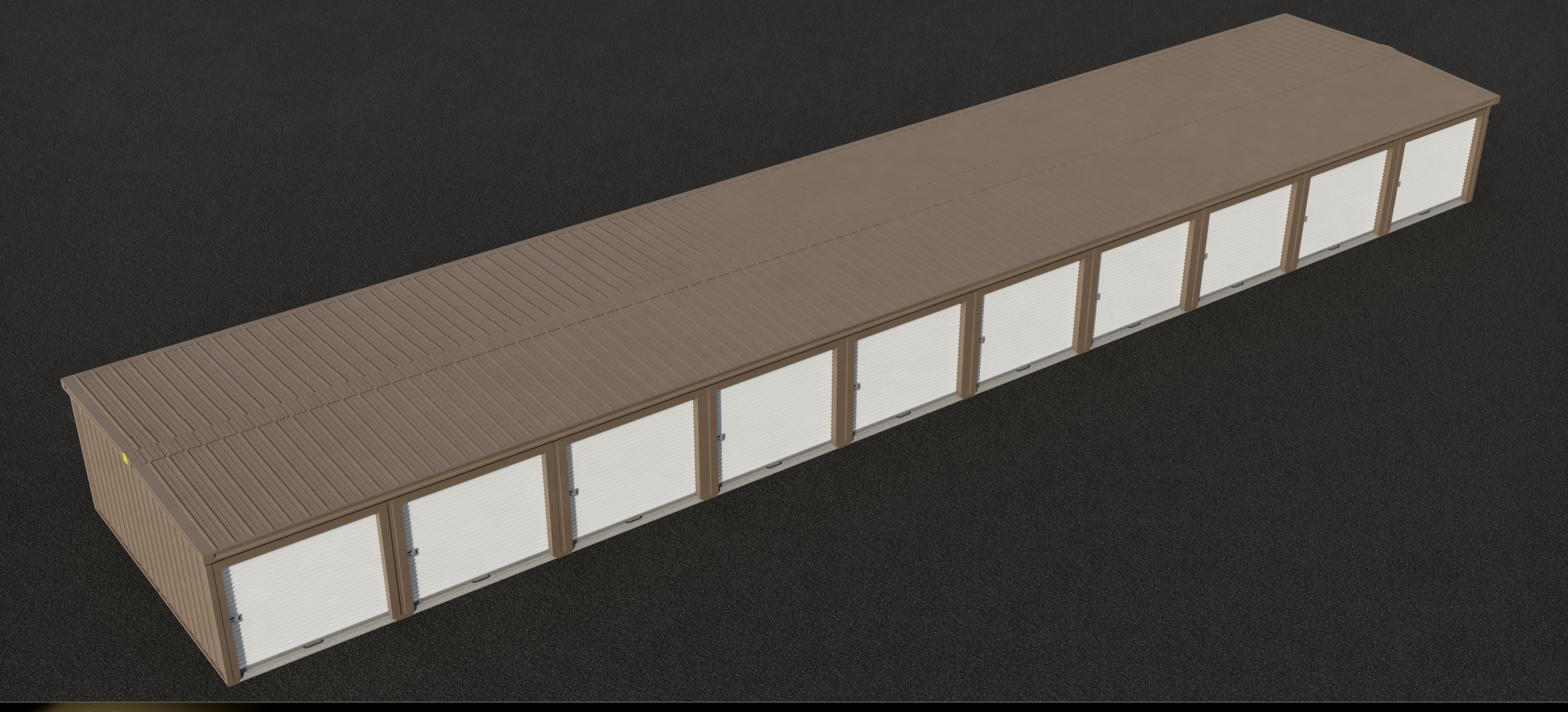
On Behalf of SJM Properties, owner of Safe & Secure LLC, we hereby request a review and site plan approval for a self-storage facility on the property of 162 Maple St Ellington CT 06029. We are requesting to construct and develop the property as shown in the attached plans. All proposed buildings will 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  $10' \times 10'$  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





# Sunward Steel Buildings, Inc.

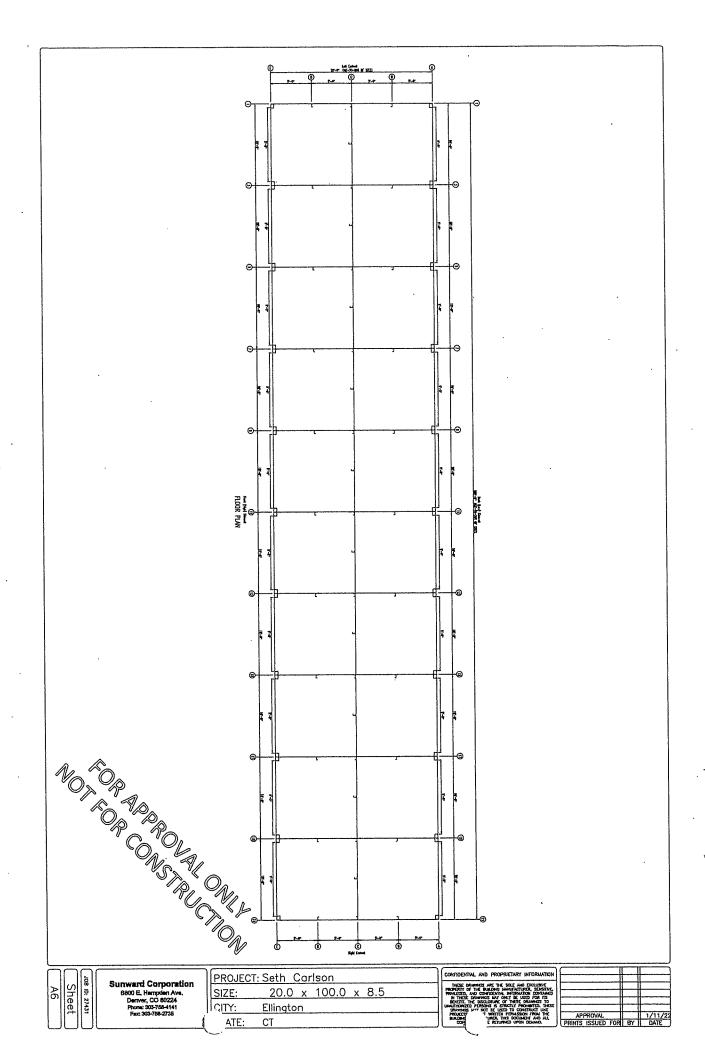
THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT (i.e.: openings, color, exterior finishes and accessories, etc.) Only the items listed as included on the building manufacturers quote or purchase order have been included in the quote price. 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.

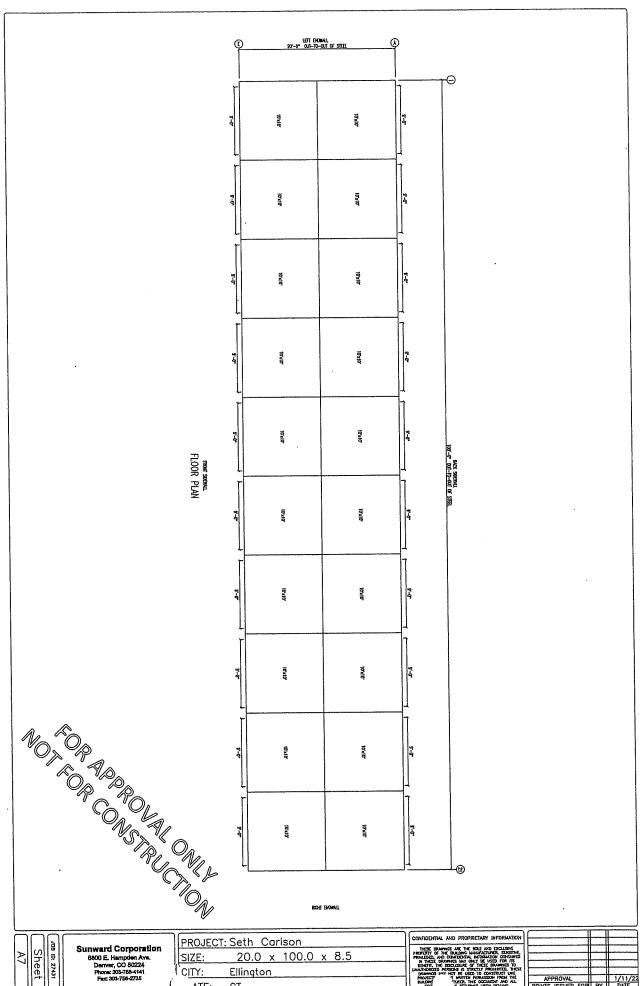




# Sunward Steel Buildings, Inc.

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.





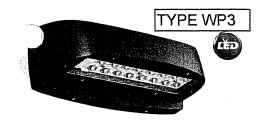
ATE:

CT

# Stone of by (signify

LytePro

LPW16 medium wall sconee



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:	Oty:
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		120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)		BAC <sup>3</sup> Meets the requirements of the Buy American Act of 1933 (BAA	WH White

#### 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-BZ2	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

- $^{\rm 1}\,$  Must specify voltage. Not available in 347V or 480V.
- <sup>2</sup> Other colors available upon request as made-to-order
- <sup>3</sup> 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.
- <sup>4</sup> Consult Signify to confirm whether specific accessories are BAA-compliant.

RECEIVED

MAY 05 2022

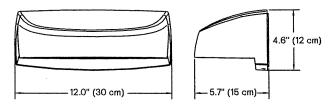
TOWN OF ELLINGTON PLANNING DEPARTMENT



# 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.

Universal J-Box mounting hole pattern

O

10.0"
(25 cm)

8.5"
(22 cm)

1.5"
(4 cm)

16.5" (42 cm)

18.0" (46 cm)

#### LED Wattage and Lumen Values

Ordering Code		LED		Avaraga		Type 2			Type 3			Type 4	
	Total LEDs	Current (mA)	Color Temp.	Average System Watts	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.

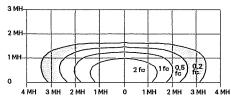
#### Predicted lumen depreciation data

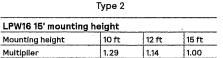
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.  $L_{70}$  is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per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

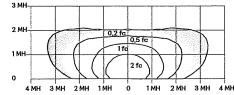
Ambient Temperature °C	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

#### Optical distributions

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





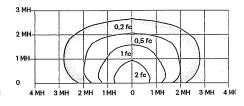


 LPW16 15' mounting height

 Mounting height
 10 ft
 12 ft
 15 ft

 Multiplier
 1.57
 1.34
 1.00

Type 3



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

Type 4

# 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.

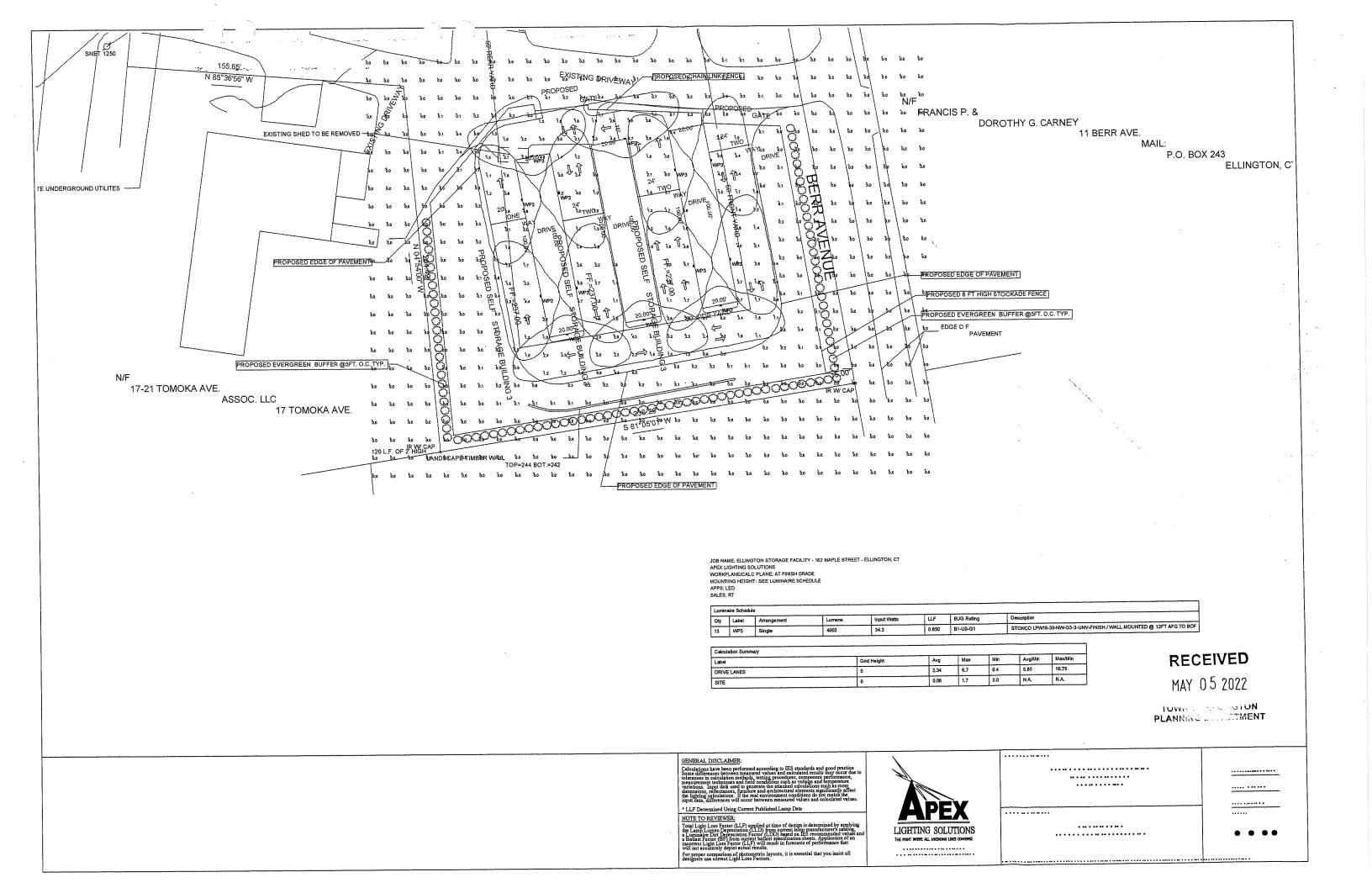
The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.



© 2021 Signify Holding. All rights reserved. The information provided herein is subject to change, without notice. Signify does not give any representation or warranty as to the accuracy or completeness of the information included herein and shall not be liable for any action in reliance thereon. The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract, unless otherwise agreed by Signify.

Signify North America Corporation 200 Franklin Square Drive, Somerset, NJ 08873 Telephone 855-486-2216 Signify Canada Ltd. 281 Hillmount Road, Markham, ON, Canada L6C 2S3 Telephone 800-668-9008

All trademarks are owned by Signify Holding or their respective owners.



#### **Barbra Galovich**

From:

Barbra Galovich

Sent:

Tuesday, May 10, 2022 8:23 AM

To:

seth sealsit.com

Subject:

FW: Staff Review - Z202208 - 162 Maple Street

Hi Seth,

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

Thank you, Barbra

From: Timothy Webb

Sent: Tuesday, May 10, 2022 7:11 AM

To: Barbra Galovich <br/>
Subject: RE: Staff Review - Z202208 - 162 Maple Street

DPW will need a ROW Permit, no impact to WPCA property currently out of the Sewer District

From: Barbra Galovich

Sent: Monday, May 09, 2022 1:53 PM

**To:** James York < <u>JYork@ELLINGTON-CT.GOV</u>>; Kim Bechard < <u>KBechard@ELLINGTON-CT.GOV</u>>; Lori Spielman < <u>Ispielman@ELLINGTON-CT.GOV</u>>; Patrice Sulik < <u>psulik@ncdhd.org</u>>; Raymond Martin < <u>Rmartin@ELLINGTON-CT.GOV</u>>; Sydney Kern < <u>skern@ELLINGTON-CT.GOV</u>>; Timothy Webb < <u>twebb@ELLINGTON-CT.GOV</u>>; Westford Lirot

<wli><wli>org>

Cc: Lisa Houlihan < LHoulihan@ELLINGTON-CT.GOV > Subject: Staff Review - Z202208 - 162 Maple Street

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, May 23, 2022.

Please provide your comments/concerns on or before May 17, 2022.

Thank you in advance for your review.

Barbra

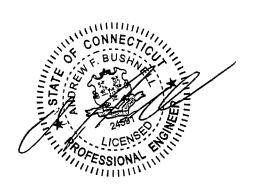
Barbra Galovich, CZET Land Use Assistant Town of Ellington 55 Main Street Ellington, CT 06029 (860) 870-3120

# STORMWATER MANAGEMENT REPORT

162 MAPLE STREET ELLINGTON, CT.

PREPARED FOR: SJM PROPERTIES

MAY 5, 2022



PREPARED BY: BUSHNELL ASSOCIATES LLC. 563 WOODBRIDGE ST. MANCHESTER, CT. 06042

RECEIVED

IMAY 06 2022

TOWN OF ELLINGION PLANNING DEPARTMENT

The site located at 162 Maple Street is currently utilized for a manufacturing operation. The proposed development plan is to construct an additional 3 -2,000 SQ. FT. self-storage buildings with associated paved access driveways as shown on the site plan contained in Appendix B. The area of proposed development currently is a grassed covered open area. The soil underlying the proposed development area is a well-drained Hartford Sandy Loam with a hydrological soils group classification of type A per USDA Natural Resources Conservation Service Web Soils Survey data.

To manage the increase in stormwater run-off from the additional impervious area to be created by the proposed development a subsurface detention/infiltration system will be installed. The system will consist of 44 units of traffic load rated Cultec 330XLHD stormwater chambers surrounded by a minimum 6in. of crushed stone (see Appendix G for unit specifications and details). The system was designed with the following factors of safety included 1.) the permeability- infiltration rate of the surrounding soil was reduced 50% from the laboratory obtained value (see Appendix E for permeability test results) 2.) the stone void ratio surrounding the stormwater chambers was reduced to 30% from the 40% specified by the manufacturer 3.) the stormwater detention/infiltration system has been sized to detain/infiltrate 100% of the stormwater runoff created by the developed condition 100-year storm event. The existing and developed watershed conditions and function of the proposed stormwater detention/infiltration system were analyzed using Hydroflow Hydrographs computer program for the 2, 10, 25, 50 and 100- year rainstorm events. The results of this analysis are contained in Appendix A. Mapping in Appendix C and D characterizes the existing and proposed developed conditions of the watershed. NOAA precipitation data used in the analysis is contained in Appendix F.

# Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.22

Hyd.	Hydrograph	Inflow									Hydrograph
No.	type (origin)	Hyd(s)	1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	description
1	SCS Runoff			0.009		0.095	0.292	0.734	1.169	1.716	EXISITING CONDTION
2	SCS Runoff			0.568		1.284	1.968	2.996	3.802	4.741	DEVELOPED CONDITION
3	Reservoir	2		0.000		0.000	0.000	0.000	0.000	0.000	CULTEC 330XLHD CHAMBER
								111111111111111111111111111111111111111			
											·
				3							
	-										
			-								

Proj. file: CULTEC 330 XLHD DRIANAGE SYSTEM.gpw

Thursday, May 5, 2022



### CULTEC Recharger® 330XLHD Stormwater Chamber

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)       8.5' x 52" x 30.5"         2.59 m x 1321 mm x 775 mm         Installed Length       7'         2.13 m       1.50'         0.46 m       0.46 m         Chamber Storage       7.46 ft³/ft         0.69 m³/m       52.21 ft³/unit         1.48 m³/unit       1.05 m³/m         79.26 ft³/unit       2.24 m³/unit         2.24 m³/unit       33.83 ft²         3.14 m²       3.14 m²         Chamber Weight       73.0 lbs         33.11 kg       33.11 kg         Shipping       30 chambers/skid         2,335 lbs/skid       10 skids/48' flatbed         Min. Center-to-Center Spacing       4.83'         1.47 m       483'         1.47 m       3.66 m         Max. Allowable Cover       12'         3.66 m       40 mm HDPE, PVC         600 mm HDPE, PVC       600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC         Compatible Feed Connector       HVLV FC-24 Feed Connector	-				
Installed Length 7' 2.13 m  Length Adjustment per Run 1.50' 0.46 m  Chamber Storage 7.46 ft³/ft 0.69 m³/m 52.21 ft³/unit 1.48 m³/unit 1.48 m³/unit 1.05 m³/m 79.26 ft³/unit 2.24 m³/unit 2.24 m³/unit 33.83 ft² 3.14 m²  Chamber Weight 73.0 lbs 33.11 kg  Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 12" PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC	Size (L x W x H)	8.5' x 52" x 30.5"			
2.13 m  Length Adjustment per Run  1.50' 0.46 m  Chamber Storage  7.46 ft³/ft 0.69 m³/m 52.21 ft³/unit 1.48 m³/unit  Min. Installed Storage  11.32 ft²/ft 1.05 m³/m 79.26 ft²/unit 2.24 m³/unit  2.24 m³/unit  33.83 ft² 3.14 m²  Chamber Weight  73.0 lbs 33.11 kg  Shipping  30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing  4.83' 1.47 m  Max. Allowable Cover  12' 3.66 m  Max. Inlet Opening in End Wall  24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC		2.59 m x 1321 mm x 775 mm			
Length Adjustment per Run	Installed Length	7'			
0.46 m  7.46 ft³/ft 0.69 m³/m 52.21 ft³/unit 1.48 m³/unit  Min. Installed Storage  11.32 ft³/ft 1.05 m³/m 79.26 ft³/unit 2.24 m³/unit  Min. Area Required  33.83 ft² 3.14 m²  Chamber Weight  73.0 lbs 33.11 kg  Shipping  30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing  4.83' 1.47 m  Max. Allowable Cover  12' 3.66 m  Max. Inlet Opening in End Wall  24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC In Side Portal		2.13 m			
Chamber Storage       7.46 ft³/ft         0.69 m³/m       52.21 ft³/unit         1.48 m³/unit       1.48 m³/tt         1.05 m³/m       79.26 ft³/unit         2.24 m³/unit       2.24 m³/unit         Min. Area Required       33.83 ft²         3.14 m²       33.11 kg         Shipping       30 chambers/skid         2,335 lbs/skid       10 skids/48' flatbed         Min. Center-to-Center Spacing       4.83'         1.47 m       1.47 m         Max. Allowable Cover       12'         3.66 m       24" HDPE, PVC         600 mm HDPE, PVC       600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC	Length Adjustment per Run	1,50'			
0.69 m³/m 52.21 ft³/unit 1.48 m³/unit 1.32 ft³/ft 1.05 m³/m 79.26 ft³/unit 2.24 m³/unit  Min. Area Required 33.83 ft² 3.14 m² Chamber Weight 73.0 lbs 33.11 kg Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC		0.46 m			
52.21 ft³/unit   1.48 m³/unit   1.48 m³/unit   1.48 m³/unit   1.48 m³/unit   1.32 ft³/ft   1.05 m³/m   79.26 ft³/unit   2.24 m³/unit   2.24	Chamber Storage	7.46 ft <sup>3</sup> /ft			
1.48 m³/unit  Min. Installed Storage  11.32 ft³/ft 1.05 m³/m 79.26 ft³/unit 2.24 m³/unit  Min. Area Required  33.83 ft² 3.14 m²  Chamber Weight  73.0 lbs 33.11 kg  Shipping  30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing  4.83' 1.47 m  Max. Allowable Cover  12' 3.66 m  Max. Inlet Opening in End Wall  24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC		0.69 m³/m			
Min. Installed Storage       11.32 ft³/ft         1.05 m³/m       79.26 ft³/unit         2.24 m³/unit       33.83 ft²         3.14 m²       3.14 m²         Chamber Weight       73.0 lbs         33.11 kg       30 chambers/skid         2,335 lbs/skid       10 skids/48' flatbed         Min. Center-to-Center Spacing       4.83'         1.47 m       1.47 m         Max. Allowable Cover       12'         3.66 m       24" HDPE, PVC         600 mm HDPE, PVC       600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC		52.21 ft³/unit			
1.05 m³/m 79.26 ft³/unit 2.24 m³/unit 33.83 ft² 3.14 m² Chamber Weight 73.0 lbs 33.11 kg Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC		1.48 m³/unit			
79.26 ft³/unit 2.24 m³/unit  Min. Area Required 33.83 ft² 3.14 m²  Chamber Weight 73.0 lbs 33.11 kg  Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 300 mm PVC	Min. Installed Storage	11.32 ft³/ft			
2.24 m³/unit  Min. Area Required  33.83 ft² 3.14 m²  Chamber Weight  73.0 lbs 33.11 kg  Shipping  30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing  4.83' 1.47 m  Max. Allowable Cover  12' 3.66 m  Max. Inlet Opening in End Wall  24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10" HDPE, 12" PVC 250 mm HDPE, 300 mm PVC		1.05 m³/m			
Min. Area Required       33.83 ft²         3.14 m²       73.0 lbs         33.11 kg       33.11 kg         Shipping       30 chambers/skid         2,335 lbs/skid       10 skids/48' flatbed         Min. Center-to-Center Spacing       4.83'         1.47 m       1.47 m         Max. Allowable Cover       12'         3.66 m       24" HDPE, PVC         600 mm HDPE, PVC       600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC		79.26 ft³/unit			
3.14 m²  Chamber Weight 73.0 lbs 33.11 kg  Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10 Side Portal 250 mm HDPE, 300 mm PVC		2.24 m³/unit			
Chamber Weight 73.0 lbs 33.11 kg  Shipping 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10 Side Portal 250 mm HDPE, 300 mm PVC	Min. Area Required	33,83 ft²			
33.11 kg 30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10 Side Portal 250 mm HDPE, 300 mm PVC		3.14 m²			
Shipping       30 chambers/skid         2,335 lbs/skid       10 skids/48' flatbed         Min. Center-to-Center Spacing       4.83'         1.47 m       1.47 m         Max. Allowable Cover       12'         3.66 m       24" HDPE, PVC         600 mm HDPE, PVC       600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC	Chamber Weight	73.0 lbs			
2,335 lbs/skid 10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 250 mm HDPE, 300 mm PVC		33.11 kg			
10 skids/48' flatbed  Min. Center-to-Center Spacing 4.83' 1.47 m  Max. Allowable Cover 12' 3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC 600 mm HDPE, PVC 10" HDPE, 12" PVC 10 Side Portal 250 mm HDPE, 300 mm PVC	Shipping	30 chambers/skid			
Min. Center-to-Center Spacing 4.83'  1.47 m  Max. Allowable Cover 12'  3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC  Max. Allowable O.D. 10" HDPE, 12" PVC in Side Portal 250 mm HDPE, 300 mm PVC		2,335 lbs/skid			
1.47 m  Max. Allowable Cover  12' 3.66 m  Max. Inlet Opening in End Wall  24" HDPE, PVC 600 mm HDPE, PVC  Max. Allowable O.D. 10" HDPE, 12" PVC 250 mm HDPE, 300 mm PVC		10 skids/48' flatbed			
Max. Allowable Cover       12'         3.66 m         Max. Inlet Opening in End Wall       24" HDPE, PVC         600 mm HDPE, PVC         Max. Allowable O.D.       10" HDPE, 12" PVC         in Side Portal       250 mm HDPE, 300 mm PVC	Min. Center-to-Center Spacing	4.83'			
3.66 m  Max. Inlet Opening in End Wall 24" HDPE, PVC 600 mm HDPE, PVC  Max. Allowable O.D. 10" HDPE, 12" PVC in Side Portal 250 mm HDPE, 300 mm PVC		1.47 m			
Max. Inlet Opening in End Wall  24" HDPE, PVC  600 mm HDPE, PVC  Max. Allowable O.D.  10" HDPE, 12" PVC  in Side Portal  250 mm HDPE, 300 mm PVC	Max. Allowable Cover	12'			
600 mm HDPE, PVC  Max. Allowable O.D. 10" HDPE, 12" PVC in Side Portal 250 mm HDPE, 300 mm PVC		3.66 m			
Max. Allowable O.D. 10" HDPE, 12" PVC in Side Portal 250 mm HDPE, 300 mm PVC	Max. Inlet Opening in End Wall	24" HDPE, PVC			
in Side Portal 250 mm HDPE, 300 mm PVC		600 mm HDPE, PVC			
250 mm HDPE, 300 mm PVC		10" HDPE, 12" PVC			
Compatible Feed Connector HVLV FC-24 Feed Connector	in Side Portal	250 mm HDPE, 300 mm PVC			
	Compatible Feed Connector	HVLV FC-24 Feed Connector			

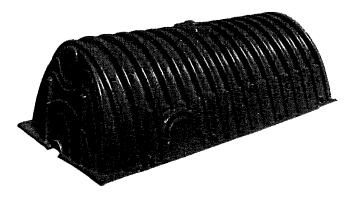
Calculations are based on installed chamber length.

All above values are nominal.

Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.

	Stone Foundation Depth			
	6" 152 mm	12" 305 mm	18" 457 mm	
Chamber and Stone Storage Per	79.26 ft³	86,03 ft <sup>3</sup>	92.79 ft³	
Chamber	2.24 m³	2.44 m³	2.63 m³	
Min, Effective Depth	3.54'	4.04'	4.54'	
	1.08 m	1.23 m	1.38 m	
Stone Required Per Chamber	2.50 yd³	3.13 yd³	3.76 yd³	
	1.91 m³	2.39 m³	2.87 m³	

Calculations are based on installed chamber length. Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58"(1473 mm) center-to-center spacing and stone foundation as listed in table. Stone void calculated at 40%.



Recharger® 330XLHD Bare Chamber Storage Volumes

Eleva	ition Incremental Storage Volume				Cumulative Storage		
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
30,5	775	0.000	0.000	0,000	0.000	52,213	1,479
30,3	762	0.019	0.002	0.133	0.004	52.213	1.479
29	737	0.051	0.005	0.357	0.010	52.080	1,475
28	711	0.084	0.008	0.588	0.017	51.723	1.465
27	686	0.124	0.012	0.868	0.025	51.135	1.448
26	660	0.150	0.014	1.05	0.030	50,267	1.424
25	635	0.173	0.016	1,211	0.034	49.217	1.394
24	609	0,191	0.018	1.337	0.038	48.006	1.360
23	584	0.207	0.019	1,449	0.041	46,669	1.322
22	559	0,221	0,021	1.547	0.044	45.220	1.281
21	533	0.233	0.022	1,631	0.046	43.673	1.237
20	508	0.244	0.023	1.708	0.048	42.042	1.191
19	483	0.254	0.024	1.778	0.050	40.334	1.142
18	457	0.264	0.025	1.848	0.052	38.556	1.092
17	432	0.271	0.025	1.897	0.054	36.708	1.040
16	406	0.283	0.026	1.981	0.056	34.811	0.986
15	381	0.294	0.027	2.058	0.058	32.830	0.930
14	356	0.296	0.027	2.072	0.059	30.772	0.871
13	330	0.299	0.028	2.093	0.059	28.700	0.813
12	305	0.301	0.028	2.107	0.060	26.607	0.754
11	279	0,303	0.028	2.121	0.060	24.500	0.694
10	254	0.304	0.028	2.128	0.060	22.379	0.634
9	229	0.306	0.028	2.142	0.061	20.251	0.574
8	203	0.313	0.029	2.191	0.062	18.109	0.513
7	178	0.321	0.030	2.247	0.064	15.918	0.451
6	152	0.322	0.030	2.254	0.064	13.671	0.387
5	127	0.323	0.030	2.261	0.064	11.417	0.323
4	102	0.324	0.030	2.268	0.064	9,156	0.259
3	76	0.325	0.030	2.275	0.064	6.888	0.195
2	51	0.327	0.030	2.289	0.065	4.613	0.131
1.	25	0.332	0.031	2.324	0.066	2,324	0.066
Te	otal	7.459	0.693	52.213	1.479	52.213	1.479

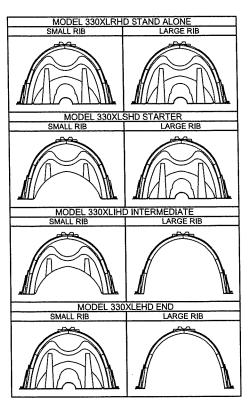
Calculations are based on installed chamber length.

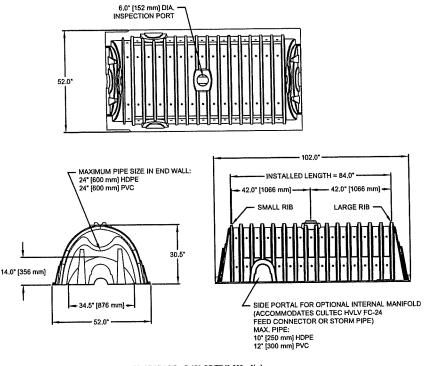
Visit http://cultec.com/downloads/ for Product Downloads and CAD details.





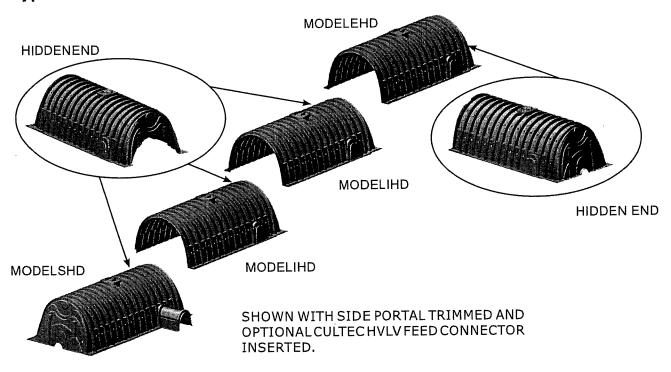
#### **Three View Drawing**





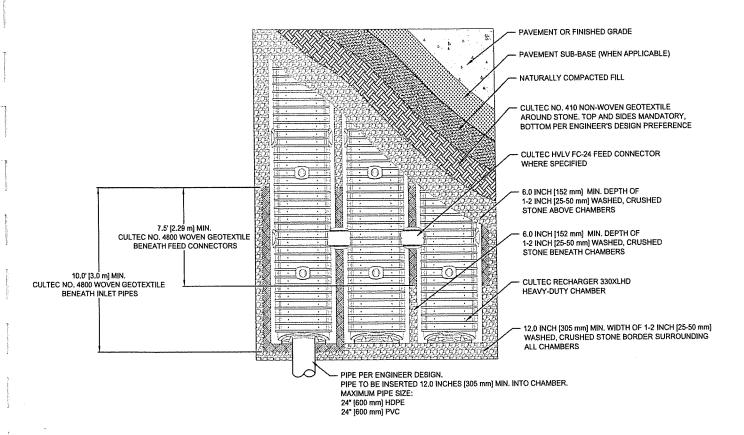
CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m] INSTALLED LENGTH ADJUSTMENT = 1.5" [0.46 m] SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

#### **Typical Interlock Installation**

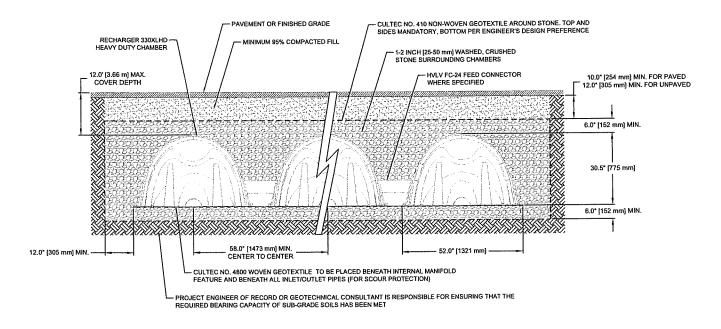




#### **Plan View Drawing**



#### **Typical Cross Section for Traffic Application**





### CULTEC Recharger® 330XLHD Stormwater Chamber

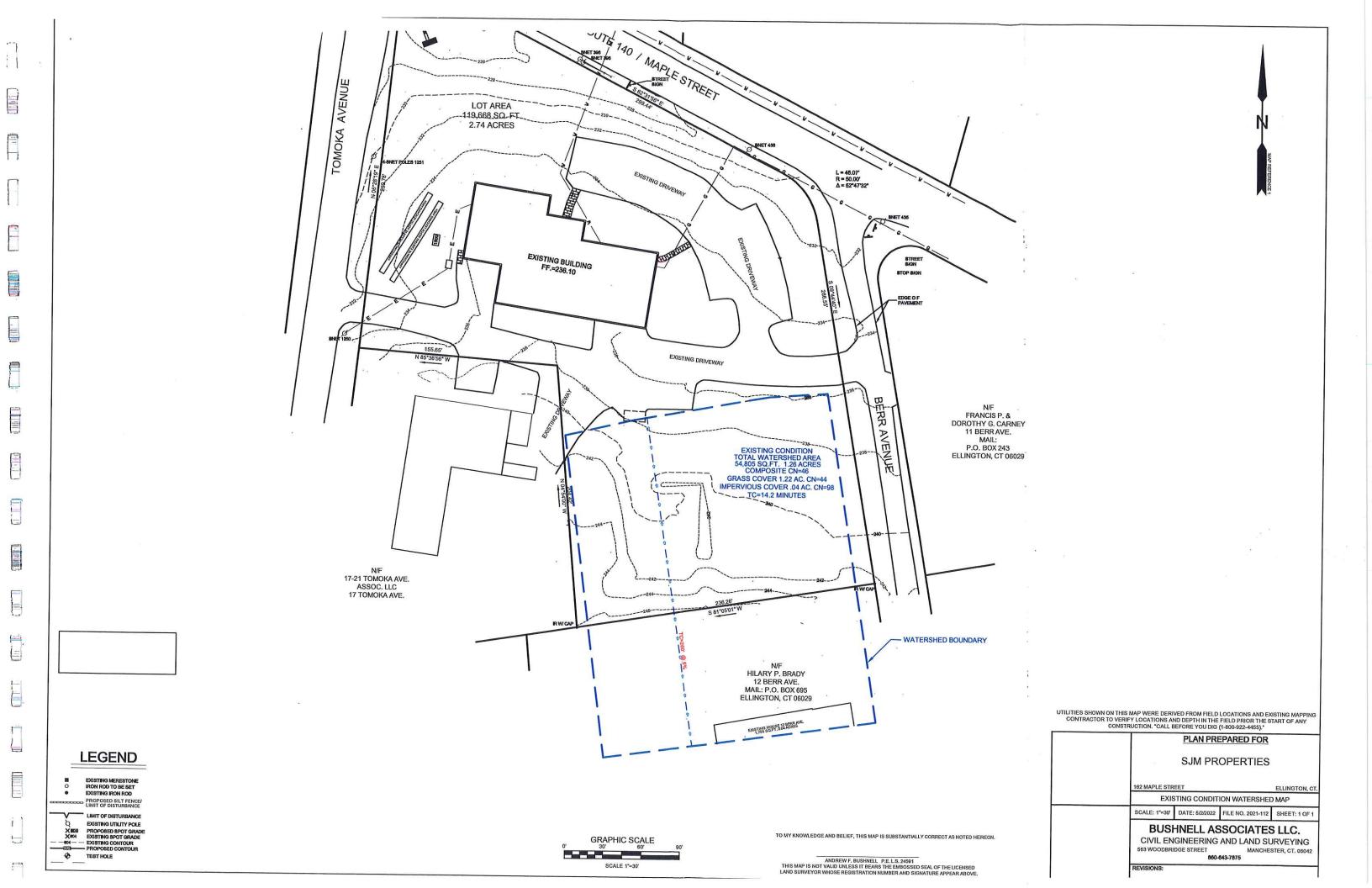
#### **CULTEC Recharger® 330XLHD Specifications**

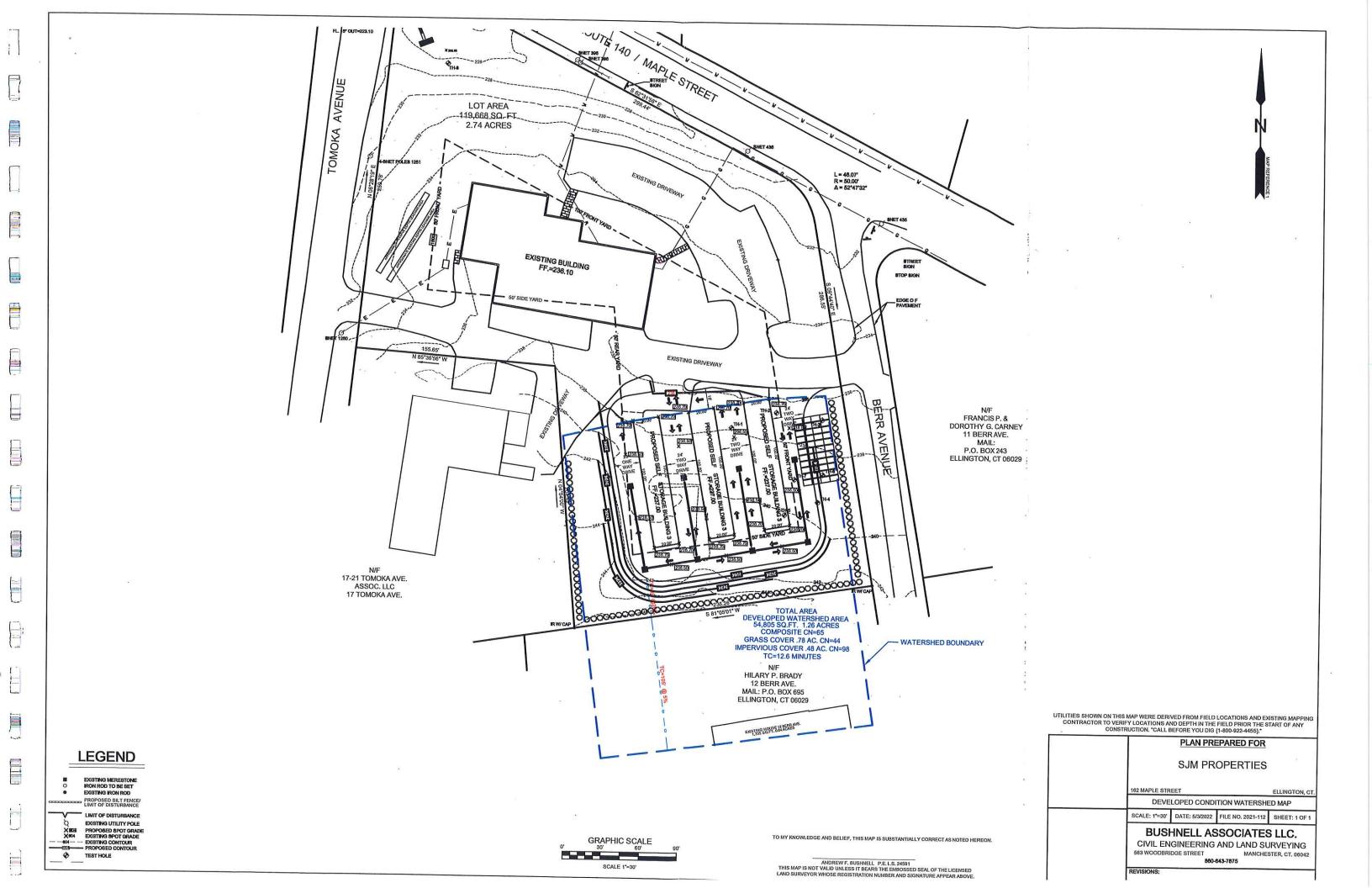
#### **GENERAL**

CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

#### CHAMBER PARAMETERS

- 1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
- 2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
- 3. The chamber shall be arched in shape.
- 4. The chamber shall be open-bottomed.
- 5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
- 6. The nominal chamber dimensions of the CULTEC Recharger® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharger® 330XLHD shall be 7 feet (2.13 m).
- 7. Maximum inlet opening on the chamber end wall is 24 inches (600 mm) HDPE, PVC.
- 8. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
- 9. The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
- 10. The nominal storage volume of the Recharger® 330XLHD chamber shall be 7.459 ft³ / ft (0.693 m³ / m) without stone. The nominal storage volume of a single Recharger® 330XLRHD Stand Alone unit shall be 63.40 ft³ (1.80 m³) without stone. The nominal storage volume of a joined Recharger® 330XLIHD Intermediate unit shall be 52.213 ft³ (1.478 m³) without stone. The nominal storage volume of the length adjustment amount per run shall be 11.19 ft³ (1.04 m³) without stone.
- 11. The nominal storage volume of the HVLV $^{\circ}$  FC-24 Feed Connector shall be 0.913 ft $^{3}$  / ft (0.026 m $^{3}$  / m) without stone.
- 12. The Recharger® 330XLHD chamber shall have fifty-six discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
- 13. The Recharger® 330XLHD chamber shall have 16 corrugations.
- 14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
- 15. The Recharger® 330XLRHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
- 16. The Recharger® 330XLSHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
- 17. The Recharger® 330XLIHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
- 18. The Recharger® 330XLEHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
- 19. The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 330XLHD and act as cross feed connections.
- 20. Chambers must have horizontal stiffening flex reduction steps between the ribs.
- 21. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
- 22. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
- 23. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
- 24. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
- 25. The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agrement Board Certificate for Cultec Attenuation and Infiltration.
- 26. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
- 27. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.





# Town of Ellington Planning Department



### **MEMO**

DATE:

May 16, 2022

TO:

Ellington Planning and Zoning Commission

FROM:

Barbra Galovich, Land Use Assistant

SUBJECT:

Recommendations from Design Review Board for the 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.

At a meeting on May 12, 2022, the Design Review Board reviewed the above application and made the following recommendations:

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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.

#### **RECOMMENDATIONS:**

REPLACE 4' TALL ARBORVITAES SHOWN ON THE PLAN WITH 6' ARBORVITAES, WHEN PLANTED AND PRUNED; PROVIDE A GREEN VINYL COATED CHAIN LINK FENCE; CONSIDER PROVIDING A TRAFFIC STUDY.

Enclosed is a copy of the Design Review Board meeting minutes for reference.

# TOWN OF TOWN O

### 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 MINUTES THURSDAY, MAY 12, 2022, 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, Michele Beaulieu, Gary

Chapin, Ronald Stomberg, and Kevin Zahner

MEMBER(S) ABSENT:

None

STAFF PRESENT:

Lisa Houlihan, Town Planner and Barbra Galovich,

**Recording Clerk** 

I. CALL TO ORDER:

Chairman Robert Dawson called the meeting to order at 7:00 P.M.

#### I. NEW BUSINESS:

 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.

Jenn Kloter, One Abbott Road, Unit 106, Ellington, CT, was present to represent the application. Ms. Kloter said she is a member of the church and they have been working on this project for the last two and half years. There was a previous building in the location and they are looking to erect a new fellowship hall. The church is in front of the proposed building off of Middle Butcher Road. They will be using the existing parking areas and adding some parking to the side of the proposed fellowship hall. The previous building was torn down in 2020. Ms. Kloter stated they would like this building to serve multiple functions and to be able to serve more of the community.

Ms. Kloter described the interior of the building, there will be a large assembly room with a kitchen and a smaller gathering room with another kitchen, corner room of the building will be utilized for harvest call work, outreach to the community, as well as, a nursery room and bathrooms. The east side of the building will be more service related and the west side will have a patio area with a future pergola.

Chairman Dawson asked if the new structure will have a basement, Ms. Kloter stated it will be a half walkout basement. She reviewed the building elevations and noted a walking path to Turkey Brook and installation of a carport at the front of the building. There is no activity proposed in front of the existing church along the frontage of the parcel. Ms. Kloter explained the proposed footprint of the building is small than the demolished buildings combined. Ms. Kloter said the proposed building will have gray siding, white trim and brick on the bottom of the building to match the church colors.

Commissioner Beaulieu asked about screening of the two dumpsters and loading dock area on the east side of the building. Ms. Kloter stated the dumpsters can't be seen from the church parking lot and there is an existing tree line that abuts the neighbors. The proposed additional parking drive will include a turnaround for easier traffic flow and a few trees have been preserved to replant them within the area. Ms. Kloter reviewed the landscape design and lighting photometric plan. Some of the mechanicals will be on the rooftop in the middle of the building and at a lower elevation than the surrounding roofline, and some will be in the basement of the building.

Commissioner Zahner said the proposal is well done. Commissioner Chapin complimented them on the project. Chairman Dawson asked about the brick on the new building and suggested if they are looking to match the church, they may want to increase the brick on the front and sides of the building up to the gables. Ms. Kloter stated they are trying to keep the residential look with Cape Cod colors as well as trying to blend with the church building.

Chairman Dawson told Ms. Kloter it's a great project and great job done on the presentation. No one from the public spoke regarding the application.

MOVED (BEAULIEU), SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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, for Z202205 — Apostolic Christian Church of Ellington, owner/applicant.

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.

Seth Carlson, SJM Properties, LLC, 162 Maple Street, Ellington, CT, was present to represent the application. Chairman Dawson stated this application was previously approved back in August of 2012, but expired in August of 2017, for a self-storage facility. Mr. Carlson stated they are looking to proceed with the project, rather than building 2 larger storage buildings they have modified their proposal with three smaller 100X20 buildings with smaller square footage. He noted all the units will be 10x10, the exterior will be brown with white doors. Mr. Carlson explained they are looking to erect an 8' fence with 4' arborvitaes around three sides of the parcel and entry gates will be automatic. Renters of storage units will be assigned a pin code to enter the storage area. Mr. Carlson stated they will use a portion of the front building as an office for the storage facility. Commissioner Chapin asked about the existing row of trees in the back of the property. Mr. Carlson said the existing trees will remain. Commissioner Chapin asked what type of storage will be allowed. Mr. Carlson stated the storage units will be rented to individuals for personal (residential) storage, no businesses will be allowed and no outside storage will be allowed.

Ms. Houlihan noted in accordance with Section 6.1(C) of the Zoning Regulations all new plantings shall be a minimum of six feet in height after planted and pruned. Mr. Carlson said he will install 6' arborvitaes and recalculate how many will be needed to surround three sides of the storage facility. Mr. Carlson explained they will only have one non-illuminated sign attached to the end of the middle building and at least two wall mounted lights will be installed on each side of the buildings and one at each end of each building.

Commissioner Stomberg asked if a traffic study has been done on Berr Avenue. Mr. Carlson stated no traffic study has been performed and is aware individuals use that road as a cut through to Main Street. He noted Tomoka Avenue has an entrance to the site as well. Commissioner Beaulieu inquired about dumpsters. Mr. Carlson said there is a dumpster in the back of the existing machine shop building that will be used for both businesses. Commissioner Stomberg suggested replacing the proposed chain link fence with a green vinyl coated chain link fence, to which Mr. Carlson was amendable to. Chairman Dawson liked the landscape concept of blocking the view from the street. Ms. Houlihan summarized the commission suggestions to the applicant: consider completing a traffic study, change the arborvitaes from 4' to 6' feet in height after planted and pruned, and change the fencing from chain link to green vinyl coated chain link fence.

No one from the public spoke regarding the application.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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.

#### **RECOMMENDATIONS:**

REPLACE 4' TALL ARBORVITAES SHOWN ON THE PLAN WITH 6' ARBORVITAES, WHEN PLANTED AND PRUNED; PROVIDE A GREEN VINYL COATED CHAIN LINK FENCE; CONSIDER PROVIDING A TRAFFIC STUDY;

#### II. ADMINISTRATIVE BUSINESS:

1. Approval of the December 16, 2021 Special Meeting Minutes

MOVED (BEAULIEU), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 16, 2021 SPECIAL MEETING MINUTES AS WRITTEN.

#### **III. ADJOURNMENT:**

MOVED (BEAULIEU), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:38 P.M.

Respectfully submitted,	

Barbra Galovich, Recording Clerk



STATE OF CONNECTICUT · COUNTY OF TOLLAND INCORPORATED 1786

ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

old approval (860) 870-3122

(860) 870-3120

TOWN PLANNER'S OFFICE

## **CERTIFICATE OF SPECIAL PERMIT**

#### GRANTED BY THE ELLINGTON PLANNING AND ZONING COMMISSION

At their meeting on August 27, 2012 the Ellington Planning and Zoning Commission voted to approve with conditions the following Special Permit:

1. Application Number:

#Z201216

2. Owner of Record:

SJM Properties, LLC

162 Maple Street

Ellington, CT 06029

3. Applicant(s):

17-21 Tomoka Avenue Associates, LLC

162 Maple Street Ellington, CT 06029

4. Description of Premises: 162 Maple Street/APN 072-028-0000

5. A Special Permit is granted for a special permit and site plan modification for 2 proposed self storage buildings.

#### 6. Conditions:

- APPROVAL DOES NOT INCLUDE ANY NEW EXTERIOR LIGHTING NOR A LIGHT LOCATED ON THE ROUTE 140 UTILITY POLE, OUTSIDE STORAGE OR PARKING;
- ADDITIONAL PLANTINGS TO BE PROVIDED ALONG THE NORTH SIDE OF THE ENTRANCE AT BERR AVENUE, PURSUANT TO DRB'S RECOMMENDATION INCLUDING AN EFFORT TO LIMIT THE VIEW ACROSS ROUTE 140;
- "PRIVACY BUFFER" AS NOTED ON THE PLANS SHALL BE ARBORVITAE AT A MINIMUM OF 4 FEET IN HEIGHT AFTER PRUNED AND PLANTED 5' CENTER ON CENTER LOCATED ON A 5 FT BERM;
- PRIOR TO CONSTRUCTION AND ISSUANCE OF ZONING AND BUILDING PERMITS, A LICENSED LAND SURVEYOR SHALL STAKE THE SETBACK LINES, LIMITS OF GRADING AND CORNERS OF BUILDING-INCLUDING DISTANCE FROM BUILDING OVERHANGS AND INSPECTED BY PLANNING DEPARTMENT STAFF.



- A PROFESSIONAL ENGINEER SHALL CERTIFY IN WRITING THAT HE PROCESSED AGGREGATE AREAS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS;
- THE EXISTING TREE LINE SHALL NOT BE DISTURBED AND PLANTINGS TO BE INSTALLED PRIOR TO FINAL ZONING SIGN-OFF AND ISSUANCE OF CERTIFICATE OF OCCUPANCY;
- EROSION CONTROLS TO BE INSTALLED AND INSPECTED BY PLANNING DEPARTMENT STAFF PRIOR TO CONSTRUCTION;
- APPROVAL FROM NORTH CENTRAL IS REQUIRED;
- THE APPLICANT HAS WITHDRAWN HIS REQUEST FOR SIGN;
- THE PROPOSED BUILDINGS SHALL BE 8'5" HIGH METAL BUILDINGS, BEIGE IN COLOR, SIMILAR TO THE EXISTING BUILDING. THE BUILDINGS WILL HAVE WHITE TRIM AND NEUTRAL COLORS.

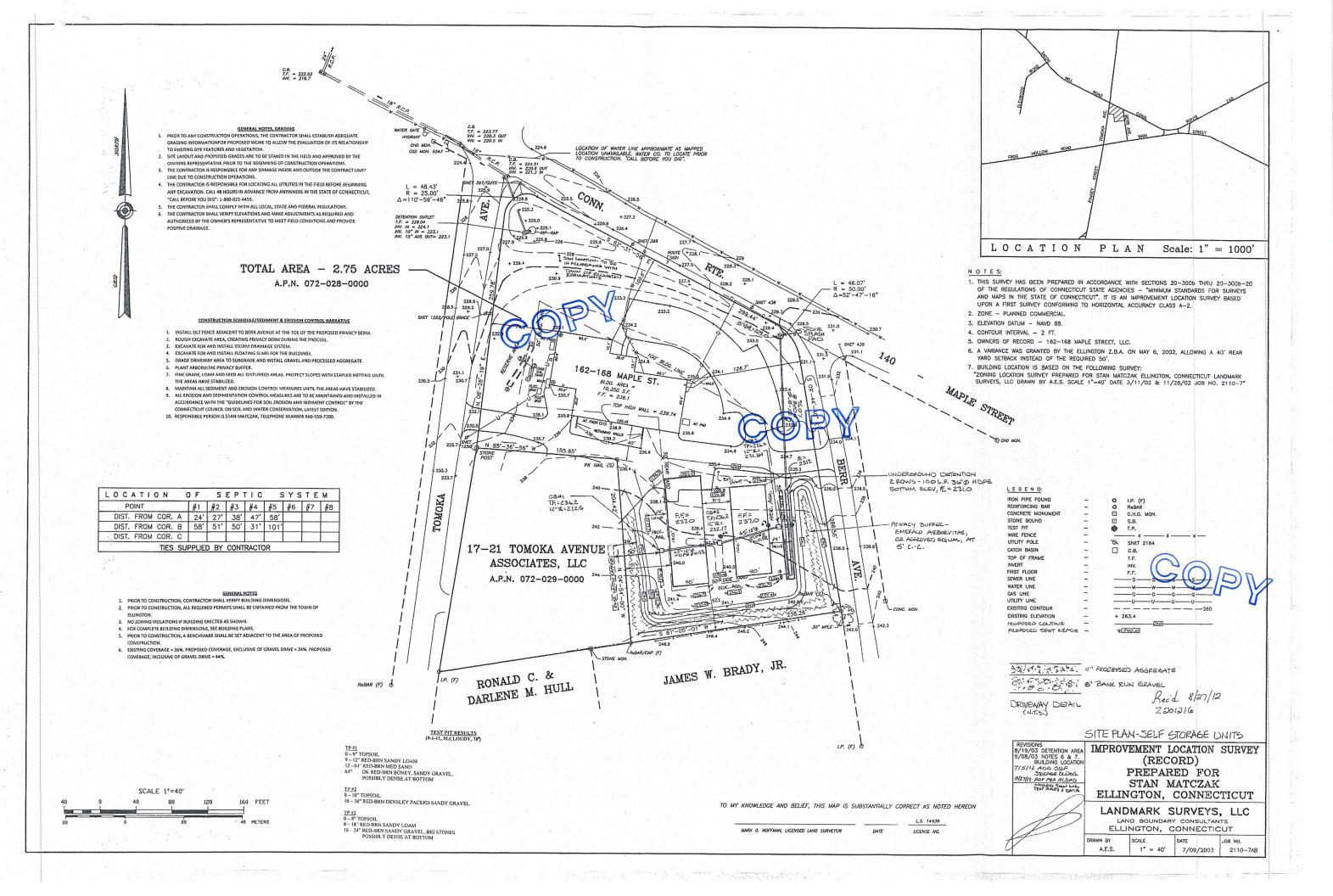
This Special Permit must be <u>filed in the Office of the Town Clerk</u> to become effective per CGS Section 8-3(d) following the 15 day appeal period which starts with the publication of the enclosed Legal Notice.

**ELLINGTON PLANNING AND ZONING COMMISSION** 

Arlo Hoffman, Chairman

Date of Issuance: September 5, 2012

Pg 2062



#### **Barbra Galovich**

Subject:

FW: Staff Review - Z202208 - 162 Maple Street

From: Dana Steele

Sent: Tuesday, May 17, 2022 5:09 PM

To: 'Lisa Houlihan' <<u>LHoulihan@ELLINGTON-CT.GOV</u>>
Cc: Barbra Galovich <<u>bgalovich@ELLINGTON-CT.GOV</u>>
Subject: RE: Staff Review - Z202208 - 162 Maple Street

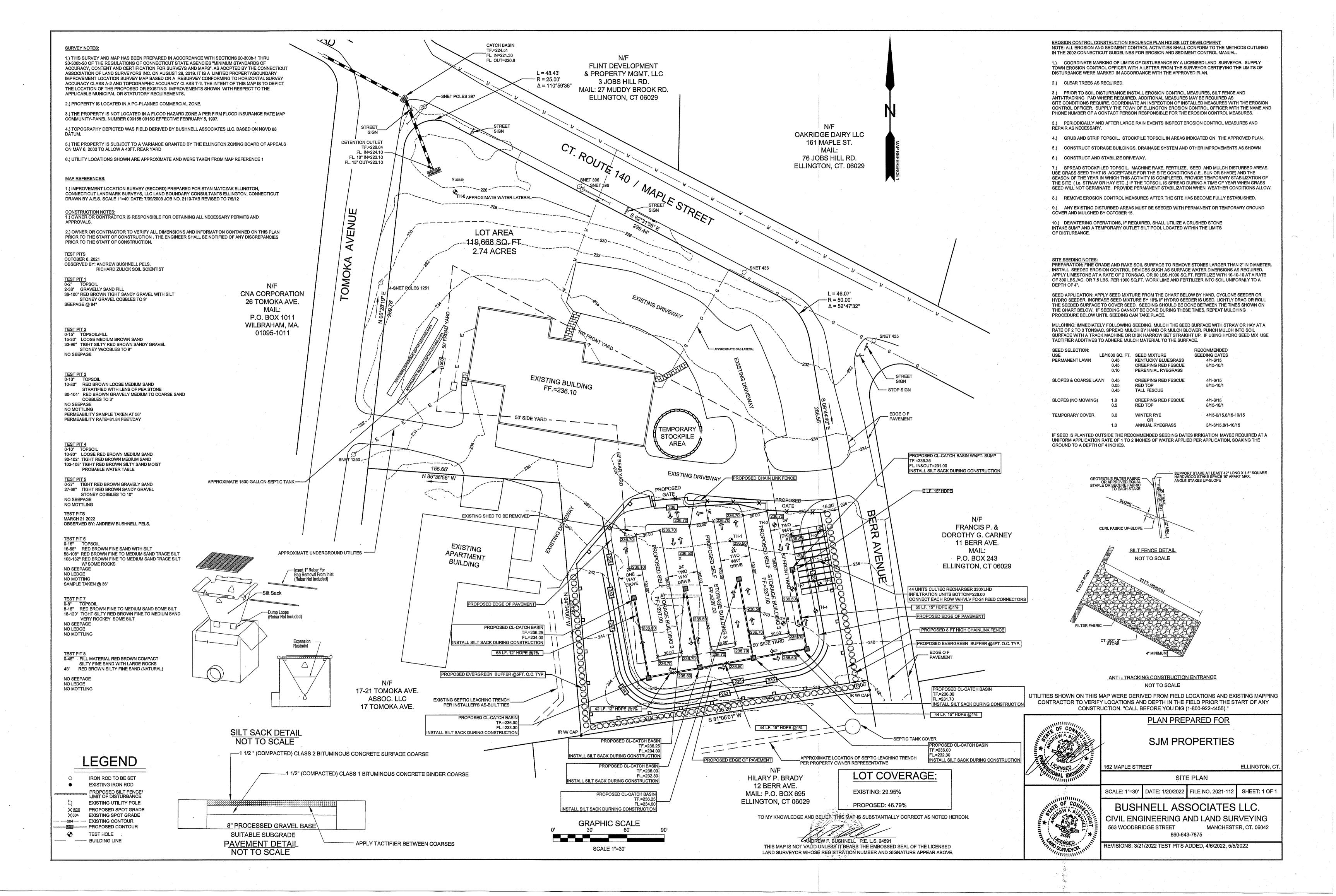
Lisa,

I've reviewed the plans and stormwater management report prepared by Bushnell Associates, LLC dated 5/5/22 for the self-storage facility at 162 Maple Street. My comments are as follows:

- 1. Note location of silt fence and anti-tracking pad on the plans (details are provided but not locations). If tracking pad is on north side of development, provide a water bar to prevent runoff from traveling down the tracking pad and bypassing the silt fencing.
- 2. Show location of proposed electric service to the new buildings. Confirm no other utility services are required for this use.
- 3. It is not clear from the soil test data provided whether the proposed Cultec recharge system will have sufficient separation from the water table. Consider raising or relocating the system or providing additional testing at time of construction to demonstrate 3' separation where feasible.
- 4. The soil sample for the permeability testing was not taken from the soils at the depth of the Cultec system installation. Again, consider raising the system or providing further evaluation at the design depth to confirm consistency with sampled soil prior to installation.
- 5. Provide water quality pre-treatment for the infiltration system. This could include a particle separator, sediment chamber, isolator row or other structural or non-structural BMP.
- 6. Provide a post-construction stormwater maintenance schedule on the plans. Schedule should include frequency of inspections, sweeping and cleaning of the stormwater system.
- 7. Provide schematic diagram for fence gate configuration and keycard showing dimension and locations to demonstrate adequate traffic circulation when accessing the site.
- 8. Clarify height of chain link fence along north (gated) side of development (x symbol). The other sides designated by a square symbol are identified as 8' height. I assume the different symbol implies an different height or configuration. Include line types in the legend or provide additional notations. The Commission may also want to request fence details, photos or cut sheets to assist staff in confirming plan compliance.
- 9. Provide plant species, size and planting detail for evergreen buffer plantings.
- 10. The 2:1 cut slope around the development will be difficult to mow. Consider stone or groundcover plantings as a lower maintenance alternative.
- 11. Confirm with Health Department that cut slopes on west and south side of development are sufficient distance from the abutters' septic leaching fields.

These comments could be included as conditions of approval. Where I use the term "consider' it implies there are multiple options to address my concern. I suggest the applicant resolve these items or plan for contingencies prior to ordering materials as the design could change. Let me know if you have any questions.

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





41 PROSPECT STREET MANCHESTER, CT 06040-5801 TELEPHONE 860-533-1210 FACSIMILE 860-533-1374

May 18, 2022

Seth Carlson SJM Properties 162 Maple Street Ellington, CT 06029

RECEIVED

MAY 18 2022

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Re:

162 Maple Street - Storage Facility

Traffic Impact

Dear Mr. Carlson,

I have assessed the impact that the proposed project will have, based on the weekday a.m. and p.m. peak traffic hours of the adjacent roadway system. These hours are studied because they are the busiest of the week, and traffic added to the roadway has the most impact at these times.

You propose a self-storage facility consisting of 6,000 square feet in three buildings. These will be built on the property of an existing commercial facility and will use existing driveways.

I used the Institute of Traffic Engineers' publication *Trip Generation Manual*, 10<sup>th</sup> Edition, to estimate the number of vehicle trips that the self-storage facility will generate, based on its square footage, assuming it is fully occupied. ITE's Land Use Code 151 – Mini-Warehouse, is a compilation of studies of this type of facility.

The proposed 6,000 square foot facility can be expected to generate one vehicle trip during each of the a.m. and p.m. peak roadway hours, and up to twenty trips throughout the day. This is an insignificant increase to the traffic volumes in the area and will not cause any roadway capacity or safety problems.

In my opinion, traffic generated by the proposed project can be safely and efficiently accommodated by the existing roadway system. I hope this information is helpful to you, please contact me if you would like to discuss these issues in further detail.

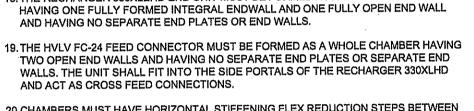
Sincerely,

Daniel W. O'Neill, P.E.

Paniel W. O'Neill



#### **CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS** CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER CHAMBER PARAMETERS 1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832) 2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE 3. THE CHAMBER SHALL BE ARCHED IN SHAPE. 4. THE CHAMBER SHALL BE OPEN-BOTTOMED. 5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS 6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m). 7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE. 8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE, MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm). 9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT3 / FT (0.693 m3 / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT3 / UNIT (1.478 m3 / UNIT) - WITHOUT 11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.085 m3 / m) - WITHOUT STONE. 12.THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER. 13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS. 14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH 15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. 16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE. 17. THE RECHARGER 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE. 18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER AND HAVING NO SEPARATE END PLATES OR END WALLS. AND ACT AS CROSS FEED CONNECTIONS. 20, CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN NSPECTION PORT OR CLEAN-OUT. 22.THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION. 23.THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY. IE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO



- 21.THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL
- AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- 25.THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
- 26.MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m) 27.THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS

> 1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832) 2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.

- 3. THE CHAMBER SHALL BE ARCHED IN SHAPE. 4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
- 5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) ALL, 18 INCHES (408 mm) WIDE AND 24.2 INCHES (814 mm) LONG
- 6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT\*/FT (0.085 m³/m) -7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
- 8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL
- 9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. 10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

### **CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION

#### **GEOTEXTILE PARAMETERS**

- 1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- 2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE. 3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M). 4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632
- TESTING METHOD. 5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
- 6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- 7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
- 8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD 9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533
- TESTING METHOD. 10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING
- METHOD. 11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
- 12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
- 13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING

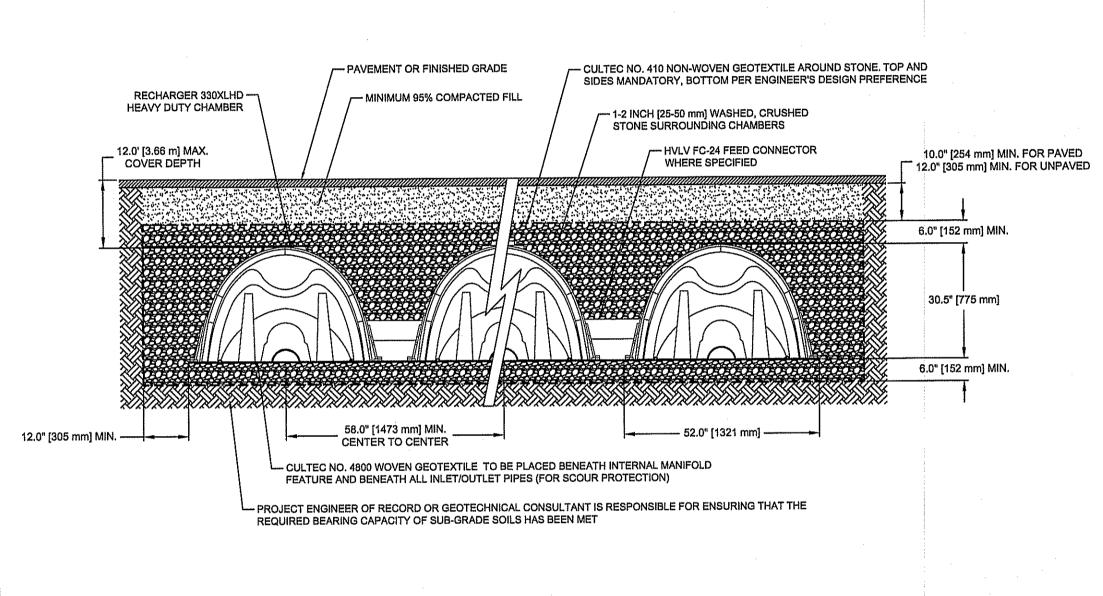
**CULTEC NO. 4800™ WOVEN GEOTEXTILE** 

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)

- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- 3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD. 4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
- 10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD. 11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER
- ASTM D4751 TESTING METHOD. 12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING
- 13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM
- 14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING

## 6.0" [152 mm] DIA. -INSPECTION PORT 52.0" [1321 mm] – 102.0" [2591 mm] —— - MAXIMUM PIPE SIZE IN END WALL: 24" [600 mm] HDPE 24" [600 mm] PVC 42.0" [1066 mm] - 42.0" [1066 mm] -30.5" [775 mm] - 34.5" [876 mm] - SIDE PORTAL FOR OPTIONAL INTERNAL MANIFOLD (ACCOMMODATES CULTEC HVLV FC-24 52.0" [1321 mm] ----FEED CONNECTOR OR STORM PIPE) 10" [250 mm] HDPE CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m] INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m] SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

## **CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**



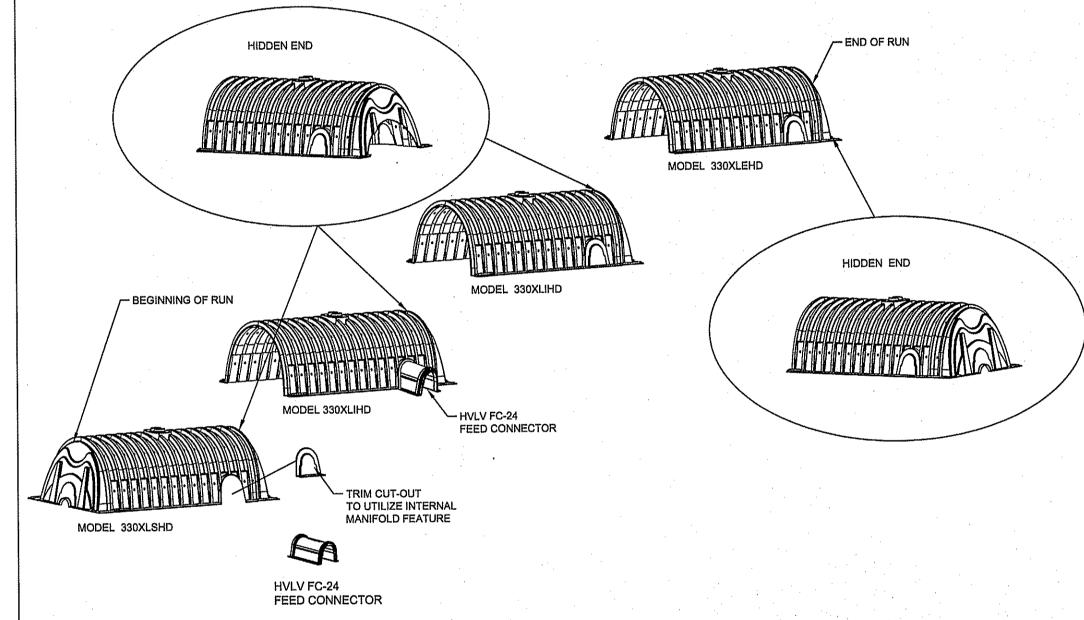
# (30XLHD) CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION

MODEL RHD

**MODEL SHD** 

MODEL IHD

**MODEL EHD** 



## **GENERAL NOTES**

## **CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION**

MODEL 330XLRHD STARTER

UNITS ARE USED AS SINGLE

STAND ALONE SECTIONS

MODEL 330XLSHD STARTER

TO BEGIN A LINE.

MODEL 330XLIHD INTERMEDIATE

UNITS ARE USED AS MIDDLE

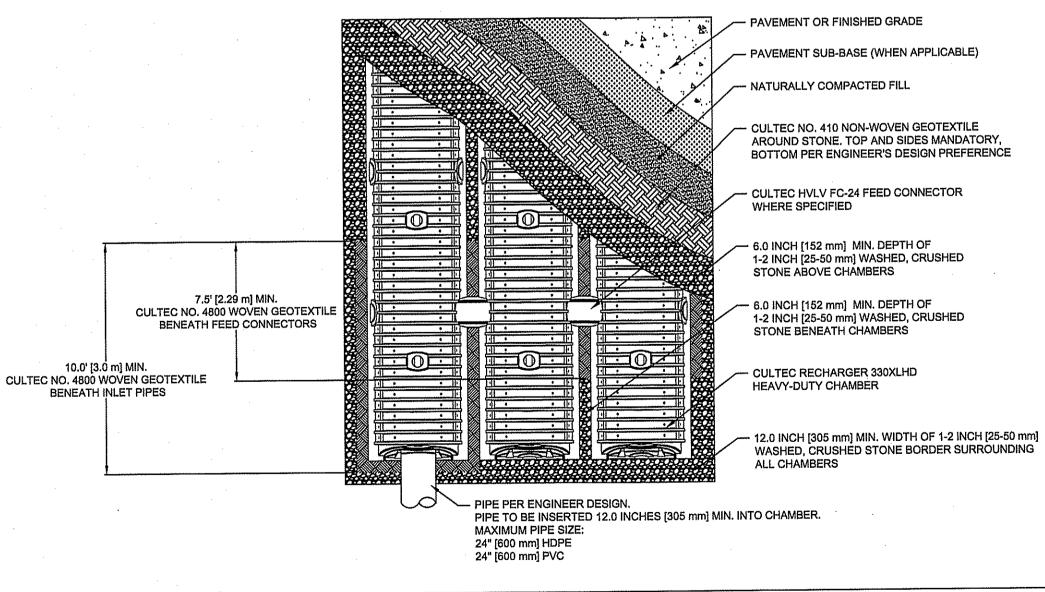
SECTIONS TO EXTEND THE

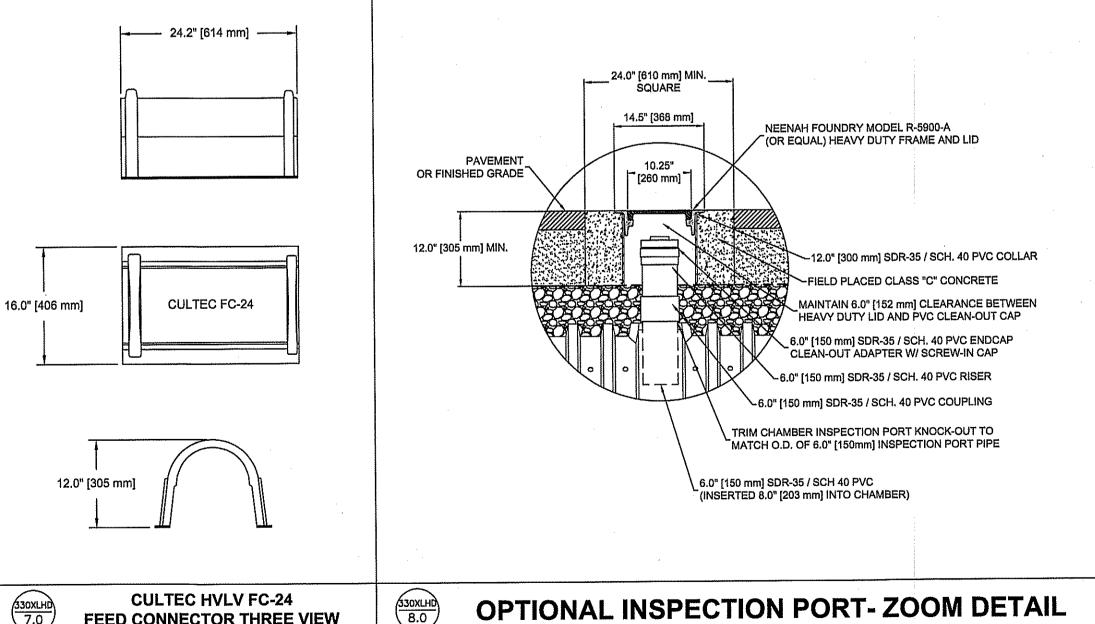
LENGTH OF A LINE

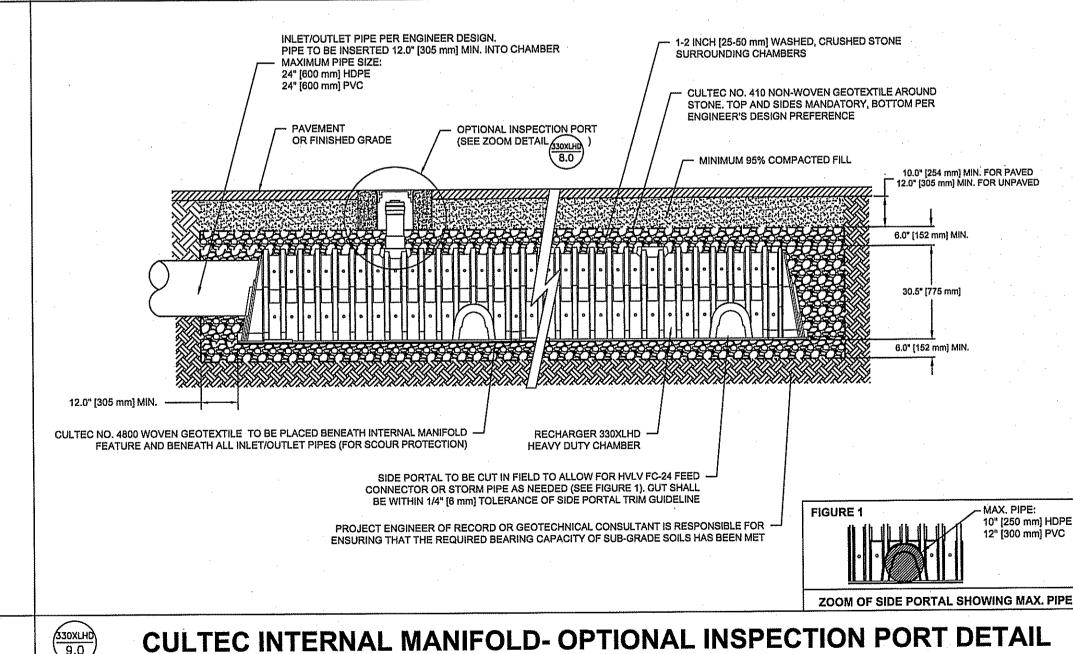
MODEL 330XLEHD END UNITS

ARE USED TO END THE LENGTH

## **CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**







## **CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**

CULTEC, Inc. Subsurface Stormwater Management Systems

P.O. Box 280 878 Federal Road Brookfield, CT 06804 www.cultec.com

 $\sim\sim$ 

PH: (203) 775-4416 PH: (800) 4-CULTEC FX: (203) 775-1462 tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

330XLHD 4.0

**162 MAPLE STREET ELLINGTON CT** TRAFFIC APPLICATION

#### **CULTEC STORMWATER CHAMBER** 2019 DATE: **PROJECT NO:** CHECKED BY: TECH DESIGNED BY: CULTEC, INC SHEET NO: N.T.S. 1 OF 1 SCALE:

#### 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

FX (860) 870-3122

#### PLANNING AND ZONING COMMISSION **REGULAR MEETING MINUTES** MONDAY, APRIL 25, 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 WILLIAM HOGAN, F. MICHAEL FRANCIS, MICHAEL SWANSON AND JON MOSER,

AND ALTERNATE RACHEL DEARBORN

**MEMBERS ABSENT:** 

**ALTERNATE KEN RADZIWON** 

**STAFF PRESENT:** 

LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH,

RECORDING CLERK

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

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

#### III. PUBLIC HEARING(S):

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.

**Time:** 7:01 pm

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

Chairman Hoffman stated the Planning Department received a request to table the opening of the public hearing for this application to May 23, 2022.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO TABLE OPENING OF HEARING TO THE NEXT MEETING ON MONDAY, MAY 23, 2022, 7:00 PM, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR 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.

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.

Time: 7:03 pm

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

Joshua Virkler, 77 West Road, was present to represent the application.

Mr. Virkler explained LuAnn's would like to utilize space within the front building on the parcel for sale of gluten free baked goods due to the increase in demand for the product. He stated they are looking to sell gluten free baked goods on Saturdays from 8 am to noon on the main floor of the front building. There's a couple other businesses occupying some of the other floor space.

Ms. Houlihan referred to comments from North Central District Health Department (NCDHD) and the Fire Marshal's Office, which were forwarded to Mr. Virkler upon receipt. She stated if sale of baked goods is approved, review by both departments will be required. Vice Chairman Kelly asked if they intend on having additional signage, Mr. Virkler said there will be a sign on the front door with hours of operation but no additional detached signage will be added to the site. Commissioner Hogan verified with Mr. Virkler that all baking will be completed in the rear production facility and brought over to the front building for retail. They have a whole section dedicated to gluten free baked goods. No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR 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.

MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR 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.

#### **CONDITIONS OF APPROVAL:**

- 1. Change in use from business to mercantile requires review by the Fire Marshal's office.
- 2. Sale of baked goods requires review by North Central District Health Department.

#### IV. OLD BUSINESS: None

#### V. NEW BUSINESS:

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.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON MAY 23, 2022, 7:00 PM, AT THE TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR 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.

 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.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON MAY 23, 2022, 7:00 PM, AT THE TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO

**CONFERENCING FOR 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.

#### BY CONSENSUS, THE COMMISSION ADDED ITEMS # 3-5 TO THE AGENDA.

- 3. Z202207 Neil Casey, owner/ applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (28'x40') at 10 Grassy Hill Road, APN 127-014-0016, in a RAR (Rural Agricultural Residential) Zone.
  - BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON MAY 23, 2022, 7:00 PM, AT THE TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR Z202207 Neil Casey, owner/ applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (28'x40') at 10 Grassy Hill Road, APN 127-014-0016, in a RAR (Rural Agricultural Residential) Zone.
- 4. Z202208 SJM Properties LLC, owner/ Seth Carson, applicant, request to modify Special Permit and 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.
  - BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON MAY 23 2022, 7:00 PM, AT THE TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR Z202208 SJM Properties LLC, owner/ Seth Carson, applicant, request to modify Special Permit and 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.
- S202201 Ellington McIntire, LLC, owner/applicant, request for a three lot subdivision (two new lots) for 153 Webster Road, APN 185-001-0000, in a RAR (Rural Agricultural Residential) Zone.
  - BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING FOR THE PLANNING AND ZONING COMMISSION MEETING ON JUNE 27, 2022, 7:00 PM, AT THE TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR S202201 Ellington McIntire, LLC, owner/applicant, request for a three lot subdivision (two new lots) for 153 Webster Road, APN 185-001-0000, in a RAR (Rural Agricultural Residential) Zone.

#### VI. ADMINISTRATIVE BUSINESS:

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

MOVED (KELLY) SECONDED (SWANSON) AND PASSED (HOGAN - ABSTAINED) TO APPROVE THE MARCH 28, 2022 REGULAR MEETING MINUTES AS WRITTEN.

- 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.

Ms. Houlihan referred to her memo dated April 25, 2022, pertaining to electronic fuel price signs. Commissioner Francis suggested adding the word, "green" as well as red under section 6.3.7.B.8, for diesel fuel pricing. Ms. Houlihan reviewed the proposed changes to the section. The existing moratorium will expire on September 3, 2022, and should the commission decide to move forward with changing or repealing the regulation, an application would need to be heard in August.

Commission Hogan suggested all signs be 8' or less in height. Vice Chairman Kelly inquired about the stone base rather than any other natural materials. Chairman Hoffman suggested to change the word "stone" to "landscape" base for the detached sign. Commission Francis asked about businesses requesting a variance from the regulation. Commissioner Hogan discussed his observation during recent travel to the west coast and other ways businesses are using LED signs, menu boards, and string lighting to call attention to their storefronts.

The commission discussed what they are looking for, such as no sign to be internally lit and lit by an outside source or allow signs to be internally lit with limitations. Ms. Houlihan referred to Section 6.3.9 granting the commission the authority for illumination of signs.

b. Discussion: Section 6.3 - Directional Signs.

Ms. Houlihan reviewed her memo dated April 20, 2022, pertaining to the proposed text amendment. Last month the commission was comfortable with allowing logos and "Exit" or "Enter" but not business names or other advertising text. The commission discussed what a logo is versus a symbol, and limiting directional signs for safety reasons only.

Commissioner Hogan asked if wording could be added limiting directional signs at the Commission's discretion to address unique issues like a business not being visible from the street, a challenging roadway configuration, or access issue. The way the proposed regulation is written, any business can erect directional signs; it was noted existing Section 6.3.3(3) allows directional signs by right when standards are met.

Commissioner Francis is concerned with allowing logos, symbols, designs or graphics on directional signs. Vice Chairman Kelly suggested they look at other directional signs within the area. Secretary Sandberg asked Ms. Houlihan to review other town's regulations.

c. Representative and Alternate Appointments to CRCOG Regional Planning Commission for a two year term.

By consensus, the commission appointed Michael Swanson as representative and Jon Moser as alternate to the CRCOG Regional Planning Commission. Ms. Houlihan noted they meet four times a year and the meetings are being held via Zoom until further notice.

#### VII. ADJOURNMENT:

	MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:47 PM.
Re	espectfully submitted,
Ba	urbra Galovich, Recording Clerk

# 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 26, 2022

TO: Planning and Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: 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

#### REVISED DRAFT TEXT AMENDMENT

<u>Initial ADDITIONS appear as black bolded underlined text, New ADDITIONS appear as red bolded underlined text,</u> Deletions are strikethrough, Otherwise as adopted

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

- B. In the case of a fuel filling station, one detached sign may be allowed by the commission with including changeable electronic fuel price information as follows:
  - 1. Only the fuel price copy may be electronic and changeable.
  - 2. The digital portion of the detached sign shall not exceed 50 35% of the total allowed sign area as defined by Section 6.3.7.A.3.
  - 3. The measurement of the digital portion of the detached sign shall be the smallest area that encompasses all of the electronic fuel price copy.
  - 4. The sign shall incorporate photocell/light sensors with automatic dimming technology that appropriately adjusts to ambient light conditions.
  - 5. The sign shall not operate at brightness levels of more than 0.2 0.15 foot-candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distance to measure the foot-candles is calculated using the following formula:
    - a. Measurement distance equals the square root of the <u>smallest rectangular</u> area <u>that encompass</u> only the electronic fuel price portion of the sign times 100.
  - 6. The owner/operator of a fuel filling station with a detached electronic fuel price sign shall provide written certification in compliance with this section when requested by the commission or the Planning Department.
  - 7. The detached electronic fuel price sign shall be shut off at any time the fuel filling station is not open for business which shall be accomplished by means of an interlock within the gas pumps.
  - 8. The color of the <u>electronic fuel</u> price digits shall be <u>red or green</u> accompanied with a black background.
  - 9. The numbers of the electronic fuel price sign shall be no larger than 8" high and 4" wide by 5/8" thick.
  - 10. The electronic fuel price copy shall only have two columns and one row.
  - 11. The detached electronic fuel price sign shall have a stone base that shall measure a minimum of a 18" in height from natural grade and extend at least 2' beyond the overall dimensions of the sign.
  - 12. Conversion from a non-electronic fuel price sign to changeable electronic fuel price sign shall require the replacement of the entire sign in compliance with Section 6.3 Signs.

## Covendry, CT

G, and VC Zones, and not less than fifteen (15) feet from the lot side lines in all other zones, except that such signs shall be located no less than fifty (50) feet from any abutting portion of a residential zone. Lots having frontage of less than two hundred (200) feet may place a free-standing sign in the center of the property. For buildings having multiple occupancy, the allowable sign area shall be divided among the occupants by the owner of the property. There shall be no more than one (1) free-standing sign per lot. Such sign shall be supported by one or more columns or uprights that are firmly embedded in the ground.



c. <u>Directional Signs:</u> Directional signs may be located at the access driveways for sites, outside of any public road right-of-way. Such signs shall not exceed four (4) square feet in area, and there shall be no more than one (1) such sign per driveway.



d. <u>Unified Commercial, Industrial, or Office Complexes:</u> In the case of shopping centers, industrial parks, office parks, and other non-residential developments of five (5) acres or more, served by a common street or set of driveways, and approved by the Commission as a single special permit and/or non-residential subdivision, one (1) additional sign, either free-standing or exterior, and not exceeding twenty (20) square feet in area, may be authorized by special permit.

#### Section 5.01.07 Applications and Permits

Applications for any signs requiring a permit shall be made on a form to be provided by the Commission. The application shall be accompanied by (i) a site plan showing the shape and dimensions of the lot, the location of the proposed sign(s) on the lot, distances from roads and property lines, and distances from buildings and structures on the lot; and (ii) an illustration of the proposed sign(s), including dimensions, materials, illumination, and structural support. A permit may be issued by the Commission or its authorized agent if all of the pertinent provisions of these Regulations are satisfied.

#### Section 5.02 Off-Street Parking and Loading

#### Section 5.02.01 General Statement

- a. Parking Areas: All buildings, structures, and uses of land shall be provided with a sufficient number of off-street motor vehicle parking spaces to meet the needs of persons who may reasonably be expected to use such buildings or structures or to make such uses of land. For the specific uses identified in Section 5.02.04, the minimum number of required parking spaces shall be as set forth in that section. However, the Commission may require additional parking spaces if it finds, based on information in the record that it is reasonable to expect such spaces to be required to accommodate the specific use or uses proposed or existing on the lot. Parking areas and spaces shall be constructed with suitable all-weather materials to minimize the generation and movement of dust and earth materials. Sufficient provisions must also be made for access to the buildings, structures, or uses by emergency vehicles, such as police, fire, and medical vehicles. No business activities may be conducted in any parking area.
- b. <u>Loading Areas:</u> For all non-residential uses, adequate space shall be provided in suitable locations for the loading and unloading of goods and materials. In determining the adequacy and suitability of such space, the Commission shall be guided by the nature and intensity of the use, the volume, and nature of traffic expected to use such space, and the location of buildings and structures in relation to the street.

## Glastonburg, CT

#### 10.3 Sign Permit

#### a. No Sign Permit Required

The following signs are permitted to be installed and maintained without a permit, subject to compliance with the following specified standards.

	wing specified standards.	Max.	<u>Maximum</u> Height		
1.	Sign Type/Illumination Real Estate "FOR SALE" or "FOR RENT" for residential properties Non-illuminated	Max. Signage Size 9 sq. ft.	(above grade) 6'	<u>Location</u> On premises, within 15' of the front property line	<u>Max. #</u> 1
2.	Real Estate "FOR SALE" or "FOR RENT" for commercial/industrial properties Non-illuminated	16 sq. ft.	7'	On premises within 15' of the front property line	· 1
3.	Identification/customary home occupation (in residential zones) name and profession only Non-illuminated or indirect illumination	2 sq. ft.	6'	On premises	1
4.	Identification/resident name(s) and for dwelling dwelling unit numbers Non-illuminated or indirect illumination	2 sq. ft.	6'	On premises	1
i .					
5.	On-site directional signs within commercial/industrial/multifamily attached housing developments.  Non-illuminated	3 sq. ft.	4'	On premises	As required
	commercial/industrial/multi- family attached housing developments.	3 sq. ft.	6'	On premises, all multiple products to be posted on the same sign face or uniform "ladder" configuration	As required
	commercial/industrial/multi- family attached housing developments. Non-illuminated  Agricultural, seasonal farm products grown and sold on farm Non-illuminated		P-11-14-1	On premises, all multiple products to be posted on the same sign face or uniform "ladder"	

#### RESIDENTIAL DISTRICTS

#### 1. Permitted Without Zoning Permit

Tyt	e ot sign	Maximum Sign Area	Maximum Number of Signs	<b>Location</b>	
а.	Signs giving name and address of the property and/or the occupant	1 SF	1 sign per lot	Back of street line	
b.	Signs pertaining to the sale, lease or rental of property on which they are located	6 SF per sign	2 signs per lot	Back of street line	
c.	Holiday decorations without commercial advertising	n/a	n/a	Back of street line	
d.	Private directional signs	2 SF	n/a	Back of street line	*
e.	<ul> <li>Political or ideological signage provided:</li> <li>such signage shall not be displayed for more than sixty (60) consecutive days.</li> <li>political signs pertaining to candidates, political parties or political issues in a national, state or municipal election shall be removed within five days after the election.</li> </ul>	32 SF total on any one property		On private property so as to not obstruct sight lines or interfere with pedestrian or vehicular traffic.	
f.	Any sign erected by the town, state or federal government or any branch or department thereof relating to traffic safety.	Per Manual of Uniform Traffic Control Devices	n/a	Per Manual of Uniform Traffic Control Devices	
g.	Directional signs or traffic signs (Police approval required if within street line)	6 SF	n/a	Back of street line	] $*$

\*

Example Of Name / Address Sign



Example Of Real Estate Sign



Somer's regulations didnot include definitions for private/directional signs.

#### D. BUSINESS / INDUSTRIAL DISTRICTS

#### 1. Permitted Without Zoning Permit

j	Type of Sign	Maximum Sign:Area	Maximum Number of Signs	Location
a	<ul> <li>Any sign permitted in a residential district without a Zoning Permit is permitted in a business or industrial district subject to the same requirements.</li> </ul>		See Section 7.1.C.1	
b	<ul> <li>Each business unit of occupancy above the first floor may display a sign on the inside of each window serving said business unit of occupancy</li> </ul>	6 SF total for all signs	1 sign per window	
С	<ul> <li>Portable sign placed on a business property during business hours only provided such sign is not artificially illuminated.</li> </ul>	6 SF	1 sign per property	Back of street line
d	<ol> <li>Signs attached or painted on a door, window or wall announcing sales or special features provided such sign(s) shall not be displayed for more than 30 days and shall be removed immediately after the termination of such sale or special feature.</li> </ol>	Shall not exceed 25% of the area of said door, window or wall	n/a	

#### 2. Permitted With Zoning Permit (Staff)

Tyl	oe of Sign	Waximum Sign Area	Maximum Number of Signs	location
a.	Any sign permitted in a residential district with a Zoning Permit is permitted in a business or industrial district subject to the same requirements.		See Section 7.1.C.2	
b.	Wall Sign(s) - Exterior sign(s) for a business unit of occupancy on the first floor	2 SF / LF of building façade for the business unit of occupancy	n/a	Back of street line
c.	<b>Directory Sign(s)</b> - A common directory sign with not more than 1 square foot of sign area for each business unit of occupancy which is served by said entrance.	24 SF per sign	1 per entrance	Within 10 feet of building entrance
d.	New Businesses - Outdoor advertising devices, including but not limited to plaques, banners, pennants and streamers, are permitted for a period of not more than 2 weeks after the opening of a new business.	n/a	n/a	Back of street line
a.	Any sign permitted in a residential district with a Special use Permit is permitted in a business or industrial district subject to the same requirements.			
b.	<b>Detached Sign(s)</b> – Not higher than 15 feet in height nor be within 20 feet of a side lot line.	20 SF total area per sign face	1 per lot	20 feet back of street line

#### F. STANDARDS FOR LIGHTING AND MOVEMENT

1. A sign may be artificially illuminated provided:

a. The source of the artificial illumination is external to the sign (internally lit signs are not permitted).

b. Any such illumination shall be confined to or directed to the surface of the sign only.

c. All light sources of signs shall be designed and shielded in accordance with guidelines of the International Dark Sky Association (IDSA) and so that they cannot be seen from beyond the property on which such sign is located.

d. No exposed neon bulbs or light emitting diodes (LED) shall be visible from the exterior of the building.

e. No electronic signs with changeable messages shall be visible or readable from the street.

- 2. No flashing, rotating or intermittent illumination shall be permitted except signs indicating time and/or temperature by means of white, intermittent lighting, provided that the longest dimension of such a sign does not exceed five feet.
- 3. No sign or any part thereof shall be mechanically rotated or moved except traditional signs of barber shops, provided that the longest dimension of such sign does not exceed three feet.
- 4. No floodlights of the magnitude typically used as search lights or airport beacons shall be permitted.
- 5. No sign or sign lighting shall be higher than the surrounding tree line so as to obstruct or interfere with a scenic view from afar.
- 6. Any LED lighting installed shall not produce illumination rated above three thousand degrees Kelvin (3000K).

#### G. MANAGEMENT AND MAINTENANCE

- 1. Unless otherwise noted in this Section, all signs under these Regulations shall require the approval of the Zoning Enforcement Officer and shall meet all requirements of the Building Code and these Zoning Regulations.
- 2. All signs shall be properly maintained and shall not be allowed to fall into disrepair. Failure to maintain signs shall be considered a violation of these Regulations.
- 3. Upon discontinuance of tenancy it shall be the responsibility of the property owner to eliminate signs pertaining to a removed use, business or proprietor.
- 4. Signs existing at the time of the adoption of these Regulations must be maintained in their existing size, shape and illumination and cannot be structurally altered, enlarged, expanded or moved, and no lights may be added thereto, except as such changes may keep or bring the signs into conformance with these Regulations.

## Tolland, CT

#### 3. Other Signs

Description	Max. Number	Max. Area Per Sign	Permit	Lighting
Business Park Entrance Sign				Fr.
For areas designated by the Commission as a business park, sign identifying the park at each major entrance.	1 per major entrance	As approved by Commission	Commission	As approved by Commission
Gasoline Price and Canopy				
Gasoline price sign in addition to or combined with a freestanding sign.	1	32 sq. ft.	Commission	Indirect Internal LED
Gasoline brand or logo located only on the canopy.	1 sign on up to 3 sides	20 sq. ft.	Commission	Indirect Internal Halo Channel
Directional Sign				
On-premises directional sign to identify the location of individual businesses within larger multi-tenant complex or park for direction, convenience of the public and control of traffic and parking. Shall be set back a minimum of 100 feet from a public street or oriented so that it is not directed towards traffic on a public street.	As approved by Staff	1 sq. ft. per business and 8 sq. ft. per sign face	Staff	No
Traffic Control Sign				
On-premise traffic control sign necessary for direction, convenience of the public and control of traffic and parking and in accordance with the Manual on Uniform Traffic Control Devices, as amended.	n/a	2 sq. ft.	No permit required	No
Window Signs				
Window sign as measured by an imaginary rectangle around the outside edge of all letters or emblems as if they were a single sign.	n/a	25% of window area	No permit required	No
"Open" sign.	1	4 sq. ft.	No permit required	Internal Indirect Channel Halo

From:

Kristen Gorski

To:

Lisa Houlihan

Cc:

"Parsons-Whitaker, Kimberley P"; "Toussaint Williams"

Subject:

CEDAS Best Practices in Economic Development & Land Use Planning Certification

Date:

Wednesday, April 27, 2022 3:26:08 PM

Attachments:

image001.png

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.

Good afternoon Lisa-

On behalf of the Connecticut Economic Development Association (CEDAS) I am pleased to inform you that the Town of Ellington has been selected as a 2022 Silver Level Certified Community in Best Practices in Economic Development & Land Use. Congratulations!

This is an immense achievement, which is a tribute to your municipality's dedication to reviewing existing strategies, determining areas where your community excels, recognizing areas of improvement, and actively focusing on advancing economic vitality.

CEDAS will publicly announce our 2022 Best Practices Certified Communities this week. Our Best Practices Committee will be in touch shortly thereafter to provide you with feedback relative to your application.

We are working to finalize details of the Awards Ceremony, which is being planned for the first week of June. A notice of this event is forthcoming.

We look forward to celebrating your success!

Sincerely,

Kristen Gorski, President

Connecticut Economic Development Association





Best Regards,



# Connecticut Economic Development Association (CEDAS) BEST PRACTICES IN ECONOMIC DEVELOPMENT & LAND USE PLANNING A Program for Municipal Accreditation

#### CEDAS Best Practices Certification Program

CEDAS created the Best Practices Certification Program in 2019:

- To encourage best practices in municipal economic development and land use to spur continuous improvement; and
- To create an open resource library of model development examples that can be used by municipalities to update their policies and practices.

This program is intended to drive communities to pursue excellence in land use and economic development practices and to recognize the communities that have established best practices. In pursuit of these best practices, planners and economic developers can use this program to engage community stakeholders in discussions about how to achieve higher standards and develop creative, community-specific ways to implement them.

#### **HOW THE PROGRAM WORKS**

The program involves a system of certification for good planning and economic development. The Best Practices criteria were developed with significant input from a wide variety of municipal economic developers and planners including members of CEDAS and the CT Chapter of the American Planning Association (CCAPA).

The Best Practices Certification Program requires an application to be completed documenting various economic development and land use practices, policies, and programs taking place at the local level. The application contains four components:

- 1. Communications & Marketing
- 2. Coordination & Collaboration
- 3. Organizational Capacity & Strategy
- 4. Policies & Programs

#### **EVALUATION CRITERIA & SCORING SYSTEM**

Presentation of Application will be scored based on organization of application, clarity of narrative, and grammar.

Communications	65	26%
Coordination & Collaboration	60	24%
Organizational Capacity & Strategy	70	28%
Policies & Programs	35	14%
Community Choice	10	4%
Presentation of Application	10	4%
	250	100%



## Connecticut Economic Development Association (CEDAS) BEST PRACTICES IN ECONOMIC DEVELOPMENT & LAND USE PLANNING

#### A Program for Municipal Accreditation

The total possible number of points is 250. In 2022, certification will be awarded according to the following levels:

**Gold Certification:** 

200-250 points

Silver Certification:

150-199 points

**Bronze Certification:** 

100-149 points

#### CERTIFICATION

CEDAS Best Practices certification lasts for three years. We encourage 2019 Certified Communities to recertify in 2022.

#### **EVALUATION PROCESS**

Applications will be evaluated by a committee of professionals with broad and expert knowledge in economic development, land use planning, and community engagement. While municipal budgets and community size will be noted, the committee will seek to recognize those submissions that have best exemplified the elements noted in the Best Practices criteria.

We understand that each community is unique, and we encourage your creativity in documenting how you feel your community satisfies the criteria. Communities must respond to each question, even if the answer is N/A. A Community Choice category is provided, with the opportunity to showcase innovative activities you have undertaken that may not be included within the recommended submission criteria.

#### **HOW TO APPLY**

Communities interesting in applying should go to <a href="www.cedas.org">www.cedas.org</a> [insert hyperlink to webpage for Best Practices, which will have a link to the online application]

Applications must be submitted by 5:00 pm on January 15, 2022. Submissions received after this date and time will not be eligible for consideration.

#### 2022 SCHEDULE:

November 1, 2021- January 15, 2022

Application period open

January-February 2022

Processing and Review of Applications, Selection of

2022 Certified Municipalities

March 2022

CEDAS Best Practices Awards Presentation (location

TBA)

pg 20f2