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, APRIL 24, 2023, 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 notices met, hearings may open unless otherwise noted)

1. Z202301 – Town of Ellington, owner/ Recreation Department, applicant, request to create an 18 hole disc golf course and associated improvements at Stein Road, APN 037-005-0082 in a Residential (R) zone. *(Table opening of hearing to May 22, 2023)*
2. Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.
3. Z202304 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000, in an IP (Industrial Park) Zone.
4. Z202305 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000, in a R (Residential), RAR (Rural Agricultural Residential) and C (Commercial) Zones.
5. Z202306 – ARJI Ellington, LLC & ARJI Ellington 2, LLC, owner/applicant, request for modification to Site Plan for construction of a retail/restaurant building at 135 West Road, APN 037-005-0086, in a Planned Commercial (PC) Zone. *(Notice requirements not met, table opening of hearing to May 22, 2023.)*
6. Z202307 – Ellington Baptist Church, owner/Pastor William Diggins, applicant, request for zone change from Planned Commercial (PC) Zone to Rural Agricultural Residential (RAR) Zone for 270 Pinney Street, APN 062-005-0000.
7. Z202308 – Devin Goldsnider, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit for the construction of a detached accessory structure (60'x60') at 17 Newell Hill Road, APN 127-016-0001, in a RAR (Rural Agricultural Residential) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 27, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
    a. Notice of Public Hearing on May 18, 2023, at 6:30 pm, for Petition 1558 for Declaratory Ruling for a Proposed 4.0MW Solar Facility for 28+/- acres, 24 Middle Road, APN 053-047-0000, in a RAR (Rural Agricultural Residential) Zone.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for May 22, 2023.

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

Join Zoom Meeting via link:
Link: https://us06web.zoom.us/j/89400533304
Meeting ID: 894 0053 3304
Passcode: 292001

Join Zoom Meeting by phone:
1-646-558-8656 US (New York)
Meeting ID: 894 0053 3304
Passcode: 292001

Town of Ellington

Planning Department

57Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Email: planner@ellington-ct.gov

MEMORANDUM

DATE: April 19, 2023

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: Plan Review Comments for Public Hearing Agenda Items for April 24, 2023

1. **Z202301 – Town of Ellington, owner/ Recreation Department, applicant, request for an 18-hole disc golf course and related improvements at Stein Road, APN 037-005-0082 in a Residential (R) zone.**

   The concurrent wetland application remains pending, and the applicant requests the opening of the April hearing be tabled to May 22, 2023.

2. **Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.**
3. **Z202304 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000, in an IP (Industrial Park) Zone.**
4. **Z202305 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000, in a R (Residential), RAR (Rural Agricultural Residential) and C (Commercial) Zones.**

   All three proposals include activity within a wetland regulated area and enclosed is a copy of the Inland Wetland Agency approval and applicable meeting minutes.

   In accordance with standard operating procedures, interdepartmental staff reviewed the application and had no concerns.

   Recreational facilities in residential zones (Robert Tedford Park & Ellington High School) require special permit and site plan approval and modifications thereof, and recreational facilities in commercial or industrial zones (Pinney Fields) are by right but still require site plan approval/modification.

   Dana Steele, Town Engineer, will be present on April 24, 2023, to review the proposals.

5. **Z202306 – ARJI Ellington, LLC & ARJI Ellington 2, LLC, owner/applicant, request for modification to Site Plan for construction of a retail/restaurant building at 135 West Road, APN 037-005-0086, in a Planned Commercial (PC) Zone.**

   The applicant's representative failed to meet notification requirements, and the hearing must be tabled to May 22, 2023.

6. **Z202307 – Ellington Baptist Church, owner/Pastor William Diggins, applicant, request for zone change from Planned Commercial (PC) Zone to Rural Agricultural Residential (RAR) Zone for 270 Pinney Street, APN 062-005-0000.**

   In accordance with standard operating procedures, interdepartmental staff reviewed the application and had no concerns.

   Ellington Baptist Church owns four contiguous lots south of Frog Hollow Road and west of Pinney Road, and all but the subject 1.3-acre parcel are residentially zoned. The Ellington Zoning Regulations do not permit places of worship in commercial and industrial zones but allow them by special permit in residential zones. Approving the zone change will enable the church to seek future approvals to improve parking, drainage, and septic (see the enclosed concept plan).

   When considering a zone change, the Commission may approve, modify and approve, or deny applications, and favorable decisions must be consistent with the Town's Plan of Conservation and Development (POCD). I reviewed the POCD and found no inconsistencies. Generally, the commission disfavors rezoning commercial or industrial land to residential zoning, however in this case rezoning enables future development of a non-residential use in a residential zone.

   If the commission approves the zone change, the applicant will have to apply for special permit and site development approval, and the future site plan must be consistent with the conceptual plan presented at the time of zone change or there is basis to deny the special permit. Given no inconsistency with the POCD and overall support for decisions that allow comprehensive site design, the commission may render an affirmative decision.

7. **Z202308 – Devin Goldsnider, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit for the construction of a detached accessory structure (60'x60') at 17 Newell Hill Road, APN 127-016-0001, in a RAR (Rural Agricultural Residential) Zone.**

   Pursuant to Section 3.1 Permitted Uses in Residential Zones, detached garages for more than three cars per family unit require Special Permit and subject to Section 8.3 – Special Permit Standards and Procedures.

   In accordance with standard operating procedures, interdepartmental staff reviewed the application and had no concerns.

   17 Newell Hill Road is 13+ acres and the closest property line to the proposed 3,600 sf detached accessory building is 50'. The structure is for storage of personal items and will not be connected to water or septic. If the commission grants a favorable, it has become standard to set a condition of approval stating the detached structure shall not be used for business or dwelling purposes.

Town of Ellington
Planning & Zoning Commission Application

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

Application # Z202303

Date Received 3/07/2023

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

Owner's Information

Name: Town of Ellington

Mailing Address: 55 Main Street
Ellington, CT 06029

Email: LSpielman@Ellington-CT.gov

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

Primary Contact Phone #: 860-870-3100

Secondary Contact Phone #: _____

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name: Ken Radziwon, P.W. Director

Mailing Address: 21 Main Street
Ellington, CT 06029

Email: Kradziwon@Ellington-CT.gov.

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

Primary Contact Phone #: 860-870-3014

Secondary Contact Phone #: _____

Signature: _____ Date: 3/7/2023

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.

RECEIVED
MAR -7 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 45 Sadds Mill Rd (Robert Tedford Memorial Park)

Assessor's Parcel Number (APN): 079 - 004 - 0000 **Existing Zone:** RAR **Proposed Zone:** _____
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☒ Yes ☐ No **Public Sewer:** ☐ Yes ☒ No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)

See attached narrative.

Town of Ellington, CT

April 10, 2023

Pinney Street Fields

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.

Town of Ellington
Planning & Zoning Commission Application

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

Application # Z202304

Date Received 3/07/2023

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

Owner's Information

Name: Town of Ellington

Mailing Address: 55 Main Street
Ellington, CT 06029

Email: LSpielman@Ellington-CT.gov.

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

Primary Contact Phone #: 860-870-3100

Secondary Contact Phone #: _____

Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name: Ken Radziwon, Dir. of P.W.

Mailing Address: 21 Main Street
Ellington, CT 06029

Email: Kradziwon@Ellington-ct.gov.

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

Primary Contact Phone #: 860-870-3014

Secondary Contact Phone #: _____

Signature: _____ Date: 3/7/2023

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.

MAR – 7 2023

TOWN OF ELLINGTON PLANNING DEPARTMENT

Street Address: 59 Pinney Street (Pinney Street Park)

Assessor's Parcel Number (APN): 017 - 020 - 0000 **Existing Zone:** IP **Proposed Zone:** _____
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☒ Yes ☐ No **Public Sewer:** ☒ Yes ☐ No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)

Tedford Park

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 11/11/2021
Data updated daily

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Town of Ellington
Planning & Zoning Commission Application

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

Application # Z202305
Date Received 3/7/2023

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

Owner's Information

Name: Town of Ellington
Mailing Address: 55 Main Street
Ellington, CT 06029
Email: LSpielman@Ellington-CT.gov
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No
Primary Contact Phone #: 860-870-3100
Secondary Contact Phone #:
Signature: [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.

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

Applicant's Information (if different than owner)

Name: Ken Radziwon, Dir. of P.W.
Mailing Address: 21 Main Street
Ellington, CT 06029
Email: Kradziwon@Ellington-CT.gov
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No
Primary Contact Phone #: 860-870-3014
Secondary Contact Phone #:
Signature: [signature] Date: 3/7/2023

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.

RECEIVED
MAR - 7 2023

Street Address: 37 Maple Street

Assessor's Parcel Number (APN): 073 - 009 - 0000 Existing Zone: RAR -32.25 acres Proposed Zone: _____
(If unaware of APN, please ask staff for assistance) R-16 acres, C-11 acres (If none, insert "N/A")

Public Water: ☒ Yes ☐ No Public Sewer: ☒ Yes ☐ No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

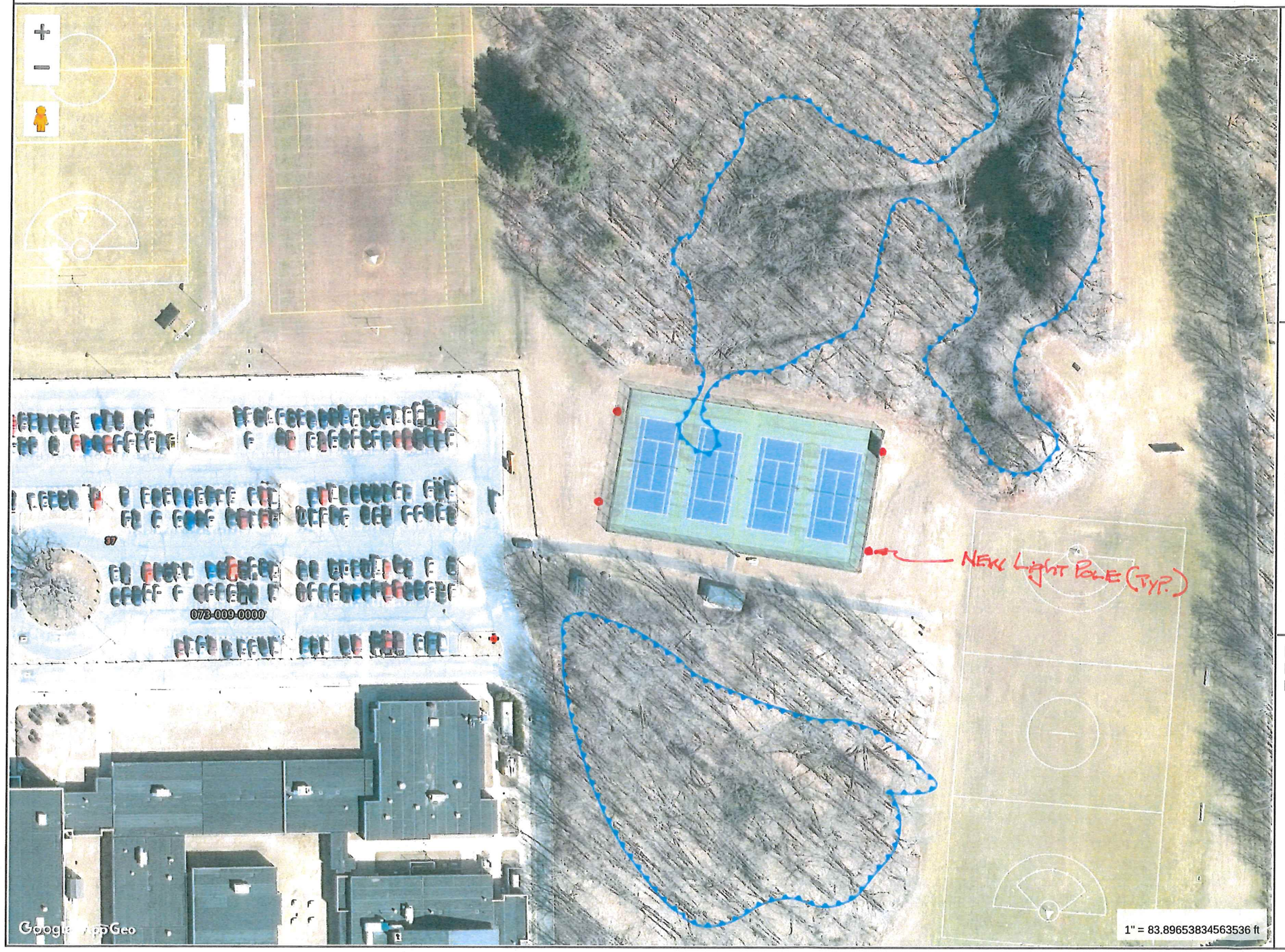
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)

Ellington High School Tennis Court



MAP FOR REFERENCE ONLY
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Geometry updated 11/11/2021
Data updated daily

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Ellington High School Football Field

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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.

RUSSO
SURVEYORS · ENGINEERS

March 25, 2023

Lisa M. Houlihan, AICP, CZEO
Ellington Town Planner
PO Box 187 / 55 Main Street
Ellington, CT 06029

Re: Town of Ellington Sports Lighting
Ellington High School, Robert Tedford Memorial Park, Pinney Fields

Dear Lisa,

The Town of Ellington under the direction of the Ellington Ad Hoc Lighting Committee is proposing to install new high mast sports lighting at fields and courts located at Ellington High School, Robert Tedford Memorial Park and Pinney Fields. The committee has elected a "design/build" approach to this project to maximize creativity and affordability. What this means is that rather than designing plans using a specific lighting product with exact pole heights and locations, the committee is requesting proposals from bidders to design and install lighting which meets specific criteria for light levels and controls. Mounting heights are not expected to exceed 80 feet. All lighting shall be designed as full cutoff fixtures to minimize glare and light spill.

To facilitate this process, we have coordinated the preparation of conceptual plans showing potential pole, conduit, electric service and control panel locations. We have also coordinated the preparation of lighting specifications documenting the required footcandle levels and maximum allowed light spill over residential property lines. These plans have been submitted to your office in support of a zoning approval at each of the three project sites. We are requesting the Planning & Zoning Commission to approve these plans with the understanding that the final design by the awarded design/builder will be reviewed by staff to determine whether modifications to the permits are required.

The following is a summary of proposed lighting improvements at each project location:

<u>Ellington High School</u>
6 athletic fields/courts are proposed to be lit: Football, football practice field, baseball, softball, soccer/track and the tennis courts.

- At the football field, we propose to install new fixtures on the existing high mast poles between the football field and practice field and two additional high mast light poles on the west side of the football field. Fixtures will be installed on the back side of the existing high mast poles to light the practice field to the east. We anticipate replacing the existing transformer at the southwest corner of the football field and installing a new control panel for the lights.
- Conduit will run from the new control panel to the tennis courts where 4 new high mast light poles are anticipated.
- Conduit will run south to the soccer/track area where 4 new high mast light poles are anticipated.

- A new subpanel is proposed between the softball field and baseball field. 9 new high mast light poles are anticipated for these two fields with at least one pole sharing lights for each field.

Robert Tedford Memorial Park

6 fields/courts are proposed to be lit: Little League M1, Lisa's Field, Youth Football, Youth Football practice area, and replacement of lighting at the tennis courts and basketball court. The plans also call for new perimeter lighting around the existing parking lot.

- A new transformer and electric service is proposed from Sadds Mill Road (Rt. 140) west of Little League M2. This upgraded service will serve new lights for Lisa's Field and the existing fairgrounds to the west. 4 new high mast light poles are anticipated for Lisa's Field.
- The snack shack is services by an electric service from Hatheway Road. The existing control panel will be upgraded to serve the football fields, tennis courts and parking lot lighting.
- We anticipate 6 new high mast light poles around the perimeter of the youth football and practice area. No existing vegetation will be removed.
- We anticipate 10 new parking lot light poles around the west, north and east sides of the parking lot. These lights are not intended to light the entire parking lot but will improve visibility during even events.
- The tennis courts will have new fixtures installed on the 4 existing light poles.
- Farm Field, Little League M1 and one of the basketball courts are served by a separate electric service from Sadds Mill Road (Rt. 140). Our electrical engineer has determined that this service is adequate to service the new lights at M1 and the basketball court. 4 new high mast light poles are anticipated for M1 and the existing light pole at the basketball court will have a new fixture installed.
- The attached lighting specifications document strict controls to prevent light spill over the residential property lines.

Pinney Fields

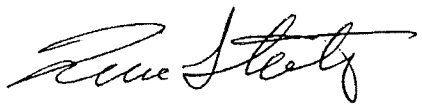
Both fields are proposed to be lit: the rear soccer field and the lacrosse/multi-purpose field along Pinney Street. A new electric service is proposed to serve the two fields with a new control panel installed on the side of the existing maintenance shed.

It is anticipated that 6 high mast light poles and associated conduit and handholes will be required to serve these fields. No filling is proposed within the flood zone.

I look forward to presenting these projects to the Wetlands Commission on April 10, 2023. If you have any questions, please contact my office at 860-623-0569.

Sincerely,

Ellington Town Engineer



Dana Steele, P.E.

Re: Town of Ellington Sports Lighting
Ellington High School, Robert Tedford Memorial Park, Pinney Fields

J.R. Russo & Associates, LLC

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

INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, APRIL 10, 2023, 7:00 P.M.

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

PRESENT: Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Ken Braga, Art Aube, Hocine Baouche (arrived 7:07 pm) and Alternates Jon Kaczmarek and Ryan Orszulak

ABSENT: Regular members Ron Brown and Steve Hoffman

STAFF PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Land Use Assistant/Recording Clerk

I. CALL TO ORDER: Chairman Jean Burns 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. IW202303 – Town of Ellington, owner/Recreation Department, applicant, request for a permit to conduct regulated activity for an 18-hole disc golf course on Ellington Highlands Subdivision open space parcel on Stein Road, APN 037-005-008.

   MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MAY 8, 2023, REGULAR MEETING, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON FOR IW202303 – Town of Ellington, owner/Recreation Department, applicant, request for a permit to conduct regulated activity for an 18-hole disc golf course on Ellington Highlands Subdivision open space parcel on Stein Road, APN 037-005-008.

2. IW202305 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000.

   Time: 7:02 pm
   Seated: Burns, Heminway, Braga, Aube, Kaczmarek and Orszulak

James Ussery, JR Russo & Associates, LLC, One Shoham Road, East Windsor, CT was present to represent the application.

Mr. Ussery provided an aerial view photo of Robert Tedford Memorial Park showing the proposed locations to install lighting for the sports fields and parking lot. He referred to Dana Steele, Town Engineer's letter dated March 25, 2023. Mr. Ussery explained the Town is looking to install lights at the Little League M1 field, Lisa's Field, Youth Football field, Youth Football practice area, and replace lights at the tennis courts and one of the basketball courts. The electrical plans also call for new perimeter lighting around the existing parking lot.

Mr. Ussery said the park is divided into two sections by a stream. The stream flows from south to north towards Broad Brook and contains two existing 54" pipe culvert crossings. Irrigation piping has also been previously installed crossing under the watercourse. He stated the edge of water of the watercourse was surveyed in October of 2022. The plans depict a 100' upland review area around the watercourse and the rain garden north of the parking lot. Mr. Ussery noted that to provide adequate electric service to each field, a conduit crossing of the watercourse is required, which will create approximately 65 sf of temporary disturbance. Erosion and sediment controls will be in place throughout the project. There are no feasible and prudent alternatives to this temporary impact. Mr. Ussery said they anticipate installing high mast light poles and parking lot light poles with associated conduit and handholes within upland review areas. He explained they are requesting the approval of the regulated activities with the understanding that the final design will be reviewed by staff to determine whether a modification to the permit is required.

Commissioner Braga referred to two proposed poles along the stream and asked how the cable would be buried. Mr. Ussery said they would use a small backhoe to dig the trench 12" wide with 30" of minimum coverage, install the conduit, backfill, and seed the areas of disturbance. Mr. Ussery acknowledged the plan should be updated with proper erosion and sedimentation control measures when around the stream. There were no comments from the public.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A SIGNIFICANT ACTIVITY FOR IW202305.

Mr. Colonese reviewed possible conditions of approval the Agency can consider.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202305 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202305 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000.

Conditions:

1. Erosion and sedimentation control measures shall be added to the plan within the upland review areas, installed during construction and remain operational until the site is stabilized.
2. Wetlands Agent can review and approve minor changes to the plan, but if in the opinion of the Agent or Planning Department Staff a proposed change is not minor, the applicant shall seek approval from the Agency.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202304 – ARJI Ellington LLC & ARJI Ellington 2 LLC, owner/applicant, request for a permit to conduct regulated activity for the construction of a commercial building, parking, utilities, and associated improvements at 135 West Road, APN 037-005-0086.

   Mark Peterson, Gardener & Peterson Assoc., LLC, 178 Hartford Turnpike, Tolland, CT, Attorney Gregory McCracken, Jacobs, Walker, Rice & Barry, LLC, 146 Main Street, Manchester, CT, Reggie Kronstadt and Perry Gold, ARJI Ellington, LLC and ARJI Ellington 2, LLC, both located at 100 Jericho Quad., Suite 220, Jericho, NY were present to represent to application.

   Attorney McCracken stated he is representing the new owners of 135 West Road, also known as the Big Y Plaza. The principal use of the property is retail, and the primary use is a supermarket. The parcel contains 29.97 acres and is improved with two connected buildings with 80,641 square feet of floor area for a Big Y World Class Market, a Dollar Tree discount store, a Liquor World package store, a Lucky Nails salon, and an Amped Fitness facility, a third building with 3,858 square feet of floor area for a McDonalds restaurant, and a fourth building with 14,984 square feet of floor area for a BrightPath day care center, along with pavement for parking and access, light poles, fencing, stormwater facilities, utilities, landscaping, and other supporting improvements.

   Attorney McCracken stated the Inland Wetlands Agency issued permit number IW200426 on August 23, 2004, for the initial development of the property. The development plan of the property included the construction of a fifth building on a pad in the northwest corner of the property for a Starbucks, a restaurant, and two retail uses. The Planning & Zoning Commission (PZC) approved an application for a site plan and special permit for the fifth building on December 17, 2007. Construction of the building did not occur, and the site plan approval expired. The new owners are now looking to construct the building in substantially the same form as was previously approved by the PZC. The space in the building for Starbucks will be slightly larger, the outdoor patio will have more space, the drive-through lanes will be configured to improve the flow of vehicles exiting the parking area around the building, and there will be a third dumpster enclosure. The proposed net floor area for the Starbucks will be 1,700 square feet, and the proposed net floor area for the second restaurant and the two retail uses will be 1,200 square feet each. There are 53 parking spaces proposed to serve the building, three of which will be handicap spaces. While the proposed construction will affect 37,300 square feet of upland review area permanently, it will not affect any inland wetlands and watercourses, and the activities are

farther from the wetlands than the permit issued in 2004 allowed. The regulated area is gently sloping with thin vegetation consisting of grass, some shrubs, and a cluster of trees along the banks of the small watercourse on the northerly boundary of the area. The watercourse drains west to wetlands bordering Marsh Brook. He noted the proposed erosion and sedimentation controls with appropriate best management practices and mitigation measures are noted on the site plans. Starbucks will be the main occupant of the building. The stormwater drainage system will tie into the existing drainage system, and three dumpsters will serve the four businesses. Attorney McCracken noted the owners are also seeking site plan approval from the PZC.

Mr. Peterson explained the proposed layout of the property and where the proposed Starbucks will be located. The proposed new building will be connected to public water and the public sewer system. Mr. Peterson stated the catch basins will be protected and silt fencing will be installed prior to any ground disturbance. The grade around the new catch basin tops will be left six inches below the top of the structure to prevent silt laden runoff from entering the catch basins. The installation of concrete structures will occur after utility installation is completed, followed by the placing of process gravel and final grading for pavement. The site will be stabilized with seed in the methods described on the site plan. Once the site is stabilized, catch basins will be cleaned of sediment, and erosion controls will be removed.

Chairman Burns asked about the use of fertilizer and pest control close to the wetlands. She requested the product to be organic. Mr. Peterson pointed out on page 8 of the plans under Turf Management Notes #2, it states a slow-release fertilizer will be applied to lawns, planted trees and shrubs, and notes the use of organic-based fertilizer.

Commissioner Aube asked the owners if the building could be moved further from the wetlands or if the building could be made smaller. Mr. Kronstadt explained they bought the property with the intention to construct the building as shown with Starbucks as the main tenant.

Mr. Colonese stated the Town Engineer commented that appropriate erosion controls are proposed to protect the stormwater basin to the west and the wetlands to the north. The Town Engineer also finds the submitted documents acceptable. Commissioner Braga asked about the flow of storm water within the site and the detention basin. Mr. Peterson explained how the storm water will flow through the site. The Agency reviewed with the owners the possible conditions of approval for the project, noting some of the ongoing conditions set with the 2004 permit.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED (AUBE – NAY) TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202304.

MOVED (BRAGA) SECONDED (HEMINWAY) AND PASSED (AUBE – ABSTAINED) TO APPROVE W/CONDITIONS IW202304 – ARJI Ellington LLC & ARJI Ellington 2 LLC, owner/applicant, request for a permit to conduct regulated activity for the construction of a commercial building, parking, utilities, and associated improvements at 135 West Road, APN 037-005-0086.

Conditions:

1. Erosion control measures shall be installed then inspected by the Wetlands Agent prior to activity and remain operational until the site is stabilized.
2. No transfer of this permit shall occur without prior notification to the Agency or its agent in writing. The Agency reserves the right to request a meeting with any new permittee to review permit requirements.
3. Best Management Practices shall be an on-going permit requirement, including, but not limited to, parking area sweeping and basin cleaning on a yearly basis. The Agency reserves the right to receive copies of service receipts or invoices for associated work.
4. No pesticides or herbicides shall be applied within regulated areas. A copy of this permit in its entirety shall be provided to the party responsible for site operations and management.
5. No road salt or equivalent shall be externally stored anywhere on site at any time.
6. All waste and refuse shall be handled by interior sealed compactor, or if exterior, by sealed container.
7. Plantings required within the stormwater quality basins and within upland review areas shall be maintained in good condition as per the original approval for the duration of the use, unless otherwise approved by the Agency via a modification to the original permit.

2. IW202306 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000.

   James Ussery, JR Russo & Associates, LLC, One Shoham Road, East Windsor, CT was present to represent the application.

   Mr. Ussery provided an aerial view photo of Ellington High School showing the proposed locations to install lighting for the sports fields. He said the Town is proposing to light the football field, football practice field, baseball, softball, soccer/track, and the tennis courts. In 2001 wetlands were located approximately 50 feet from the north end of the football field. The nearest proposed light pole is at least 140 feet from these wetlands. They also intend to run conduit along the northern perimeter of the tennis court fencing within the previous area of disturbance. It is anticipated that two high mast poles and electrical conduit will be installed within upland review areas along the tennis courts. No new wetland disturbance is proposed.

   Mr. Colonese said previous site development plans show wetlands north and south of the tennis courts. The wetlands in this area were delineated by soil scientist John Ianni in April of 2000. The Agency approved a permit for the tennis courts on May 5, 2011. Some wetlands were filled to construct the tennis courts. He reviewed the possible conditions of approval with the Agency.

   MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202306.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202306 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000.

Conditions:

1. Erosion and sedimentation control measures shall be added to the plan within the upland review areas, installed during construction and remain operational until the site is stabilized.
2. Wetlands Agent can review and approve minor changes to the plan, but if in the opinion of the Agent or Planning Department Staff a proposed change is not minor, the applicant shall seek approval from the Agency.

3. IW202307 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000.

James Ussery, JR Russo & Associates, LLC, One Shoham Road, East Windsor, CT was present to represent the application.

Mr. Ussery provided an aerial view photo of Pinney Street Park showing the proposed locations to install lighting for the sports fields. He explained the Town is proposing to light the rear soccer field and the lacrosse/multi-purpose field along Pinney Street. The fields are located on the southeast side of Pinney Street and bounded to the east and south by wetlands. Mr. Ussery said they anticipate that three high mast light poles, conduit, handholes, and control panels within upland review areas. He noted the poles will be set in concrete and no wetland disturbance or flood zone filling is proposed.

Mr. Colonese noted the wetlands were delineated by soil scientist, James McManus, as noted on a site plan dated January 11, 2001. He reviewed the possible conditions of approval with the Agency.

MOVED (HEMINWAY) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202307.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202307 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000.

Conditions:

1. Erosion and sedimentation control measures shall be added to the plan within the upland review areas, installed during construction and remain operational until the site is stabilized.
2. Wetlands Agent can review and approve minor changes to the plan, but if in the opinion of the Agent or Planning Department Staff a proposed change is not minor, the applicant shall seek approval from the Agency.

4. IW202308 – Blake Miller, owner/applicant, request for a permit to conduct regulated activity for the installation of a retaining wall at 12 Holmes Road, APN 169-031-0000.

   BY CONSENUS, THE AGENCY RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE MAY 8, 2023, REGULAR MEETING, 57 MAIN STREET, ELLINGTON FOR IW202308 – Blake Miller, owner/applicant, request for a permit to conduct regulated activity for the installation of a retaining wall at 12 Holmes Road, APN 169-031-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 13, 2023, Regular Meeting Minutes.

   MOVED (BRAGA) SECONDED (ORSZULAK) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 13, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

   a. CT Siting Council, Petition No. 1558 – 24 Middle Road public hearing Thursday, May 18, 2023.

      Mr. Colonese shared the hearing notice with the Agency. The hearing will be held over Zoom. Those who want to participate need to sign up by May 17, 2023.

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 10, 2023, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 8:07 PM.

Respectfully submitted,

_____

Barbra Galovich, Recording Clerk

Town of Ellington
Planning Department

MEMO

DATE: April 12, 2023

TO: Planning & Zoning Commission
cc. PZC File Z202303, Z202304 and Z202305

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

SUBJECT: **45 Sadds Mill Road** (IW202305)
37 Maple Street (IW202306)
59 Pinney Street (IW202307)

On April 10, 2023, the Inland Wetlands Agency approved permits with conditions for the installation of lighting for athletic facilities at the subject properties with the following motions:

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202305 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202306 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS IW202307 – Town of Ellington, owner/Department of Public Works, applicant, request for a permit to conduct regulated activity for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000.

All the above permit approvals have the following conditions:

1. Erosion and sedimentation control measures shall be added to the plan within the upland review areas, installed during construction and remain operational until the site is stabilized.
2. Wetlands Agent can review and approve minor changes to the plan, but if in the opinion of the Agent or Planning Department Staff a proposed change is not minor, the applicant shall seek approval from the Agency.

Please give the above report reflecting the final decision on subject permits due consideration in accordance with Conn. Gen. Stat. 8-3(g).

On behalf of the Inland Wetlands Agency, thank you.

SECTION 26 56 68 – LED EXTERIOR ATHLETIC LIGHTING

PART 1 – GENERAL

1.1 SUMMARY

A. Work covered by this section of the specifications shall conform to the contract documents, engineering plans as well as state and local codes.

B. The purpose of these specifications is to define the lighting system performance and design standards for the project using an LED Lighting source. The manufacturer / contractor shall supply lighting equipment to meet or exceed the standards set forth in these specifications.

D. The primary goals of this sports lighting project are:

1. Guaranteed Light Levels: Light levels shall be guaranteed to not drop below specified target values for a period of 10 years.
2. Environmental Light Control: Lighting system shall minimize spill light to adjoining properties and glare to the players, spectators and neighbors.
3. Cost of Ownership: Lighting system shall be energy efficient and cost effective to operate.
4. Control: Control system shall provide remote on/off control system with scheduling for the lighting system.

1.2 LIGHTING PERFORMANCE

A. Illumination Levels and Design Factors: Playing surfaces shall be lit to an average target illumination level and uniformity as specified in the chart below. Lighting calculations shall be developed and field measurements taken on the grid spacing with the minimum number of grid points specified below. Appropriate light loss factors shall be applied and submitted for the basis of design. Average illumination level shall be measured in accordance with the IESNA LM-5-04 (IESNA Guide for Photometric Measurements of Area and Sports Lighting Installations). Illumination levels shall not to drop below desired target values in accordance to IES RP-6-20, maintained Average Illuminance and shall be guaranteed for the full warranty period.

Area of Lighting	Average Target Illumination Levels	Maximum to Minimum Uniformity Ratio	Grid Points	Grid Spacing
High School Football	30 FC	2.5:1	72	30.0' x 30.0'
High School Football Practice	10 FC	9:1	72	30.0' x 30.0'
High School Tennis	50 FC	2:1	60	20.0' x 20.0'
High School Baseball	50 FC infield 30 FC outfield	2:1 infield 2.5:1 outfield	25 infield 88 outfield	30.0' x 30.0'
High School Softball	50 FC infield 30 FC outfield	2:1 infield 2.5:1 outfield	25 infield 73 outfield	20.0' x 20.0'
High School Soccer	30 FC	2.5:1	77	30.0' x 30.0'
Pinney Soccer	20 FC	2.5:1	72	30.0' x 30.0'
Pinney Multi-Purpose Field	20 FC	2.5:1	40	30.0' x 30.0'

Tedford Little League M1	50 FC infield 30 FC outfield	2:1 infield 2.5:1 outfield	25 infield 71 outfield	20.0' x 20.0'
Tedford Lisa Field	50 FC infield 30 FC outfield	2:1 infield 2.5:1 outfield	25 infield 52 outfield	20.0' x 20.0'
Tedford Youth Football	25 FC	2.5:1	72	30.0' x 30.0'
Tedford Youth Football Practice Area	20 FC	2.5:1	72	30.0' x 30.0'
Tedford Tennis 1-2	30 FC	2.5:1	30	20.0' x 20.0'
Tedford Basketball 2	20 FC	4:1	50	15.0' x 10.0'

B. Color: The lighting system shall have a minimum color temperature of 5700K and a CRI of 75.

C. Mounting Heights: Pole heights shall be provided which produce proper aiming angles for reduced glare and to provide better playability, per industry standards. Ensure the top of the field angle is a minimum of 10 degrees below horizontal.

1.3 ENVIRONMENTAL LIGHT CONTROL

A. Light Control Luminaires: All luminaires shall utilize spill light and glare control devices including, but not limited to, internal shields, louvers and external shields. No symmetrical beam patterns are accepted.

B. Playability, Spill Light and Glare Control: To minimize impact on adjacent properties, spill light and candela values must not exceed the following levels taken at 3 feet above grade, with all fields illuminated.

Area	Value
High School - Softball Home Plate Max Candela	Maximum 4,000 cd
High School - Baseball Home Plate Max Candela	Maximum 1,500 cd
High School - Football Back of Bleachers Max Candela	Maximum 100 cd
High School - Football Front of Bleachers Max Candela	Maximum 100 cd
High School - Multi Purpose Back of Bleachers Max Candela	Maximum 100 cd
High School - Multi Purpose Front of Bleachers Max Candela	Maximum 100 cd
High School - Tennis service line locations	Maximum 60 cd
Pinney - Max Candela along Pinney Street	Maximum 8000 cd
Tedford - Tennis Server 1 Max Candela	Maximum 950 cd
Tedford - Tennis Server 2 Max Candela	Maximum 750 cd
Tedford - Tennis Server 3 Max Candela	Maximum 2,500 cd
Tedford - Tennis Server 4 Max Candela	Maximum 350 cd
Tedford - House Spill Line	Maximum 0.1fc vertical, maximum 0.1fc horizontal, average 0.01fc vertical, average 0.05fc horizontal,

	maximum 1,000 candela

C. Spill Scans: Spill scans must be submitted indicating the amount of horizontal and vertical footcandles along the specified lines. Light levels shall be taken at 30-foot intervals along the boundary line. Readings shall be taken with the meter orientation at both horizontal and aimed towards the most intense bank of lights. Illumination level shall be measured in accordance with the IESNA LM-5-04 after 1 hour warm up.

D. The first page of a photometric report for all luminaire types proposed showing horizontal and vertical axial candle power shall be provided to demonstrate the capability of achieving the specified performance. Reports shall be certified by a qualified testing laboratory with a minimum of five years' experience or by a manufacturer's laboratory. A summary of the horizontal and vertical aiming angles for each luminaire shall be included with the photometric report.

1.4 Cost of Ownership

A. Manufacturer shall submit a 10-year Cost of Ownership summary that includes energy consumption, anticipated maintenance costs, and control costs. All costs associated with faulty luminaire replacement - equipment rentals, removal and installation labor, and shipping - are to be included in the maintenance costs.

B. Total wattage for all lighting combined across the three sites shall not exceed 400 kVA.

PART 2 – PRODUCT

2.1 SPORTS LIGHTING SYSTEM CONSTRUCTION

A. Manufacturing Requirements: All components shall be designed and manufactured as a system. All luminaires, wire harnesses, drivers and other enclosures shall be factory assembled, aimed, wired and tested.

B. Durability: All exposed components shall be constructed of corrosion resistant material and/or coated to help prevent corrosion. All exposed carbon steel shall be hot dip galvanized per ASTM A123. All exposed aluminum shall be powder coated with high performance polyester or anodized. All exterior reflective inserts shall be anodized, coated, and protected from direct environmental exposure to prevent reflective degradation or corrosion. All exposed hardware and fasteners shall be stainless steel, passivated and coated with aluminum-based thermosetting epoxy resin for protection against corrosion and stress corrosion cracking. Structural fasteners may be carbon steel and galvanized meeting ASTM A153 and ISO/EN 1461 (for hot dipped galvanizing), or ASTM B695 (for mechanical galvanizing). All wiring shall be enclosed within the cross-arms, pole, or electrical components enclosure.

C. System Description: Lighting system shall consist of the following:

1. Fixtures: LED source, 5700 deg K color temperature, CRI >70, IESNA LM-80 L70 source life >100,000 hours, , minimum 125 lumens per watt efficacy, IP66 ingress protection, operating temperature -20 F to +120 F, corrosion resistant finish, stainless steel hardware, integral surge protection.
2. Galvanized steel poles and cross-arm assembly.
3. Non-approved pole technology:
   a. Square static cast concrete poles will not be accepted.
   b. Wood poles will not be accepted.
   c. Direct bury steel poles which utilize the extended portion of the steel shaft for their foundation will not be accepted due to potential for internal and external corrosive reaction

to the soils and long-term performance concerns.

4. Lighting systems shall use concrete foundations designed by a professional engineer. See Section 2.4 for details.
   a. For a foundation using a pre-stressed concrete base embedded in concrete backfill the concrete shall be air-entrained and have a minimum compressive design strength at 28 days of 3,000 PSI. 3,000 PSI concrete specified for early pole erection, actual required minimum allowable concrete strength is 1,000 PSI. All piers and concrete backfill must bear on and against firm undisturbed soil.
   b. For anchor bolt foundations or foundations using a pre-stressed concrete base in a suspended pier or re-inforced pier design, pole erection may occur after 7 days or after a concrete sample from the same batch achieves a certain strength.
5. Manufacturer shall supply all drivers and supporting electrical equipment
   a. Drivers and supporting electrical equipment shall be mounted in weatherproof, non-corrosive enclosures. The enclosures shall be touch-safe and include drivers and fusing. Disconnect per circuit for each pole structure shall be located in the enclosure.
   b. Manufacturer shall provide surge protection at the pole equal to or greater than 20 kA for each line to ground (Common Mode) as recommended by IEEE C62.41.2_2002.
5. Provide all required wire harnesses complete with an abrasion protection sleeve, strain relief and connectors.
6. All luminaires, visors, and cross-arm assemblies shall withstand 150 mi/h winds and maintain luminaire aiming alignment.
7. Control cabinet shall provide remote on-off control and entertainment features of the lighting system. See Section 2.3 for further details.
8. Manufacturer shall provide lightning grounding as defined by NFPA 780 and shall be UL Listed per UL 96 and UL 96A.
   a. Integrated grounding via concrete encased electrode grounding system.
   b. If grounding is not integrated into the structure, the manufacturer shall supply grounding electrodes, copper down conductors, and exothermic weld kits. Electrodes and conductors shall be sized as required by NFPA 780.The grounding electrode shall be minimum size of 5/8 inch diameter and 8 feet long, with a minimum of 10 feet embedment. Grounding electrode shall be connected to the lighting structure by a grounding electrode conductor with a minimum size of 2 AWG for poles with 75 feet mounting height or less, and 2/0 AWG for poles with more than 75 feet mounting height.

D. Safety: All system components shall be UL listed for the appropriate application.

2.2 ELECTRICAL

A. Electrical Design:
   1. Electrical drawings: Provide project specific, code compliant electrical drawings stamped by a registered professional engineer in the state where the project is located. The drawings shall include the following:
      a. Proposed locations of poles, control/contactor cabinets, source panelboards and other such items at each site
      b. Conductor & conduit sizing & quantities for all services, branch circuits and feeders
      c. Conduit routing throughout each site
      d. Load calculations for each source panelboard & service
      e. Voltage drop, conduit fill & derating calculations for all services, branch circuits and feeders
      f. Handhole locations and sizing

g. Grounding details & associated component sizing

B. Electric Power Design Requirements:
   1. Total maximum electric power consumption: See electrical plans
   2. Maximum total voltage drop: Total voltage drop from the main service disconnect to each fixture shall not exceed three (3) percent of the rated voltage.

2.3 CONTROL

A. Instant On/Off Capabilities: System shall provide for instant on/off of luminaires.

B. Lighting contactor cabinet(s) shall be constructed of NEMA Type 4 aluminum, labeled to match field diagrams and electrical design. Manual off-on-auto selector switches shall also be provided.

C. Dimming: System shall provide for a minimum of 3 levels of dimming (high-medium-low). Dimming shall be able to be set via scheduling options.

D. Remote Lighting Control System: System shall allow owner and users with a security code to schedule on/off system operation via a web site. Trained staff shall be available to provide scheduling support and assist with reporting needs.

The owner may assign various security levels to schedulers by function and/or fields. This function must be flexible to allow a range of privileges such as full scheduling capabilities for all fields to only having permission to execute "early off" commands by phone. Scheduling tool shall be capable of setting curfew limits.

Controller shall accept and store 7-day schedules, be protected against memory loss during power outages, and shall reboot once power is regained and execute any commands that would have occurred during outage.

E. Management Tools: Manufacturer shall provide a web-based database and dashboard tool of actual field usage and provide reports by facility and user group.

Hours of Usage: Manufacturer shall provide a means of tracking actual hours of usage for the field lighting system that is readily accessible to the owner.

1. Cumulative hours: shall be tracked to show the total hours used by the facility
2. Report hours saved by using early off and push buttons by users.

F. Communication Costs: Manufacturer shall include communication costs for operating the control system for a minimum of 10 years.

2.4 STRUCTURAL PARAMETERS

A. Wind Loads: Wind loads shall be based on the 2021 International Building Code. Wind loads to be calculated using ASCE 7-16, an ultimate design wind speed of 130 mph and exposure category C.

B. Pole Structural Design: The stress analysis and safety factor of the poles shall conform to the current AASHTO Standard Specification for Structural Supports for Highway Signs, Luminaires, and Traffic Signals.

C. Refer to sample geotechnical borings provided with the RFP. For the purposes of bidding, contractor may assume conditions are consistent with the borings throughout the site.

D. Provide geotechnical borings at each proposed pole location to use for location specific foundation designs.

E. Foundation Designs: Foundation designs shall be based on soil parameters from the geotechnical boring results.

F. Foundation Drawings: Provide project specific foundation drawings for each pole stamped by a registered professional engineer in the state where the project is located. The foundation drawings must list the moment, shear (horizontal) force, and axial (vertical) force at ground level for each pole.

Drawings shall utilize parameters from the geotechnical boring results.

G. If geotechnical borings indicate results that are significantly different than the sample geotechnical borings that were provided

H. Wood poles are not acceptable.

PART 3 – EXECUTION

3.1 SOIL QUALITY CONTROL

A. It shall be the Contractor's responsibility to notify the Owner if soil conditions exist other than those indicated in the borings provided with the RFP, or if the soil cannot be readily excavated. Contractor may issue a change order request / estimate for the Owner's approval / payment for additional costs associated with:

1. Additional materials required to achieve alternate foundation
2. Excavation and removal of materials other than normal soils, such as rock, caliche, etc.

3.2 DELIVERY TIMING

A. Delivery Timing Equipment On-Site: Provide anticipated equipment lead times as a part of the bid submission, for the owner's consideration as it relates to the overall project schedule.

3.3 FIELD QUALITY CONTROL

A. Illumination Measurements: Upon substantial completion of the project and in the presence of the Contractor, Project Engineer, Owner's Representative, and Manufacturer's Representative, illumination measurements shall be taken and verified. The illumination measurements shall be conducted in accordance with IESNA LM-5-04.

B. Field Light Level Accountability

1. Light levels are guaranteed not to fall below the target maintained light levels for the entire warranty period of 10 years. These levels shall be specifically stated as "guaranteed" on the illumination summary provided by the manufacturer.
2. The contractor/manufacturer shall be responsible for conducting initial light level testing and an additional inspection of the system, in the presence of the owner, one year from the date of commissioning of the lighting.
3. The contractor/manufacturer shall be held responsible for any and all changes needed to bring system back to compliance for light levels and uniformities. Contractor/Manufacturer will be held responsible for any damage to the fields during these repairs.

C. Correcting Non-Conformance: If, in the opinion of the Owner or his appointed Representative, the actual performance levels including footcandles and uniformity ratios are not in conformance with the requirements of the performance specifications and submitted information, the Manufacturer shall be required to make adjustments to meet specifications and satisfy Owner.

3.4 WARRANTY AND GUARANTEE

A. 10-Year Warranty: Each manufacturer shall supply a signed warranty covering the entire system for 10 years from the date of shipment. Warranty shall guarantee specified light levels. Manufacturer shall maintain specifically-funded financial reserves to assure fulfillment of the warranty for the full term. Warranty does not cover weather conditions events such as lightning or hail damage, improper installation, vandalism or abuse, unauthorized repairs or alterations, or product made by other manufacturers.

B. Maintenance: Manufacturer shall warranty the performance of the lighting system from the date of equipment shipment. Parts and labor shall be covered such that individual luminaire outages shall be repaired when the usage of any field is materially impacted. Manufacturer is responsible for removal and replacement of failed luminaires, including all parts, labor, shipping, and equipment rental associated with maintenance.

SECTION 265613 – PARKING LOT LIGHTING POLES AND STANDARDS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Poles and accessories for support of luminaires.

1.3 DEFINITIONS

A. EPA: Equivalent projected area.

B. Luminaire: Complete luminaire.

C. Pole: Luminaire-supporting structure, including tower used for large-area illumination.

D. Standard: See "Pole."

1.4 ACTION SUBMITTALS

A. Product Data: For each pole, accessory, and luminaire-supporting and -lowering device, arranged as indicated.

1. Include data on construction details, profiles, EPA, cable entrances, materials, dimensions, weight, rated design load, and ultimate strength of individual components.
2. Include finishes for lighting poles and luminaire-supporting devices.
3. Anchor bolts.
4. Manufactured pole foundations.

B. Shop Drawings:

1. Include plans, elevations, sections, and mounting details.
2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
3. Detail fabrication and assembly of poles

4. Foundation construction details, including material descriptions, dimensions, anchor bolts, support devices, and calculations, signed and sealed by a professional engineer licensed in the state of installation.
5. Anchor bolt templates keyed to specific poles and certified by manufacturer.
6. Method and procedure of pole installation. Include manufacturer's written installations.

1.5 INFORMATIONAL SUBMITTALS

A. Pole and Support Component Certificates: Signed by manufacturers of poles, certifying that products are designed for indicated load requirements according to AASHTO LTS-6-M and that load imposed by luminaire and attachments has been included in design. The certification shall be based on design calculations signed and sealed by a professional engineer.

B. Material Test Reports:

1. For each foundation component, by a qualified testing agency.
2. For each pole, by a qualified testing agency.

C. Source quality-control reports.

D. Field quality-control reports.

E. Sample Warranty: Manufacturer's standard warranty.

1.6 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For poles to include in emergency, operation, and maintenance manuals.

1. In addition to items specified in Section 017823 "Operation and Maintenance Data," include pole inspection and repair procedures.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Package aluminum poles for shipping according to ASTM B 660.

B. Store poles on decay-resistant skids at least 12 inches (300 mm) above grade and vegetation. Support poles to prevent distortion and arrange to provide free air circulation.

C. Retain factory-applied pole wrappings on metal poles until right before pole installation. Handle poles with web fabric straps.

1.8 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of pole(s) that fail in materials or workmanship; that corrode; or that fade, stain, perforate, erode, or chalk due to effects of weather or solar radiation within a specified warranty period. Manufacturer may

exclude lightning damage, hail damage, vandalism, abuse, or unauthorized repairs from special warranty period.

1. Warranty Period: Five years from date of Substantial Completion.
2. Warranty Period for Corrosion Resistance: Five years from date of Substantial Completion.
3. Warranty Period for Color Retention: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ALUMINUM POLES

A. See lighting fixture schedule for manufacturer and model number.

B. Pole-Top Tenons: Fabricated to support luminaire or luminaires and brackets indicated, and securely fastened to pole top.

C. Grounding and Bonding Lugs: Bolted 1/2-inch (13-mm) threaded lug, complying with requirements in Section 260526 "Grounding and Bonding for Electrical Systems," listed for attaching grounding and bonding conductors of type and size listed in that Section, and accessible through handhole.

D. Fasteners: Stainless steel size and type as determined by manufacturer. Corrosion-resistant items compatible with support components.

1. Materials: Compatible with poles and standards as well as to substrates to which poles and standards are fastened and shall not cause galvanic action at contact points.
2. Anchor Bolts, Leveling Nuts, Bolt Caps, and Washers: Hot-dip galvanized after fabrication unless otherwise indicated.

E. Handhole: Oval shaped, with minimum clear opening of 2-1/2 by 5 inches (65 by 130 mm), with cover secured by stainless-steel captive screws.

F. Powder-Coat Finish: Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" recommendations for applying and designating finishes.

2.2 MOUNTING HARDWARE

A. Anchor Bolts: Manufactured to ASTM F 1554, Grade 55, with a minimum yield strength of 55,000 psi (380,000 kPa).

B. Nuts: ASTM A 563, Grade A, Heavy-Hex

C. Washers: ASTM F 436, Type 1.

2.3 GENERAL FINISH REQUIREMENTS

A. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Examine poles, luminaire-mounting devices, lowering devices, and pole accessories before installation. Components that are scratched, dented, marred, wet, moisture damaged, or visibly damaged are considered defective.

C. Examine roughing-in for foundation and conduit to verify actual locations of installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 POLE FOUNDATION

A. Concrete Pole Foundations: Cast in place, with anchor bolts to match pole-base flange. Structural steel complying with ASTM A 36/A 36M and hot-dip galvanized according to ASTM A 123/A 123 M; and with top-plate and mounting bolts to match pole-base flange and strength required to support pole, luminaire, and accessories.

B. Anchor Bolts: Install plumb using manufacturer-supplied steel template, uniformly spaced.

C. See base detail on civil drawings.

3.3 POLE INSTALLATION

A. Alignment: Align pole foundations and poles for optimum directional alignment of luminaires and their mounting provisions on pole

B. Concrete Pole Foundations: Set anchor bolts according to anchor-bolt templates furnished by pole manufacturer. Concrete materials, installation, and finishing requirements are specified in Section 033000 "Cast-in-Place Concrete."

C. Raise and set pole using web fabric slings (not chain or cable) at locations indicated by manufacturer.

3.4 CORROSION PREVENTION

A. Aluminum: Do not use in contact with earth or concrete. When in direct contact with a dissimilar metal, protect aluminum using insulating fittings or treatment.

B. Steel Conduits: Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems." In concrete foundations, wrap conduit with 0.010-inch- (0.254-mm-) thick, pipe-wrapping plastic tape applied with a 50-percent overlap.

3.5 GROUNDING

A. Ground Metal Poles and Support Structures: Comply with requirements in Section 260526 "Grounding and Bonding for Electrical Systems."

1. Install grounding electrode for each pole unless otherwise indicated.
2. Install grounding conductor pigtail in the base for connecting luminaire to grounding system.

3.6 IDENTIFICATION

A. Identify system components, wiring, cabling, and terminals. Comply with requirements for identification specified in Section 260553 "Identification for Electrical Systems."

END OF SECTION 265613

SECTION 265619 – PARKING LOT LED EXTERIOR LIGHTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Exterior solid-state luminaires that are designed for and exclusively use LED lamp technology.
2. Luminaire supports.

B. Related Requirements:

1. Section 260923 "Lighting Control Devices" for automatic control of lighting
2. Section 265613 "Lighting Poles and Standards" for poles and standards used to support exterior lighting equipment.

1.3 DEFINITIONS

A. CCT: Correlated color temperature.

B. CRI: Color rendering index.

C. Fixture: See "Luminaire."

D. IP: International Protection or Ingress Protection Rating.

E. Lumen: Measured output of lamp and luminaire, or both.

F. Luminaire: Complete lighting unit, including lamp, reflector, and housing.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of luminaire.

1. Arrange in order of luminaire designation.
2. Include data on features, accessories, and finishes.
3. Include physical description and dimensions of luminaire.
4. Lamps, include life, output (lumens, CCT, and CRI), and energy-efficiency data.
5. Photometric data and adjustment factors based on laboratory tests

6. Means of attaching luminaires to supports and indication that the attachment is suitable for components involved.

B. Shop Drawings: For nonstandard or custom luminaires.

1. Include plans, elevations, sections, and mounting and attachment details.
2. Include details of luminaire assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
3. Include diagrams for power, signal, and control wiring.

C. Product Schedule: For luminaires and lamps.

D. Qualification Data: For testing laboratory providing photometric data for luminaires.

E. Product Certificates: For each type of the following:

1. Luminaire.

F. Sample warranty.

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For luminaires to include in operation and maintenance manuals.

1.6 QUALITY ASSURANCE

A. Provide luminaires from a single manufacturer for each luminaire type.

B. Each luminaire type shall be binned within a three-step MacAdam Ellipse to ensure color consistency among luminaires.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Protect finishes of exposed surfaces by applying a strippable, temporary protective covering prior to shipping.

1.8 FIELD CONDITIONS

A. Verify existing and proposed utility structures prior to the start of work associated with luminaire installation.

B. Mark locations of exterior luminaires for approval by Owner prior to the start of luminaire installation.

1.9 WARRANTY

A. Warranty: Manufacturer and Installer agree to repair or replace components of luminaires that fail in materials or workmanship within specified warranty period.

1. Warranty Period: 2 year(s) from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 LUMINAIRE REQUIREMENTS

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. NRTL Compliance: Luminaires shall be listed and labeled for indicated class and division of hazard by an NRTL.

C. UL Compliance: Comply with UL 1598.

D. Source Limitations: Obtain luminaires from single source from a single manufacturer.

2.2 MATERIALS

A. See lighting fixture schedule for required materials.

2.3 FINISHES

A. See lighting fixture schedule for required finishes.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 GENERAL INSTALLATION REQUIREMENTS

A. Comply with NECA 1.

B. Use fastening methods and materials selected to resist seismic forces defined for the application and approved by manufacturer.

C. Fasten luminaire to structural support.

D. Supports:

1. Sized and rated for luminaire weight.

E. Wiring Method: Install cables in raceways. Conceal raceways and cables.

F. Coordinate layout and installation of luminaires with other construction.

G. Adjust luminaires that require field adjustment or aiming.

H. Comply with requirements in Section 260519 "Low-Voltage Electrical Power Conductors and Cables" and Section 260533 "Raceways and Boxes for Electrical Systems" for wiring connections and wiring methods.

3.3 POST TOP LUMINAIRE INSTALLATION:

A. Align units for optimum directional alignment of light distribution.

3.4 INSTALLATION OF INDIVIDUAL GROUND-MOUNTED LUMINAIRES

A. Aim as indicated on Drawings.

B. Install on concrete base with per the base construction detail shown on the Civil drawings. Cast conduit into base, and finish by troweling and rubbing smooth. Concrete materials, installation, and finishing are specified in Section 033000 "Cast-in-Place Concrete."

3.5 CORROSION PREVENTION

A. Aluminum: Do not use in contact with earth or concrete. When in direct contact with a dissimilar metal, protect aluminum by insulating fittings or treatment.

B. Steel Conduits: Comply with Section 260533 "Raceways and Boxes for Electrical Systems." In concrete foundations, wrap conduit with 0.010-inch- (0.254-mm-) thick, pipe-wrapping plastic tape applied with a 50 percent overlap.

3.6 IDENTIFICATION

A. Identify system components, wiring, cabling, and terminals. Comply with requirements for identification specified in Section 260553 "Identification for Electrical Systems."

3.7 FIELD QUALITY CONTROL

A. Inspect each installed luminaire for damage. Replace damaged luminaires and components.

B. Perform the following tests and inspections:

1. Operational Test: After installing luminaires, switches, and accessories, and after electrical circuitry has been energized, test units to confirm proper operation.
2. Verify operation of photoelectric controls.

C. Illumination Tests:

1. Measure light intensities at night. Use photometers with calibration referenced to NIST standards. Comply with the following IES testing guide(s):

   a. IES LM-5.
   b. IES LM-50.
   c. IES LM-52.
   d. IES LM-64.
   e. IES LM-72.

2. Operational Test: After installing luminaires, switches, and accessories, and after electrical circuitry has been energized, test units to confirm proper operation.

D. Luminaire will be considered defective if it does not pass tests and inspections.

E. Prepare a written report of tests, inspections, observations, and verifications indicating and interpreting results. If adjustments are made to lighting system, retest to demonstrate compliance with standards.

3.8 DEMONSTRATION

A. Train Owner's maintenance personnel to adjust, operate, and maintain luminaires

END OF SECTION 265619

RECEIVED
APR 19 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

John & Kenlyn Streiber
4 Hatheway Road
Ellington, Conn. 06029
860-875-8800
860-209-1692
Ykg890@sbcglobal.net

April 18, 2023

Lisa Houlihan

Town of Ellington

55 Main Street Annex

Greetings,

We would like to bring to your attention some items of interest concerning the proposed changes to Robert Tedford Memorial Park (R.T.P.)

But First,

The State Of Connecticut has installed rumble strips in front of R.T.P. and in 15 years at 4 Hatheway Rd there has never been an accident in this straightaway, when people cross the lines you know, especially in the Summer when your windows are open.

After High School Graduation, young people hang out at the park through the night for a couple of months every year, do doughnuts with their vehicles , generally act like young folks

Throughout the year vehicles go into the parking area and do doughnuts sometimes for 45 minutes while competing with others

In recent summers there were numerous times when groups of the small cars with loud exhausts would congregate do doughnuts and burnouts, This seems to have been curbed last year , Don't know why.

From about April 8-April 15 2023 there have been 5 instances while we've been home and someone has either discharged a shotgun or lit off M-80 type of explosive sounds, We believe that around April 8-10 there were 2 state trooper cars running lights and sirens into the park and they shut down when they got there and quickly left the scene.

The tennis courts recently has people riding ,minibikes, skateboards and dirt bikes (2023)

The M-1 field has never been a problem with 1 exception, the Pa system that Ellington Little League uses. It has 2-24 inch tall speakers and the east or 3rd base side speaker is pointed at our home (100 feet to kitchen window), someone allows children to operate the system and they are playing music with offensive language, or they have the music volume so loud that we have to close doors and windows to listen to each other talk.

Our suggestion would be to eliminate music other than the national anthem during the games, establish enforceable volume guidelines ,establish enforceable guidelines on speaker placement

We are not cantankerous old folks who have nothing better to do, and to the contrary, we are good neighbors who let Kids be Kids, after all we raised 2 responsible adults in Ellington who graduated in 2004 and 2007.

Please Note that we have never called 911 for any of the above listed problems. In 1993 I wrote a letter to the town That explained a potential problem of Football players dressed in Black Uniforms in the Dark Parking lot, their response was to install the 1 existing light in the Northeast corner of the parking lot.

We would like to address the Proposed lighting Projects at R.T.P.

1. In the letters and specifications to The Town planner, it seems to us that JR Russo is earnestly trying to ensure compliance with regards to lighting spill, it would be my suggestion to obtain further guarantees, and tighter specifications with regards to lighting spill

2. The Proposal is to illuminate the M-1 Field, aside from the announcers booth there is no other difference in the fields we suggest that M-2 be illuminated instead.

   a. There will be less neighbors affected.

   b. There is a new proposed electric service in that area

   c. There is a port-o-potty on that side of the parking lot

   d. It would be our suggestion to build a new announcers booth in another fiscal year to the M-2 field

4. As a 48 year Electrician, I can say with certainty that an electronic form of lighting control will not be supported for 10 years as there are very few companies that support soft and hardware of that type for that duration.

5. You do not have adequate cell phone coverage at R.T.P. which will make troubleshooting or local operation problematic, there are alternatives that are less expensive, but require the operator to be on scene

6. Ellington Finance department strives for zero increase, so why are we planning on consuming more electricity and adding maintenance costs ?

7. Assuming that In the fall when these lights will be needed, the children will be at football/cheerleading/soccer or Cub/Boy scouts, who will be there to use them ?

8. I would suggest that a resident from Muddy Brook and Hatheway be present during all lighting tests with "staff" and a part of the meetings that discuss the results and that all documentation be shared with these residents a least 2 weeks prior to any scheduled or unscheduled meetings.

9. All testing should be performed on town property to ensure that in the event that the Town of Ellington decides to remove their Hemlock line of trees, that the "spill" doesn't affect that potential decision

10. All Lighting for security should be dusk to dawn

11. All lighting for sports should have an automatic "astronomical time clock" that allows operation only during prescribed times, such as the one currently on the tennis courts that shuts off the lights at 10 PM

a. The Football lights periodically are left on overnight, so they and the other lights at All parks should upgraded to have these type of clock Installed to save energy

12. If there are Camera Upgrades, then you should incorporate license plate readers quality cameras

In summary, I would ask of you to consider your BACK YARD when deciding to install this lighting package onto any one of the Proposed areas, All, of us consider our home a place of peace and a sanctuary where we can go enjoy and relax.

Sincerely,

John & Kenlyn Streiber

Town of Ellington
Planning & Zoning Commission Application

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

Application # Z202307

Date Received 3/23/2023

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

Owner's Information

Name: Ellington Baptist Church

Mailing Address: 264 Pinney St
Ellington, CT 06029

Email: PastorBill@ellingtonbaptistchurch.org

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

Primary Contact Phone #: 860.996.4925 Bill Diggins

Secondary Contact Phone #: 860.539.0263 Julie Butler

Signature: [signature] Date: 3/22/23

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name: Pastor William Diggins

Mailing Address: 260 Pinney St
Ellington, CT 06029

Email: PastorBill@ellingtonbaptistchurch.org

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

Primary Contact Phone #: 860.996.4925 Bill Diggins

Secondary Contact Phone #: 860.539.0263 Julie Butler

Signature: [signature] Date: 3/22/23

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: 270 Pinney St, Ellington, CT 06029

Assessor's Parcel Number (APN): 062 - 005 - 0000 **Existing Zone:** PC **Proposed Zone:** RAR
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☐ Yes ☒ No **Public Sewer:** ☐ Yes ☒ No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

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PLANNING DEPARTMENT

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.*

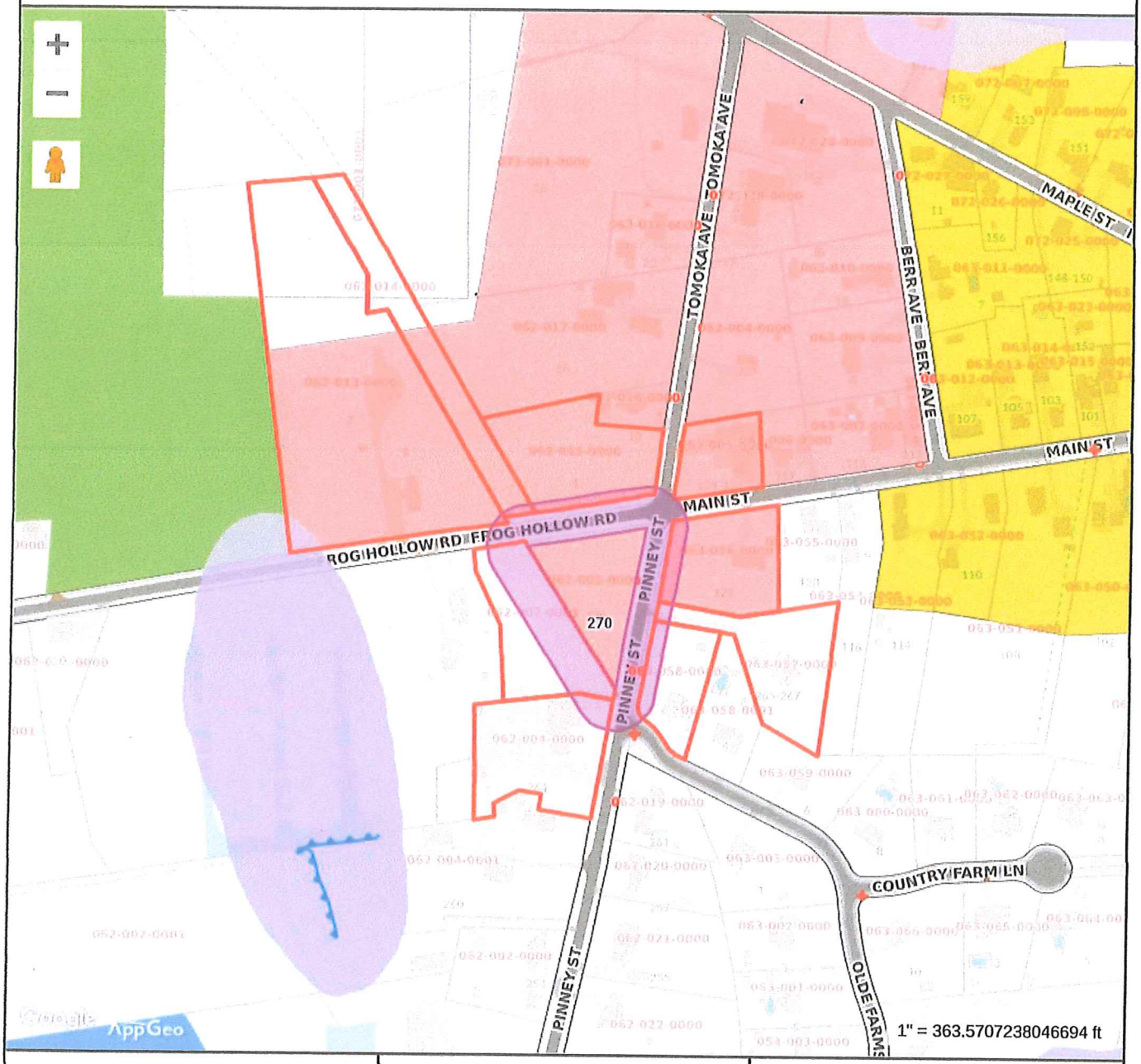
Description of Request (If more space is needed, please attach additional sheets)

The church owns 260, 264, 270 Pinney St + 062-007-0001 Assessor map on Frog Hollow. All 4 parcels are in the process of being combined into 1. We would like all 4 parcels to be in the same zone (RAR). This will enable future site improvements for the church, see attached concept plan.

Town of Ellington, CT

March 16, 2023

270 Pinney Street & 100' Proximity Map



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.

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MAR 23 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

0449r/94

VOL. 242 PAGE 285

1430

WARRANTY DEED - STATUTORY FORM

I, NORMA L. CANTOR, of the Town of Ellington, County of Tolland and State of Connecticut, for consideration paid of SIXTY-FIVE THOUSAND DOLLARS ($65,000.00), grant to ELLINGTON BAPTIST CHURCH, a Connecticut Religious Non-Stock Corporation, organized and existing under the laws of the State of Connecticut, having an office at 125 Mountain Road in the Town of Ellington, County of Tolland and State of Connecticut, with WARRANTY COVENANTS, that certain triangular shaped piece of land, situated in the Town of Ellington, County of Tolland and State of Connecticut, known as 270 Pinney Street, containing 56,628 square feet of land, more or less, bounded and described as follows:

NORTHERLY: by Main Street, a/k/a Frog Hollow Road, 347 feet, more or less;

EASTERLY: by Pinney Street, 402 feet, more or less; and

WESTERLY: by land now or formerly of Andrew and Dianna Angeloni, 419.59 feet.

Being the premises described in a Deed of Release from The Penn Central Corporation, dated October 19, 1988 and recorded in the Ellington Land Records, in Volume 165, Page 469 and as "FIRST TRACT" in a Fiduciary's Deed dated January 3, 1992 and recorded in Volume 187, Page 119.

Said premises are subject to taxes to the Town of Ellington on the List of October 1, 1997, which taxes the grantee herein assumes and agrees to pay as part consideration for this deed.

Signed this 16th day of June, 1998.

Witnessed by:

Howard M. Wood, III

Norma L. Cantor

Bernie Cantor

STATE OF CONNECTICUT)
) ss: Vernon June 16, 1998
COUNTY OF TOLLAND)

Signer and Sealer of the foregoing Instrument and acknowledged the same to be her free act and deed, before me.

Latest mailing address of Grantee:

125 Mountain Street

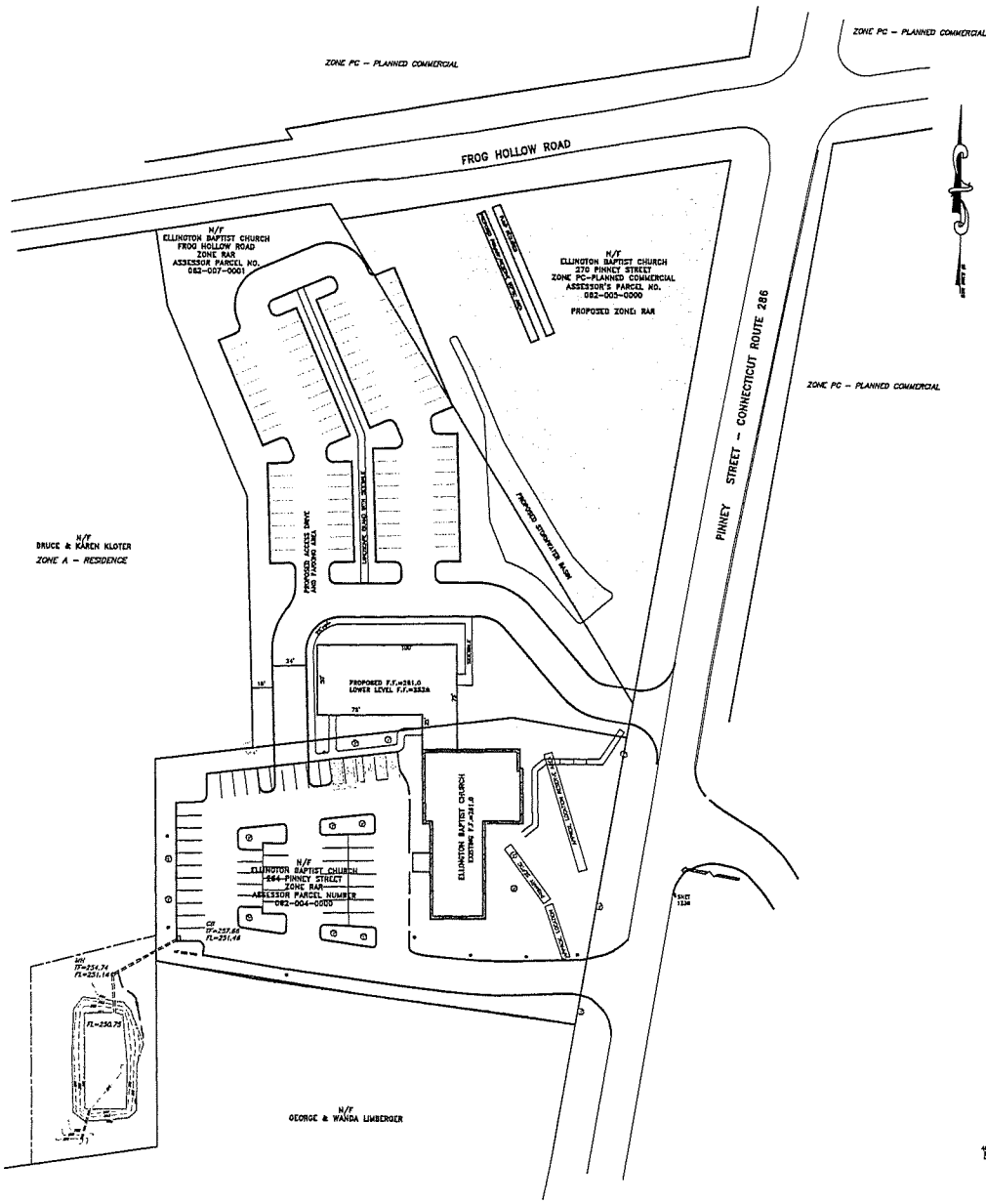
Ellington, Ct. 06029

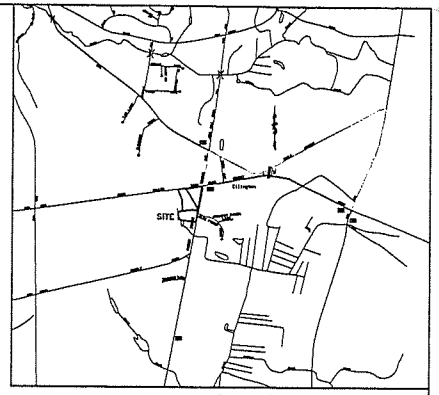
Howard M. Wood, III
Commissioner of Superior Court

CONVEYANCE TAX RECEIVED
STATE $ 325.00 LOCAL $ 71.50
Nancy L. Lemek, Asst.
Town Clerk of Ellington

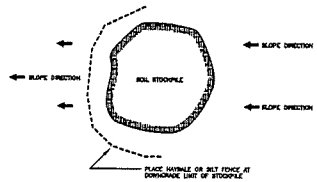
RECEIVED June 17, 1998
AT 9:35 Am
Cynthia J. Lacaducia
TOWN CLERK

RECEIVED
MAR 23 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT





KEY MAP 1"=1000'±



STOCKPILE EROSION PROTECTION DETAIL
N.T.S.

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A COMPILATION PLAN BASED ON A DEPENDENT RESURVEY. THE HORIZONTAL CLASS OF ACCURACY IS CLASS D.

2. MAP REFERENCES: (A) PROPERTY-TOPOGRAPHIC MAP PREPARED FOR ELLINGTON BAPTIST CHURCH ELLINGTON, CONNECTICUT SCALE 1"=40' DATED 7/24/98 BY SCHNOLOR SURVEYS. (B) IMPROVEMENT LOCATION SURVEY PREPARED FOR ELLINGTON BAPTIST CHURCH 264 PINNEY STREET ELLINGTON, CONNECTICUT SCALE 1"=40' DATED 7/29/03 REVISED TO 1/29/04 BY GARDNER & PETERSON ASSOCIATES.

3. THE BEARINGS DEPICTED HEREON ARE BASED UPON THOSE AS DEPICTED IN MAP REFERENCE NO. 2A.

4. THIS IS A FEASIBILITY PLAN. FINAL DESIGN WILL BE BASED ON AN ACCURATE FIELD SURVEY.

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PLANNING DEPARTMENT

GRAPHIC SCALE 1"=40'

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

KENNETH R. PETERSON — 2/12/09 (DATE) — L.S. 10839 (REGISTRATION NO.)

COMPILATION PLAN

PREPARED FOR
ELLINGTON BAPTIST CHURCH
270 PINNEY STREET
ELLINGTON, CONNECTICUT

REVISIONS
03-13-09 parking

GARDNER & PETERSON ASSOCIATES
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
K.A.P.	1"=40'	2/12/09	1 OF 1	9883 F7

Town of Ellington
Planning & Zoning Commission Application

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

Application # Z202308

Date Received 3/23/2023

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

Owner's Information

Name: Devin Goldsnider

Mailing Address: 10 Eaton Road
Tolland, CT 06084

Email: devin_goldsnider@aol.com

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

Primary Contact Phone #: 8605396970

Secondary Contact Phone #: 8609183524

Signature: [signature] Date: 3/22/23

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name:

Mailing Address: Same as owner

Email:

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

Primary Contact Phone #:

Secondary Contact Phone #:

Signature: Date:

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

RECEIVED
MAR 23 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 17 Newell Hill Rd

Assessor's Parcel Number (APN): 127 - 016 - 0001 **Existing Zone:** RAR **Proposed Zone:** N/A
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

Public Water: ☐ Yes ☒ No **Public Sewer:** ☐ Yes ☒ No *If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).*

Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? ☐ Yes ☒ No *If yes, pursuant to state law application must be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b). Copy of application, plans, and supporting documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

Description of Request (If more space is needed, please attach additional sheets)

60 x 60 steel building requesting to be put onto property at 17 Newell Hill Road. Please see project narrative for additional information

17 Newell Hill Rd

Date: 3 22 23

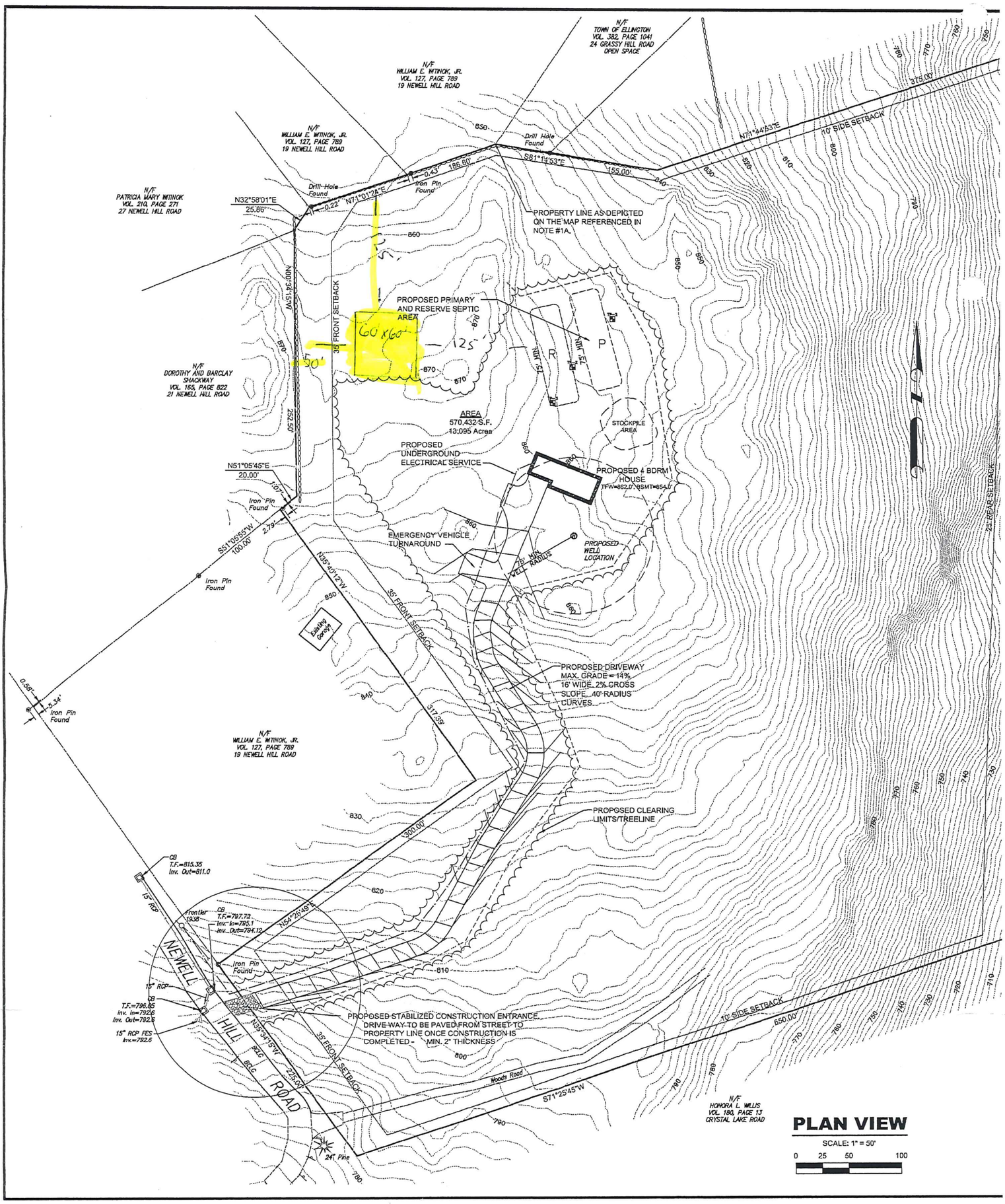
Project Narrative

RECEIVED
MAR 23 2023
TOWN OF LEBANON
PLANNING DEPARTMENT

We are requesting to put up a 60x60 steel building used for dry storage on our property at 17 Newell Hill Rd. The building will have power, no water, no septic. It will be used to store our personal vehicles and equipment.

Meaghan Devin Goldsnider

APARTMENTS



PLAN VIEW

SCALE: 1" = 50'

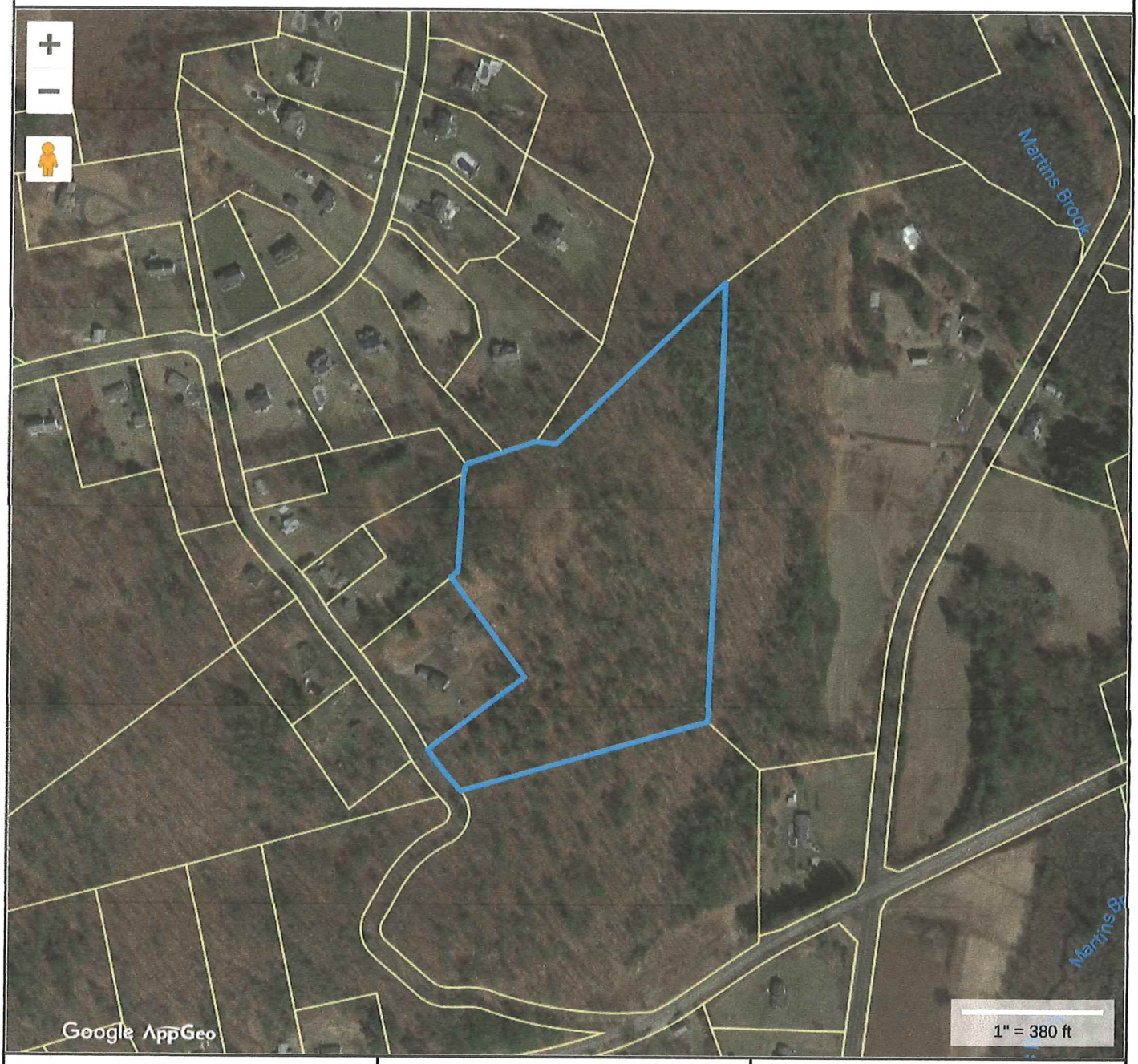
0 25 50 100

RECEIVED
MAR 23 2023
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Town of Ellington, CT

April 18, 2023

17 Newell Hill Road



Property Information

Property ID	127 016 0001
Location	NEWELL HILL RD
Owner	GOLDSNIDER DEVIN + MEAGHAN

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.

From: Westford Lirot <wlirot@ncdhd.org>
Sent: Tuesday, April 18, 2023 12:45 PM
To: Barbra Galovich
Subject: RE: Staff Review - Z202308 - 17 Newell Hill Road

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.

Health Department comments:
Since this property will be serviced by a septic system and water supply well (currently a vacant lot), prior to construction of the residence or outbuilding all of the utilities, access driveways and other proposed site improvements would be required to be shown on an individual site development plan for review and approval prior to actual construction.
As shown the building will meet all separation distance requirements and should not interfere with the proposed residence septic system area or water supply well.

Thank you,
Wes

Westford Lirot, B.S. R.S.
Registered Sanitarian
North Central District Health Department
Stafford Field Office
(O) 860-684-5609
(Fax) 860-684-1768
Enfield Office
860-745-0383

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Monday, April 3, 2023 5:54 PM
To: James York <JYork@ELLINGTON-CT.GOV>; John Rainaldi <jrainaldi@ellington-ct.gov>; Ken Radziwon <kradziwon@ellington-ct.gov>; Lori Spielman <lspielman@ellington-ct.gov>; Patrice Sulik <psulik@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: Staff Review - Z202308 - 17 Newell Hill 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, April 24, 2023.
Please provide your comments/concerns on or before April 17, 2023.

Thank you in advance for your review.
Barbra

Barbra Galovich, CZET

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 27, 2023, 7:00 PM
IN PERSON ATTENDANCE: SENIOR CENTER GREAT ROOM, 40 MAPLE STREET
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, JON MOSER, MICHAEL SWANSON, ALTERNATES MARY CARDIN AND RACHEL DEARBORN

MEMBERS ABSENT: REGULAR MEMBER WILLIAM HOGAN

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. S202301 – Dennis Clavet owner/applicant, request for a 2 lot subdivision (1 existing) at 241 Windsorville Road, APN 015-005-0000, in a RAR (Rural Agricultural Residential) Zone.

   Time: 7:00 pm
   Seated: Hoffman, Kelly, Sandberg, Francis, Moser, Swanson, and Dearborn

   Mr. Russell Heintz, 50 Spak Road, Willington, CT and Dennis Clavet, 189 Mountain Road, Ellington, CT were present to represent the application.

   Mr. Heintz stated the owner would like to split the property in half. The portion of the property with the exiting dwelling would become 239 Windsorville Road consisting of 1.086 acres and the proposed lot would become 241 Windsorville Road consisting of 0.918 acres. Mr. Heintz noted there are no wetlands on the existing parcel. Chairman Hoffman asked about the two waiver requests. Mr. Heintz explained the owner obtained North Central District Health Department (NCDHD) approval for the proposed well and septic prior to applying to the Town of Ellington. Mr. Clavet said he requested the waiver of the open space because he feels they do not have additional land to consider open space. Mr. Heintz stated the open space was given when the land divided years ago.

   Ms. Houlihan noted there were no concerns from the Department of Public Works, but the applicant will need a driveway permit prior to issuance of a zoning permit for the construction of the home. She explained NCDHD reviewed the proposal and has no concerns, and their conceptual approval still stands. The land has a slight slope, but plan details do not include existing or proposed topography. Given that it's a one lot proposal, the size of the lots, drainage and requirement for footing drains and its outlet can be reviewed at the time of permits to construct.

   Ms. Houlihan reviewed possible conditions of approval. Mr. Clavet noted the existing garage will be relocated or torn down. No one from the public spoke regarding the application.

MOVED (SANDBERG) SECONDED (SAWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202301 – Dennis Clavet owner/applicant, request for a 2-lot subdivision (1 existing) at 241 Windsorville Road, APN 015-005-0000, in a RAR (Rural Agricultural Residential) Zone.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO GRANT WAIVER OF SUBDIVISION REGULATION SECTION 4.18 OPEN SPACE FOR S202301 – Dennis Clavet owner/applicant, request for a 2-lot subdivision (1 existing) at 241 Windsorville Road, APN 015-005-0000, in a RAR (Rural Agricultural Residential) Zone.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO GRANT WAIVER OF SUBDIVISION REGULATION SECTION 4.12(4) – PRIVATE WELLS FOR S202301 – Dennis Clavet owner/applicant, request for a 2-lot subdivision (1 existing) at 241 Windsorville Road, APN 015-005-0000, in a RAR (Rural Agricultural Residential) Zone.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S202301 – Dennis Clavet owner/applicant, request for a 2 lot subdivision (1 existing) at 241 Windsorville Road, APN 015-005-0000, in a RAR (Rural Agricultural Residential) Zone.

CONDITIONS OF APPROVAL:

1. Pursuant to Subdivision Regulation 4.19.B Street Trees, 1 tree for every 50' lineal feet of frontage or fraction thereof shall be provided prior to final certificate of zoning compliance.

2. The existing garage for APN 015-005-0000, shown on the plans to be relocated, shall be relocated prior to the filing of the subdivision mylars on the Ellington Land Records.

2. Z202301 – Town of Ellington, owner/ Recreation Department, applicant, request to create an 18 hole disc golf course and associated improvements at Stein Road, APN 037-005-0082, in a Residential (R) zone.

   Time: 7:13 pm
   Seated: Hoffman, Kelly, Sandberg, Francis, Moser, Swanson, and Dearborn

   Ms. Houlihan noted there are 6 new applications to be received tonight and set for review next month. She said the Planning Department has received multiple inquiries from the public and contacted by the Journal Inquirer a few times about the disc golf application, hence scheduling tonight's meeting in a larger venue to accommodate a larger audience. Given the amount of public interest, she anticipates a longer public hearing and recommends holding a special meeting for this item to separate it from the new applications. She asked the commissioners if they would be available to attend a special meeting on the third Monday in April, April 17, 2023, at 7pm, same location. After a brief discussion, it was determined that they are available but requested to start the meeting at 6:30 pm, rather than 7:00 pm, and to meet at the Town Hall Annex instead of the Senior Center on April 17th.

   MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO TABLE THE OPENING OF PUBLIC HEARING TO A SPECIAL MEETING ON MONDAY, APRIL17, 2023, 6:30 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR Z202301 – Town of Ellington, owner/ Recreation Department, applicant, request to create an 18 hole disc golf course and associated improvements at Stein Road, APN 037-005-0082, in a Residential (R) zone.

BY CONSENSUS THE COMMISSION WENT OUT OF AGENDA ORDER TO REVIEW ITEM 3a OF CORRESPONDENCE.

3. Correspondence/Discussion:

   a. Request to discuss the establishment of mixed-use regulations for a potential development at 105 West Road, APN 028-013-0000, in a Planned Commercial (PC) Zone.

   Mr. Mark Peterson, Gardner and Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and Mr. Donald Fish, 220 Hartford Turnpike # 2, Vernon, CT were present to discuss potential development at 105 West Road. Mr. Peterson said the owner of the property, Mr. Fish, is looking to add a second story onto the current building for mixed use, as the property is in a planned commercial zone. He showed the Commission an elevation rendering of the proposal. Mr. Fish would like to create 20 1-bedoom apartments on the proposed second story of the building. Ms. Houlihan stated the existing mixed-use development on West Road pre-dates Zoning Regulations or may have been granted use variance from the Zoning Board of Appeals. She explained mixed use regulations would have to be established and the Route 83 Corridor Study and the Plan of Conservation and Development support mixed-use development for the south section of Route 83 and portions of downtown. If a mixed-use regulation was adopted, application for zone change would be required. The zone change application would require a conceptual development plan. The zone change process would be followed by a special permit and site plan proposal that would be required to be consistent with the concept plan.

   Chairman Hoffman inquired about parking, Mr. Peterson stated there are 96 existing spaces. Sewer usage increase would need approval from Ellington's Water Pollution Control Authority. He asked if the proposed units would be affordable housing. Mr. Fish said he didn't think the project would qualify as affordable because of financing. Ms. Houlihan asked about possible work-force housing, Mr. Fish noted the rents would be affordable according to the size of each unit. Chairman Hoffman asked about the provision of garages. Mr. Fish explained no garages would be part of the project. Mr. Fish noted he intends to re-pave the parking lot and re-roof the building. He feels this proposal would be a good opportunity to turn the parcel around after 37 years of owning it. Mr. Fish stated the building is currently full of tenants. Chairman Hoffman said he is concerned about in the future should all the second story apartments be occupied that a request to convert any business space into an apartment and if the proposal is approved that the building would need to remain as mixed use. Vice-Chairman Kelly said the project is a great opportunity for the work force community. Secretary Sandberg inquired about possible workforce and low-income housing, which the town lacks.

   Commissioner Francis likes the idea and working together to achieve the goal. Commissioner Swanson said there is a need for this type of housing in town and hopes the architecture of the building remains with the country look with the silo. Commissioner Moser thinks the idea would be good for the town. Alternate Dearborn is concerned about the 2.50 acres and spot zoning but likes the overall concept. Ms. Houlihan explained they could create an overlay zone. Alternate Cardin agreed with others' comments. No motions or decisions were made.

BY CONSENSUS, THE COMMISSION RETURNED TO THE POSTED AGENDA ORDER.

III. PUBLIC HEARING(S):

4. Z202302 – Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 4.1 Permitted & Special Permit Uses and Section 10.2 Definitions to prohibit licensed medical marijuana and adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1.

   Time: 7:46 pm
   Seated: Hoffman, Kelly, Sandberg, Francis, Moser, Swanson, and Dearborn

   Ms. Houlihan stated the legal notice requirements have been met. The Ellington Zoning Regulations include a moratorium for adult-use cannabis and licensed medical marijuana facilities set to expire April 30, 2023. She explained this proposal removes the path to approval for licensed medical marijuana production and dispensary facilities and prohibits adult-use cannabis cultivation and dispensaries. Many towns have active moratoriums, and some, like

Glastonbury and Granby have prohibited adult-use cannabis too. The proposed text amendment was circulated to staff. The Fire Marshal supports the prohibition, and a copy of his comments were enclosed in their meeting packets. No other staff comments were present. No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202302 – Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 4.1 Permitted & Special Permit Uses and Section 10.2 Definitions to prohibit licensed medical marijuana and adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z202302 – Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 4.1 Permitted & Special Permit Uses and Section 10.2 Definitions to prohibit licensed medical marijuana and adult-use cannabis production and dispensary facilities pursuant to Public Act 21-1**. EFFECTIVE DATE: MARCH 31, 2023.**

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

   BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

2. Z202304 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000, in an IP (Industrial Park) Zone.

   BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202304 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan for the installation of lighting for athletic facilities at 59 Pinney Street, APN 017-020-0000, in an IP (Industrial Park) Zone.

3. Z202305 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000, in a R (Residential), RAR (Rural Agricultural Residential) and C (Commercial) Zones.

   BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING) FOR Z202305 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 37 Maple Street, APN 073-009-0000, in the R (Residential), RAR (Rural Agricultural Residential) and C (Commercial) Zones.

4. Z202306 – ARJI Ellington, LLC & ARJI Ellington 2, LLC, owner/applicant, request for modification to Site Plan for construction of a retail/restaurant building at 135 West Road, APN 037-005-0086, in a Planned Commercial (PC) Zone.

Ms. Houlihan stated the Big Y Plaza new owner, ARJI Ellington, LLC, is looking to develop on the pad site north of McDonalds. The site was approved in 2007 for special permit uses and site plan approval. The special permit has been recorded on the land records, however the site plan approval has since expired, hence the proposed application. She explained the changes to the site plan are minor and included a minor increase in the drive-thru lane width, minor increase to the size of building, slight change to the location of the menu board, minor change to the outdoor seating area and proposed lights. Ms. Houlihan reiterated site plan approvals do not automatically require public hearings, that's at the discretion of the commission. The commission decided to have the new owners come in to present their proposal at a hearing.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING) FOR Z202306 – ARJI Ellington, LLC & ARJI Ellington 2, LLC, owner/applicant, request for modification to Site Plan for construction of a retail/restaurant building at 135 West Road, APN 037-005-0086, in a Planned Commercial (PC) Zone.

5. Z202307 – Ellington Baptist Church, owner/Pastor William Diggins, applicant, request for zone change from Planned Commercial (PC) Zone to Rural Agricultural Residential (RAR) Zone for 270 Pinney Street, APN 062-005-0000.

   BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202307 – Ellington Baptist Church, owner/Pastor William Diggins, applicant, request for zone change from Planned Commercial (PC) Zone to Rural Agricultural Residential (RAR) Zone for 270 Pinney Street, APN 062-005-0000.

6. Z202308 – Devin Goldsnider, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit for the construction of a detached accessory structure (60'x60') at 17 Newell Hill Road, APN 127-016-0001, in a RAR (Rural Agricultural Residential) Zone.

   BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR APRIL 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202308 – Devin Goldsnider, owner/applicant, request for Special Permit pursuant to Section 3.1.3 for garages for more than 3 cars per family unit for the construction of a detached accessory structure (60'x60') at 17 Newell Hill Road, APN 127-016-0001, in a Rural Agricultural Residential (RAR) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the February 27, 2023, Regular Meeting Minutes.

   MOVED (SWANSON) SECONDED (KELLY) (FRANCIS AND SANDBERG – ABSTAINED) AND PASSED TO APPROVE FEBRUARY 27, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers:

   CHAIRMAN POSITION:

   MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

   COMMISSIONER (HOFFMAN) ACCEPTED THE NOMINATION.

   HEARING NO FURTHER NOMINATIONS, MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

   VICE-CHAIRMAN POSITION:

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

COMMISSIONER (KELLY) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

SECRETARY POSITION:

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

COMMISSIONER (SANDBERG) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2023.

3. Correspondence/Discussion:
   b. Memo from the CT Siting Council (March 16, 2023) granting request for public hearing for declaratory ruling for a proposed 4.0MW solar facility for 28+/- acres, 24 Middle Road, APN 053-047-0000, in a RAR (Rural Agricultural Residential) Zone.

   c. Letter from First Selectman Spielman to the CT Siting Council requesting a public hearing in Ellington for the declaratory ruling for a proposed 4.0MW solar facility for 28+/- acres, 24 Middle Road, APN 053-047-0000, in a RAR (Rural Agricultural Residential) Zone.

The Connecticut Siting Council has approved setting a public hearing for the petition on declaratory ruling for the solar array at 24 Middle Road, and this Thursday will set the meeting date. A request to hold the public hearing locally has been made by residents, the First Selectman's Officer, Representative Jaime Foster, and the Planning Department on behalf of the Planning & Zoning Commission.

Ms. Houlihan mentioned another virtual training opportunity, which will be held on Thursday, March 30, 2023, 7-8:30 pm, in reference to Affordable & Fair Housing. She stated the Commissioners must complete 4 hours of training by March of 2024. She said if anyone does attend to let the Planning Office know so they can be given credit for their attendance. So far, Mary Cardin has completed all by attending an all-day seminar on March 11th.

Commissioner Swanson asked about the landscaping installed at 162 Maple Avenue, and expressed concern that what was planted represents the final product but is inadequate.

I. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION MEETING AT 8:20 PM.

Respectfully submitted,

_____

Barbra Galovich, Recording Clerk

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL
Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

March 30, 2023

TO: Service List, dated January 31, 2023

FROM: Melanie A. Bachman, Executive Director MAB

RE: **PETITION NO. 1558** – Community Power Group LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4-megawatt AC solar photovoltaic electric generating facility located at 24 Middle Road, Ellington, Connecticut, and associated electrical interconnection.

Enclosed please find a copy of the Connecticut Siting Council's notice of public hearing for the above-referenced matter.

MB/RM/lm

Enclosure (1)

c: Secretary of the State
Council Members
Petition Service Recipients
A Plus Reporting Service, LLC
Pryme Tyme Entertainment

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL
Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail siting.council@ct.gov
Web Site: www.ct.gov/csc

HEARING NOTICE

Pursuant to provisions of Connecticut General Statutes § 16-50m and Public Act No. 22-3, notice is hereby given that the Connecticut Siting Council (Council) will conduct a public hearing via Zoom remote conferencing on Thursday, May 18, 2023, beginning with an evidentiary session at 2:00 p.m., and continuing with a public comment session at 6:30 p.m. The hearing will be on a petition from Community Power Group LLC for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4.0-megawatt AC solar photovoltaic electric generating facility located at 24 Middle Road, Ellington, Connecticut.

The purpose of the hearing is to receive evidence on the petitioner's assertions that the construction, operation, and maintenance of the facility will not have a substantial adverse environmental effect. The 2:00 p.m. evidentiary session will provide the petitioner, parties and intervenors an opportunity to cross-examine positions. **No public comments will be received during the 2:00 p.m. evidentiary session.** The 6:30 p.m. public comment session will be reserved for the public to make brief statements into the record. Public statements are limited to 3 minutes. During the 6:30 p.m. public comment session, the petitioner will present an overview of the proposed facility.

Attendees can join by clicking (or entering) the following link:
https://us06web.zoom.us/j/87033177403?pwd=RnpRajUvN1BYVkZRWGlJUEkyQ25ZQT09
from a computer, smartphone, or tablet. **Meeting ID: 870 3317 7403 and Passcode: Rb5SYN**
No prior software download is required. For audio-only participation, attendees can join by dialing in **at 1(929) 205-6099 (not toll free)** and then enter the **Meeting ID: 870 3317 7403 and Passcode: 994910** from a telephone.

Interested persons may join any session to listen, but must sign-up in advance to speak during the 6:30 p.m. public comment session.

To participate in the **6:30 p.m. public comment session by computer, smartphone or tablet**, please send an email to siting.council@ct.gov with your name, email address and mailing address by **May 17, 2023**. To participate in the **6:30 p.m. public comment session by telephone**, please leave a voicemail message at 860-827-2935 with your name, telephone number, and mailing address by **May 17, 2023**. Public comments may also be submitted to the Council by electronic mail or by regular mail.

Any person may be removed from the Zoom remote evidentiary session or public comment session at the discretion of the Council.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes § 16-50g, et seq., and Sections 16-50j-1, et seq., of the Regulations of Connecticut State Agencies.

The Council directs that all testimony and exhibits be pre-filed electronically with the Council and all parties and intervenors by May 11, 2023.

Individuals are encouraged to participate through their elected officials and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at siting.council@ct.gov, on or before May 11, 2023.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the evidentiary record.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council up to 30 days after the close of the evidentiary record. No written statement or any other information will be accepted after 30 days of the close of the evidentiary record, except as otherwise prescribed by law or the Council.

A verbatim transcript of the hearing will be posted on the Council's project webpage and deposited in the Town Clerk's Office of the Ellington Town Hall for the convenience of the public.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by May 11, 2023.

Information about how the public hearing will be conducted and how the public can access it will be posted on the Council's Petition No. 1558 project webpage at the following link: https://portal.ct.gov/CSC/1_Applications-and-Other-Pending-Matters/Pending-Matters

The petitioner is represented by the following:

Petitioner	**Its Representative**
Community Power Group, LLC	Bruce L. McDermott, Esq. Murtha Cullina LLP 265 Church Street New Haven, CT 06510

A copy of the petition is available for review on the Council's website at portal.ct.gov/csc under the link "Pending Matters." The Council has assigned this proceeding Petition No. 1558.

March 30, 2023 Connecticut Siting Council