

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, JULY 24, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

I. CALL TO ORDER:

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

III. PUBLIC HEARINGS: *(Hearings may commence, unless otherwise noted)*

1. Z202316 – Kyle Jaworski, owner/applicant, pursuant to Section 3.1.3 request for Special Permit for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (30X50) at 23 Sandy Beach Road, APN 172-001-0000, in a Rural Agricultural Residential (RAR) Zone.
2. Z202318 – 74 West Road, LLC, owner/applicant, request for modification to Special Permit (Z202120) associated with façade improvements and proposed attached signage on front and south side of building for Agway of Ellington at 74 West Road, APN 028-002-0000, in a Commercial (C) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the June 26, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Pursuant to a memo dated July 17, 2023, request to remove excess landscaping on approved site development plan for Z202311, Hall Memorial Library, 93 & 99 Main Street.
 - b. Pursuant to a memo dated July 18, 2023, review sample mixed-use regulations pursuant to discussion on March 27, 2023, for a potential mixed-use development at 105 West Road, APN 028-013-0000, Planned Commercial (PC) Zone.
 - c. Notice of Petition for Declaratory Ruling for a proposed 5.0MW battery energy storage system, KCE CT 5, LLC, Village Hill Road, Willington/Stafford, CT town line.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for August 28, 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:
<https://us06web.zoom.us/j/83790400974>
Meeting ID: 837 9040 0974
Passcode: 563896

Join Zoom Meeting by phone:
1-646-558-8656 US (New York)
Meeting ID: 837 9040 0974
Passcode: 563896

Town of Ellington

Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # Z202316
	Date Received 6/20/2023

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

Owner's Information

Name: Kyle Jaworski

Mailing Address: 23 Sandy Beach Rd.

Ellington, CT 06029

Email: _____

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

Primary Contact Phone #: 860-748-9559

Secondary Contact Phone #: 860-559-4592

Signature: [Signature] Date: 5-24-23

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: Name 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.

Street Address: 23 Sandy Beach Rd

Assessor's Parcel Number (APN): 172 - 001 - 0000 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).*

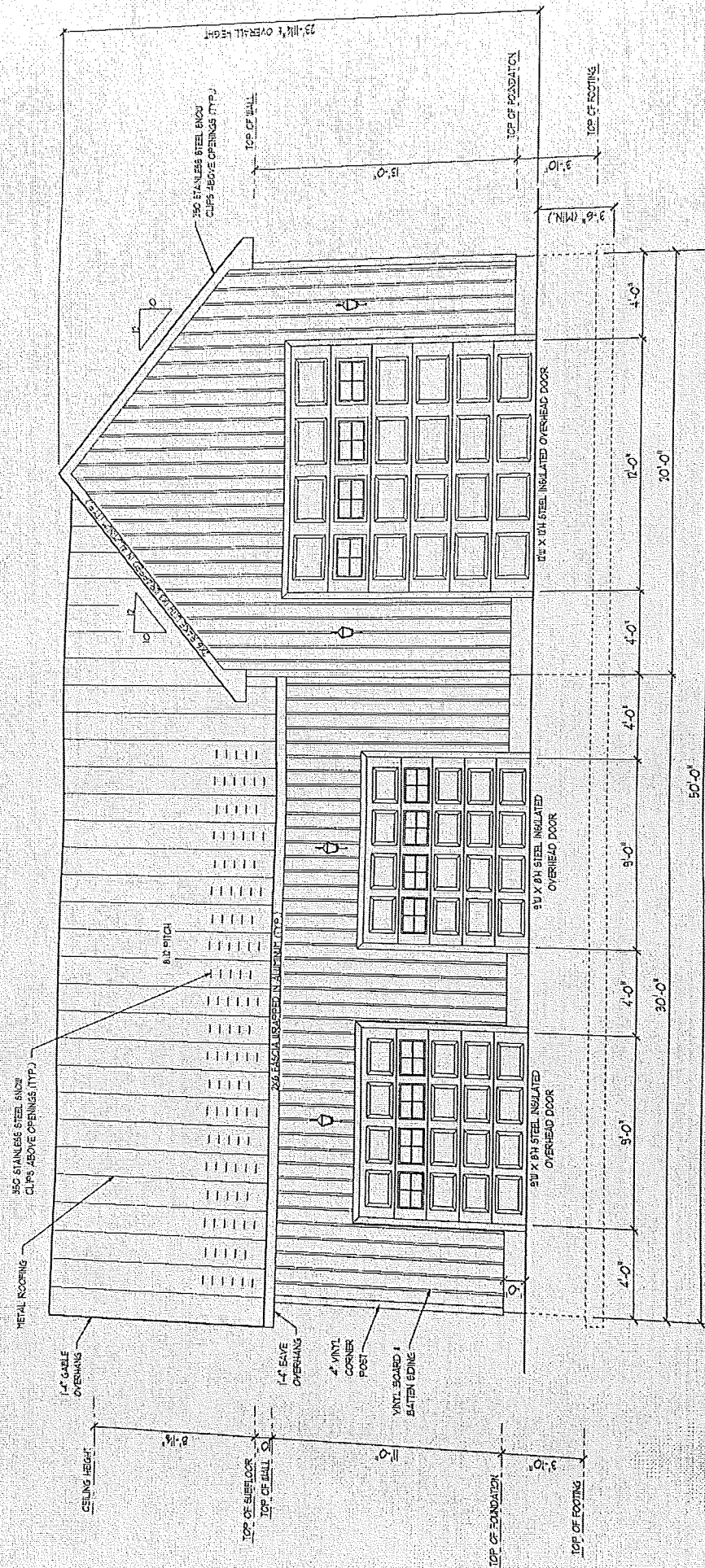
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

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)

Plan to construct detached garage of 1600 sqft (approx 35x50)
for uses of parking personal/work vehicles, and personal possessions
(boat, yard equipment, etc.), and various plumbing material. I have one
work vehicle that will be parked in the large bay. Structure is strictly
for storage, it will not have any office space or bathroom. Electric
hookup and water hookup (for outside faucet) only. Work vehicle is
currently parked in driveway in front of house.



FRONT ELEVATION

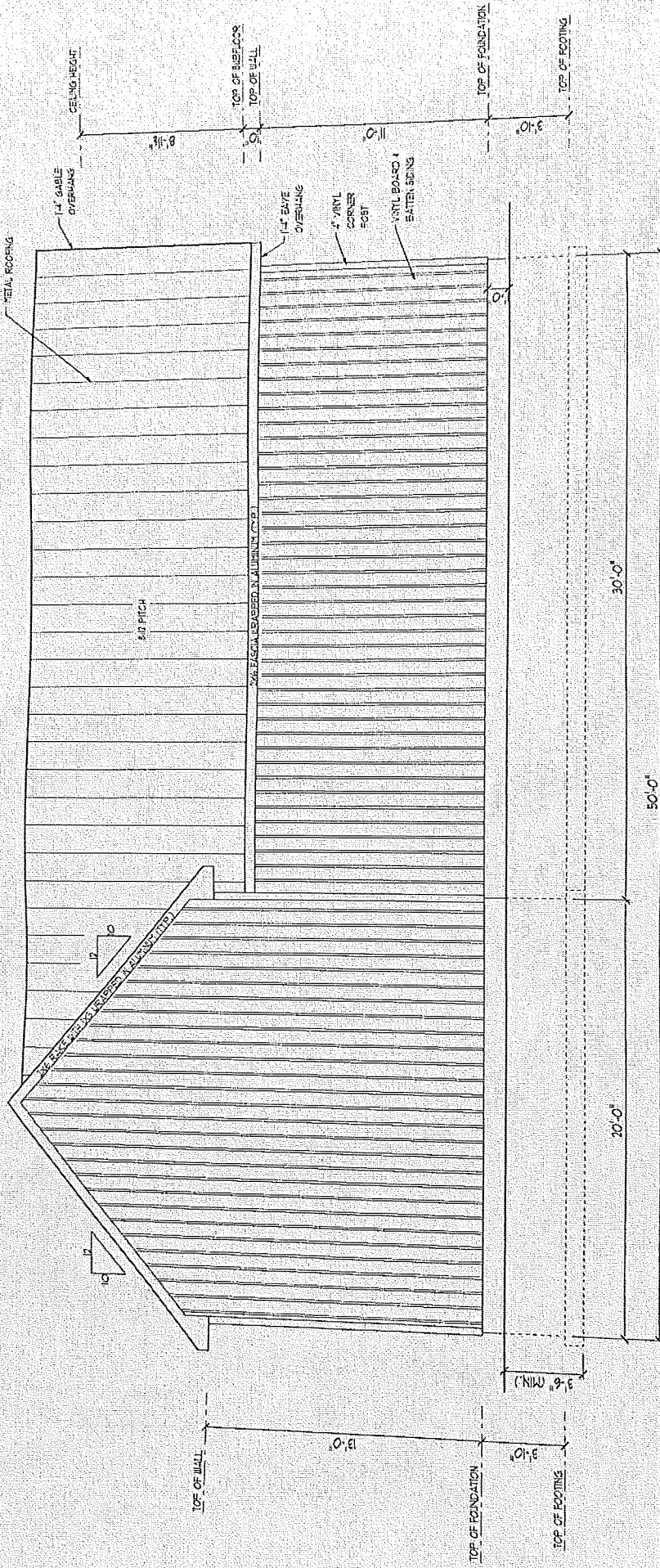
SCALE: 1/4" = 1'-0"

METAL ROOFING

CONTINUOUS EDGE VENT

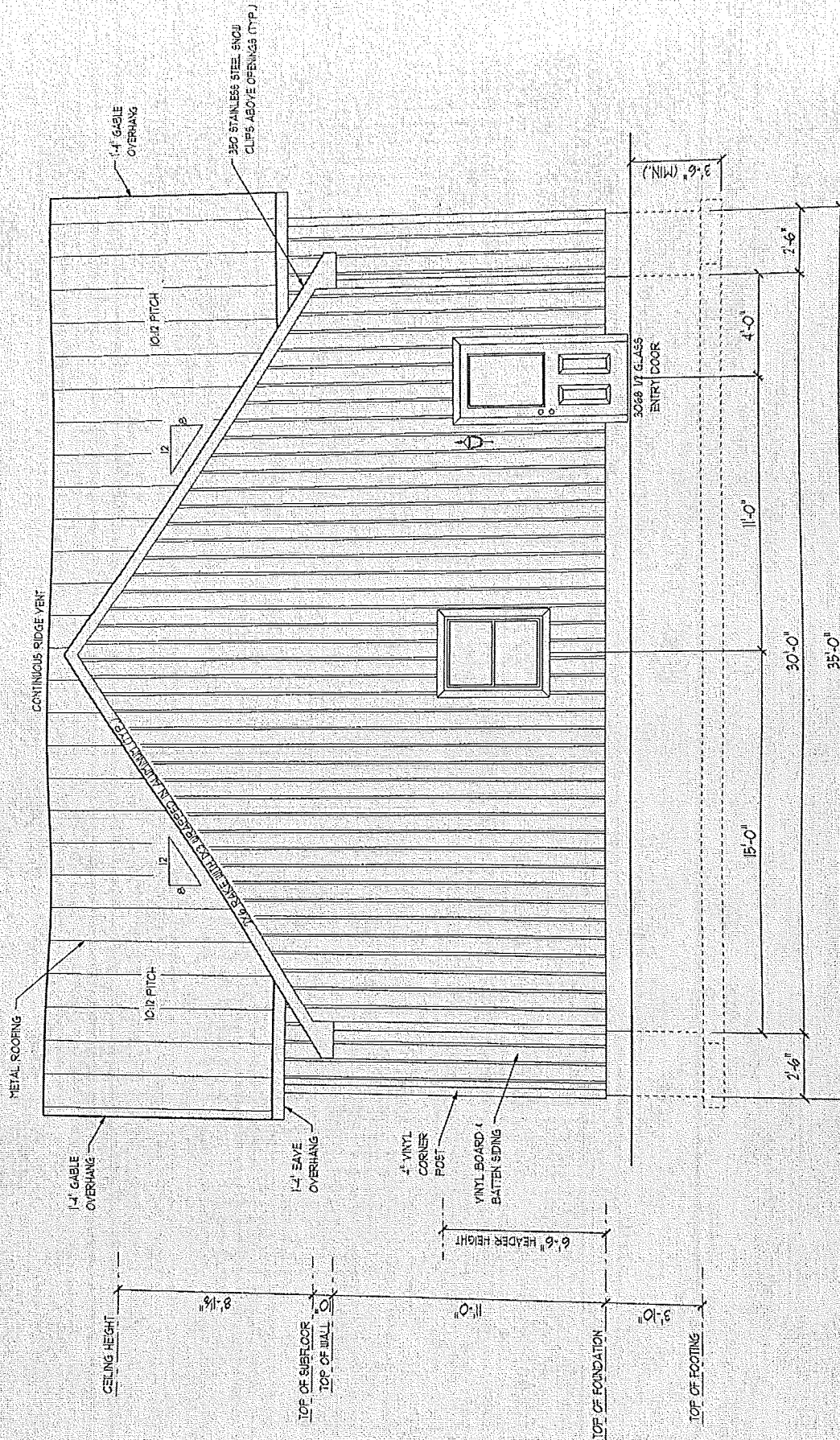
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

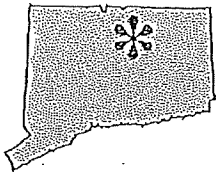


LEFT ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hatford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall, 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Building Additions, Conversions, Changes of Use, or Accessory Structures

23	Sandy Beach Rd.	Ellington		
Street #	Street Name	Town		
Kyle Jaworski	23 Sandy Beach Rd.	Ellington	CT 06029	
Owner Name	Owner Address	Town	ST	Zip

This approval indicates that the proposal has been reviewed by the Health Department and is in compliance with applicable regulations as contained in the Public Health Code for this project. Permission is hereby granted on 7/10/2023, to construct a 1600sq ft (approx 35x50) detached garage as shown on plan received 7/6/2023.

The 1600 sqft detached garage will meet applicable separation distances as shown on the plan. Any changes in the proposed location of the detached garage may required further review and reauthorization by this department.

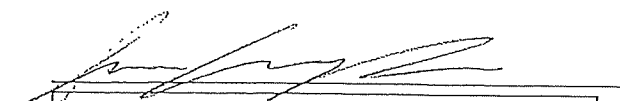
The detached garage is not located in an approved septic area for future use if needed. All zoning requirements for any accessory structure must be met prior to the installation.

CARE MUST BE TAKEN TO PROTECT THE SEPTIC SYSTEM DURING CONSTRUCTION/ INSTALLATION.

Do not shed water towards the well. No toxic items stored in the detached garage unless they are in approved sealed containers.

Please Note that the above approval indicates compliance with Connecticut Public Health Requirements. Any other permits required from Zoning, Inland Wetlands or Building Officials are not ensured by this approval.

Approved by:


Jessica Cunningham
Sanitarian

North Central District Health Department

31 NORTH MAIN STREET, ENFIELD, CONNECTICUT 06082

☐ Enfield Office (860) 745-0383 FAX 745-3188
☐ Vernon Office (860) 872-1501 FAX 872-1531
☐ Windham Office (860) 465-3033 FAX 465-3032
☐ Stafford Office (860) 684-6609 FAX 684-1768

Office Use
☐ Approved ☐ Denied
☐ File Review Only (Fee: \$50.00)
☐ Site Inspection and/or soil test (Fee: \$150.00)

Application No. ELL-11707

APPLICATION FOR:

- ☐ BUILDING ADDITIONS, CONVERSIONS OR CHANGE OF USE
☒ ACCESSORY STRUCTURE AND POOLS

(RECEIVED)

JUL 16 2023

Town: Ellington

Date: 5-24-23 NORTH CENTRAL DISTRICT
HEALTH DEPARTMENT

Address: 23 Sandy Beach Rd.

Owner: Kyle Jaworski E-mail: Kyle.jaworski@comcast.net

Phone No. 860-748-9559 Cell Phone No: _____

Contractor: Kyle Jaworski E-mail: Kyle.jaworski@comcast.net Phone No. 860-748-9559

Property is serviced by: ☒ Septic System ☒ Well ☐ Public Sewer ☐ Public Water Supply

Description of Proposed Building Addition, Conversion, Change of Use, Accessory Structure or Pool: _____

Construct detached garage of 1600 sqft. (approx 35x50)

Submit the following information with this application:

☒ Site Plan with required data (Existing structures; proposed addition, deck, pool or shed; well location; septic tank location; and septic leach field location.)

☐ Current septic pumper's report (within 6-12 months)

☐ Provide a septic as-built, if available.

ENTERED

JUL 07 2023

[Signature]
Signature of Applicant

Date: 5-24-23

This application must be accompanied by a check payable to NCDHD for the appropriate fee when applicable.

SEPARATING DISTANCES

Above Ground Pool	10 feet to any part of sanitary system and/or well
In-Ground Pool	25 feet to any part of sanitary system and/or well
Deck on Piers	5 feet to any part of sanitary system and/or well
Additions	15-25 feet to any part of sanitary system and/or well
Accessory Structure without footing drains	10 feet to any part of sanitary system and/or well

(Please see reverse side)

8/19/10

SERVING THE TOWNS OF: EAST WINDSOR * ELLINGTON * ENFIELD * STAFFORD * SUFFIELD * VERNON * WINDHAM * WINDSOR LOCKS

PAID 50-
7.6.23
Receipt attached

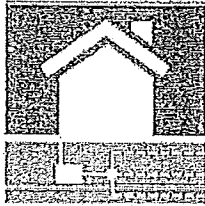


NO. CENTRAL DISTRICT HEALTH DEPT.
☒ APPROVED ☐ NOT APPROVED

detached garage

7/14/23

HEALTH OFFICIAL



Septicology LLC

CONNECTICUT'S PREMIER SEPTIC SYSTEM INSPECTION COMPANY

Inspection Information

Date of Inspection

06/19/2023

Property Address

23 Sandy Beach Rd., Ellington, CT 06029

Property Type

☒ Residential ☐ Commercial ☐ Municipal

Customer Information

Name(s)

Kyle Jaworski

Mailing Address

23 Sandy Beach Rd., Ellington, CT 06029

Phone Number

860-748-9559

Email Address

kylejaworski@comcast.net

Real Estate Agent Information

Name

not applicable

Weather

Temperature

71

Conditions

☒ Sunny ☐ Partly Sunny ☐ Cloudy ☐ Rainy ☐ Snowy ☐ Windy ☐ Humid
☐ Hot ☐ Cold ☐ Pleasant

Results

Summary

-System functioned properly at time of inspection.

Was access made available to the interior of the home at the time of inspection?
yes

Are there separate gray & blackwater systems?
no

Does more than one sewer line leave the foundation?
no

Is there an in-home ejector pump in the basement?
no

Is there a sump pump in the basement?
no

Does the kitchen sink have a garbage disposal?
yes

Does the washing machine discharge into the septic system?
yes

Is there a water treatment system present?
no

Is there any indication that sewage bypasses the septic system?
no

Tank Information

Number of Tanks & Leaching Systems
One Tank/One Leaching System

Type of Tank
two-compartment

Tank Material
concrete

Volume of Tank
1000 gallons

Tank Depth
14" - 16"

Tank Condition
acceptable

Tank Components

Is riser(s) installed?
yes

Type of Inlet Baffle
PVC tee

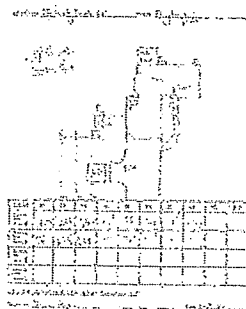
Condition of Inlet Baffle
acceptable

Type of Outlet Baffle
PVC tee

Overall Depth of Leaching System
28" - 36"
Was the leaching system probed?
yes
Were there any leaching pipes, galleries, chambers, drywells, etc. exposed to observe past or present effluent levels?
yes
Is there an expansion/repair area available?
likely
Were there any conditions observed which might limit a repair? (Wetlands, ledge outcrops, streams, etc.)
Yes - ledge outcrops.

Drawing of the Septic System Location

Drawing (click on image to enlarge)



NO. CENTRAL DISTRICT HEALTH DEPT.
☒ APPROVED ☐ NOT APPROVED
detached garage
7/14/23
 DATE
 HEALTH OFFICIAL

Photos From Inspection

photo (1)

caption

Front of house

(click on image to enlarge)

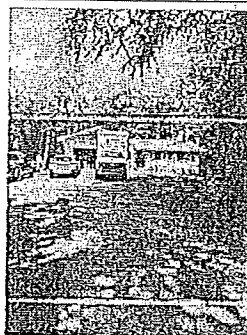
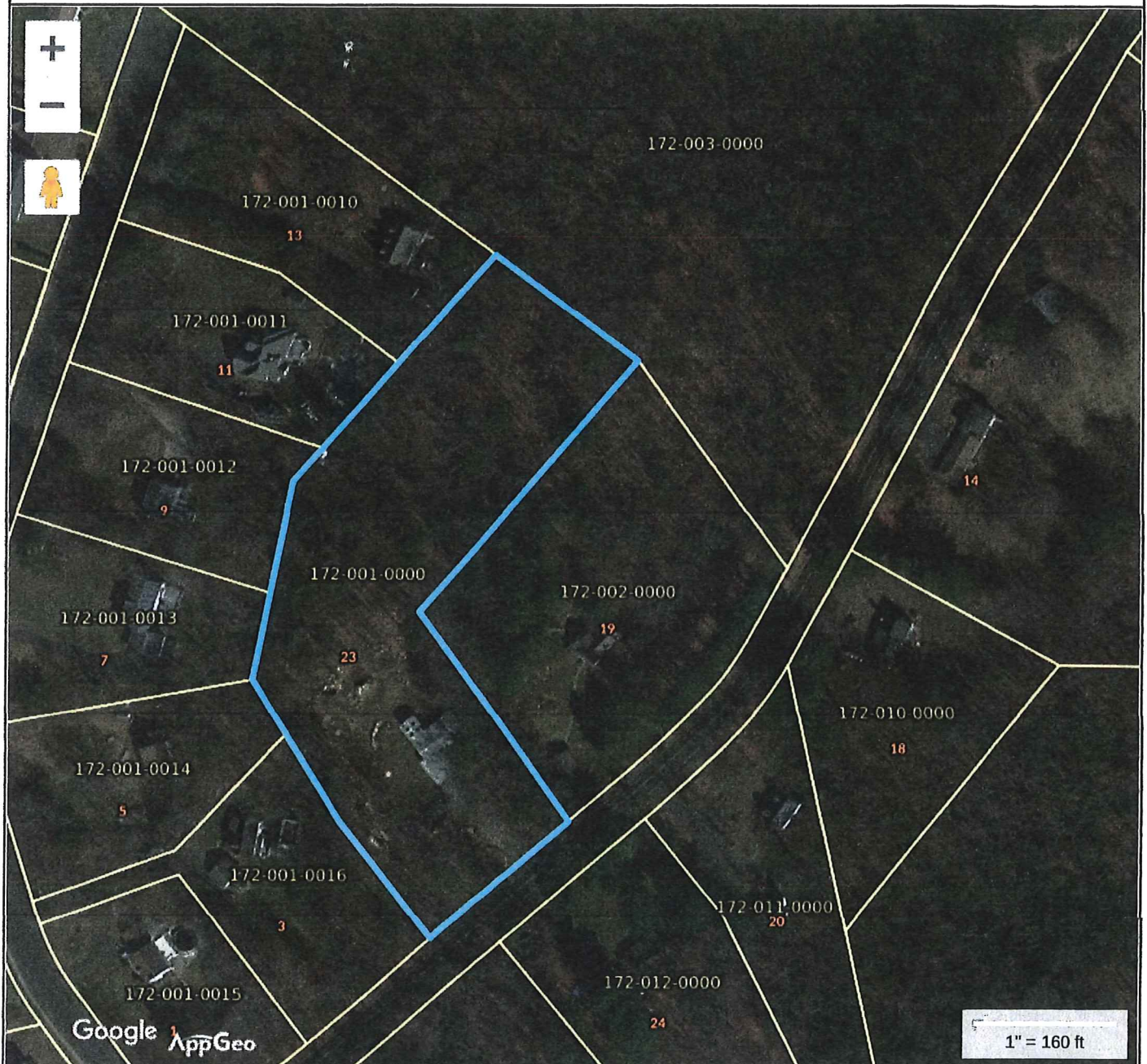


photo (2)

caption

Tank location relative to house

23 Sandy Beach Road



Property Information

Property ID 172 001 0000
Location 23 SANDY BEACH RD
Owner JAWORSKI KYLE + HARTMAN KATHRYN



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 #
2202318
 Date Received
6/22/2023

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

Owner's Information

Name: 74 WEST RD LLC

Mailing Address: PO Box 200

Ellington CT. 06029

Email: Cor2@ellingtonarway.com

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

Primary Contact Phone #: 860-508-9194

Secondary Contact Phone #: 860-875-3355

Signature: [Signature] Date: 6/22/23

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 above

Email: _____

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

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: _____ Date: _____

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

Street Address: 74 WEST RD Ellington CT

Assessor's Parcel Number (APN): 028 - 002 - 0000 Existing Zone: C 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)

Request Facade improvements on front & south side of building and signage.

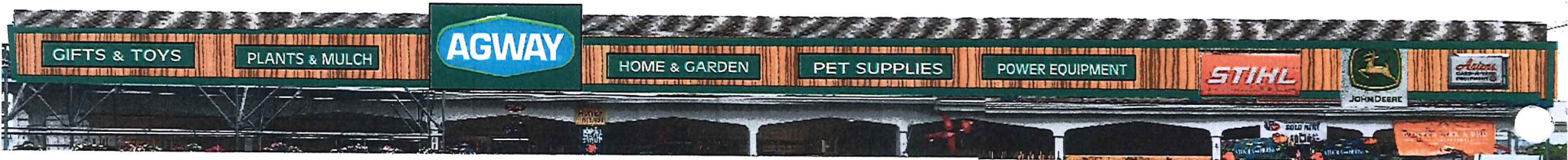
Proposed Replacement Facade Improvements



Refurbish existing facade with steel siding

Attaching all new signage aluminum background with PVC Letters

32" x 92'



Signs: (7) 16" x 96"

(1) Agway Sign / Side 42" x 72"

(1) Agway Sign / Front 48" x 96"

Extra sides and corners 32" x 32'

Total facia 450 sq ft.

32" x 25'





STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

January 27, 2022

Certified Mail# 7019 0160 0000 1047 7845

Seventy-four (74) West Road, LLC. &
KUP Enterprises, LLC
P.O. Box 200
Ellington, CT 06029

RE: Z202120 – Seventy-four (74) West Road, LLC and KUP Enterprises, LLC, owners/ Seventy-four (74) West Road, LLC, applicant, request for modification to Site Plan and Special Permit approvals for a proposed greenhouse, façade improvements, outside storage, additional parking and landscaping, and related site improvements for Agway of Ellington at 74 West Road, APN 028-002-0000 & 80 West Road, APN 028-003-0000, in a Commercial (C) zone.

Dear Mr. Kupferschmid:

At their meeting on January 24, 2022, the Ellington Planning and Zoning Commission approved your application with the following motion:

MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202120 – Seventy-four (74) West Road, LLC and KUP Enterprises, LLC, owners/ Seventy-four (74) West Road, LLC, applicant, request for modification to Site Plan and Special Permit approvals for a proposed greenhouse, façade improvements, outside storage, additional parking and landscaping, and related site improvements for Agway of Ellington at 74 West Road, APN 028-002-0000 & 80 West Road, APN 028-003-0000, in a Commercial (C) zone.

CONDITIONS OF APPROVAL:

1. 74 West Road and 80 West Road shall be combined prior to final certificate of zoning compliance.
2. Curb cut to be closed, as shown on sheet 2 of 6 dated December 10, 2021, revised January 24, 2022, shall be complete prior to issuance of final certificate of zoning compliance.
3. Landscaping and grassed landscaped islands shall be complete prior to final certificate of zoning compliance and maintained in perpetuity.
4. Proposed split rail fencing shall be consistent with existing split rail fencing.
5. Modifications to existing building and new greenhouse shall be consistent with 3d views - plan a0.0, overall floor plans - plan a1.0a, and building elevations - a2.1, dated November 18, 2021.
6. New handicap parking space shall be relocated to the north of the greenhouse as suggested by the town engineer January 14, 2022.

7. The maple tree proposed at the northeast corner of the site shall be replaced with a smaller species of tree.
8. Landscaping shall be installed around the interchangeable temporary sign in accordance with section 6.3.7.a.4 of the Ellington zoning regulations.
9. Signs to be replaced on the east side of the building shall be aligned to have a consistent horizontal plane along the bottom of all signs.
10. The grading to the north of the existing building shall be revised with a swale to maintain drainage on site.
11. Remove all temporary signs, not the permanent Agway sign, affixed on the north and south sides of the building.

The enclosed Special Permit must be recorded on the Ellington Land Records in order to become effective. Please record the Special Permit after the 15-day appeal period expires. The appeal period begins on the date of publication shown on the enclosed Legal Notice. The Legal Notice was published on January 26, 2022.

Pursuant to CGS Section 8-3(i), the Site Plan approval will expire on January 24, 2027, five years from the date of approval. Failure to complete all work within said five year period will result in an automatic expiration of the approval. Extensions may be granted by the Planning and Zoning Commission up to five years from the original expiration date.

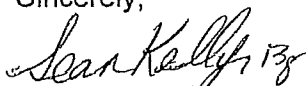
If your property is served by a state road you may be required to obtain an Encroachment Permit and/or other approvals from the Connecticut Department of Transportation (ConnDOT). You can find a range of instructions and contact information by visiting ConnDOT's website at www.ct.gov/dot/; and, you can find application for Encroachment Permit at <http://www.ct.gov/dot/cwp/view.asp?A=1394&Q=259544>.

Please be advised that you may be required to obtain authorization from the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. Please consult with your design professional. Detailed information is available at <https://portal.ct.gov/DEEP/Water-Regulating-and-Discharges/Stormwater/Construction-Stormwater-GP>.

This approval does not preclude you from meeting any other applicable federal, state, or local regulation. Please ensure that you have obtained all necessary permits and approvals from all governing agencies that have authority over your project. Generally, after receiving commission approval, you are required to obtain a Zoning Permit, if applicable, and any permit required by the Ellington Building Department prior to construction. Depending on the nature of your project, you may also be required to attend a pre-construction meeting with pertinent town employees prior to commencing work.

If you have any questions, please contact the Ellington Planning Department at 860-870-3120.

Sincerely,



Sean Kelly, Vice-Chairman
Planning and Zoning Commission

cc: Gardner & Peterson Associates, LLC



Barbra Galovich

Subject: FW: Ellington Agway
Attachments: Ellington Agway - A0-0 - 3D VIEWS.pdf; Ellington Agway_ - A2-1 - BUILDING ELEVATIONS.pdf; 2021-12-21 Agway signage (1).JPG; 2021-12-21 Agway signage (4).JPG

From: Jim Bell [<mailto:jbelle@mpn-arch.com>]
Sent: Wednesday, January 19, 2022 3:27 PM
To: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: Ellington Agway

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.

Hi Lisa,
Per our voice mail conversations this morning. Sorry it has taken so long to send this out....
I've attached a revised elevation sheet and perspective sheet. The change relates only to the signage. I've clarified the signage on the elevation sheet. Since the original submission, it has been determined that we will be re-using the existing signage and the drawings now note that. I will bring photographs to the meeting and have attached them here as well.
Let me know what else you might need.

Thanks,

Jim Bell, AIA, ACHA | Moser Pilon Nelson, Architects, LLC
Principal
30 Jordan Lane | Wethersfield, CT 06109
t: 860-563-6164 ext. 237
jbelle@mpn-arch.com
www.mpn-arch.com
Follow us on Twitter "@MPNarchitects"

pg 10 of 5

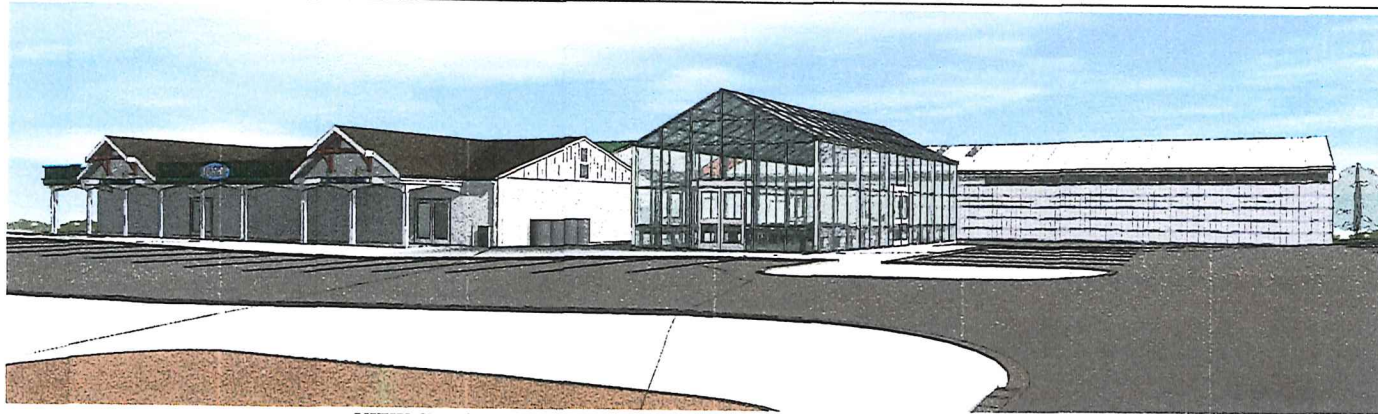
Distributed to
P2C 1/24/2022
Pg 4 of 8



pg 5 of 8



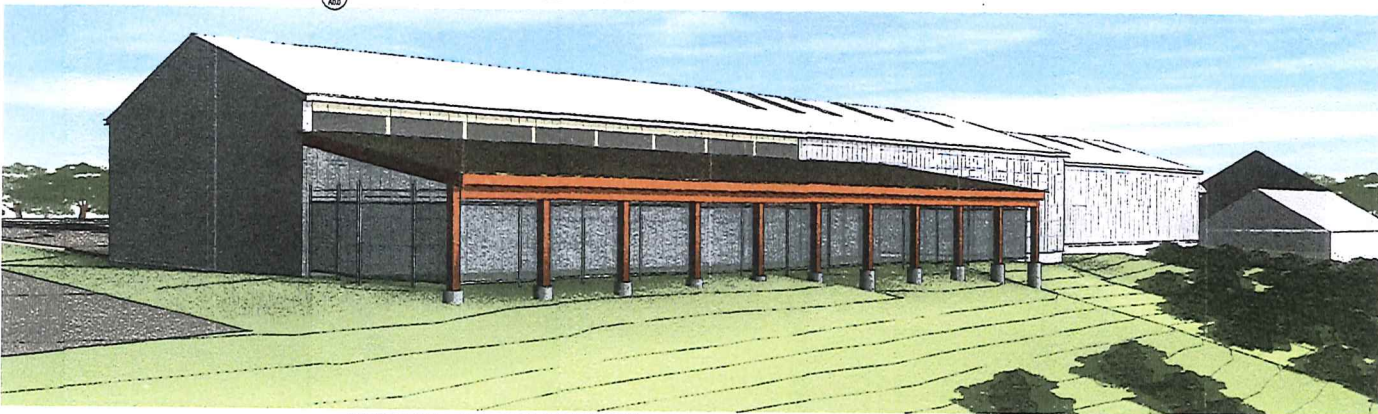
Pg 6 of 8



VIEW-3D - from NORTHEAST



VIEW-3D - from SOUTHEAST



VIEW-3D - from NORTHWEST

REVISIONS

ELLINGTON AGWAY
GREENHOUSE/GARDEN CENTER
74 West Road
Ellington, CT

MOSER
PILON
NELSON
ARCHITECTS
10 JORDAN LANE
WESTFIELD, CT 06098
(860) 432-8100

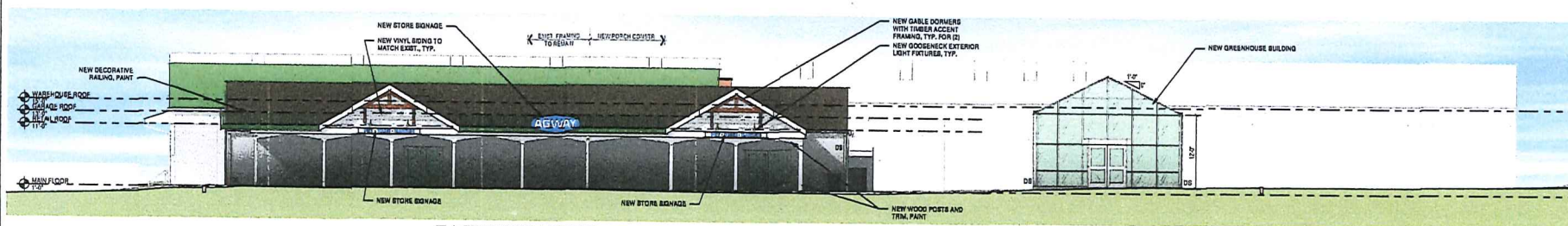
TITLE
3D VIEWS

DATE 11/18/2021
COPYRIGHT ©
Moser Pilon Nelson Architects

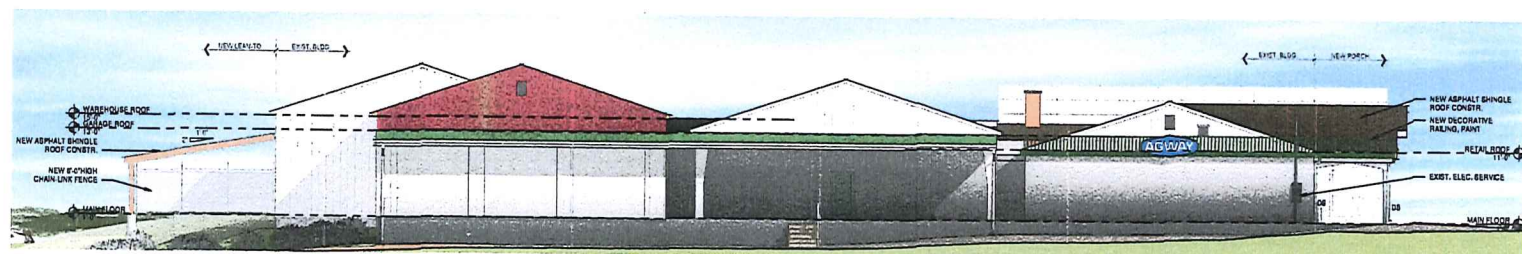
DWG. NO.

A0.0

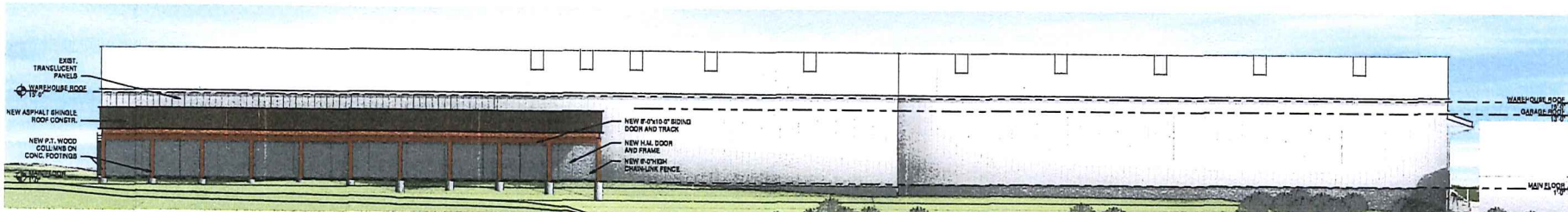
Pay 7/2/18



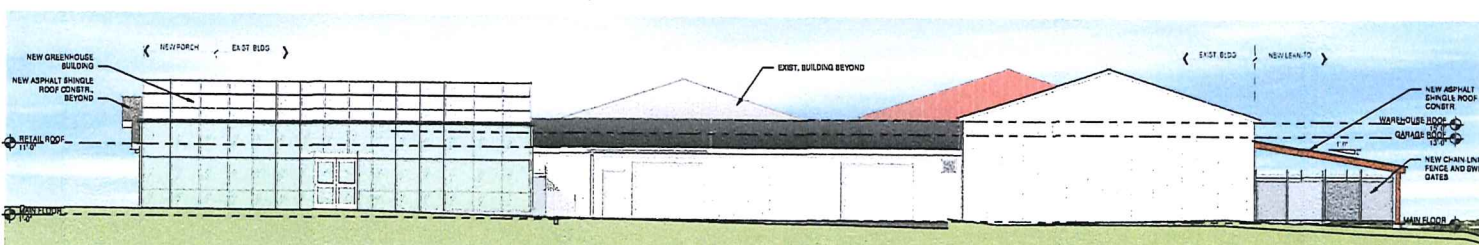
EAST ELEVATION
1/8" = 1'-0"



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



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



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

REVISIONS

**ELLINGTON AGWAY
GREENHOUSE/GARDEN CENTER**
74 West Road
Ellington, CT

**MOSER
PILON
NELSON
ARCHITECTS**
30 JORDAN LANE
WETHERFIELD, CT 06157
(860) 342-8164

**TITLE
BUILDING
ELEVATIONS**

DATE: 11/18/2021
COPYRIGHT ©
Moser Pilon Nelson Architects
DWG. NO.

A2.1

Utility Project Number: 20201101
Main Office Location: 1425 Main Street, Ellington, CT 06039
Project Location: 74 West Road, Ellington, CT 06039

Py Saff



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, JUNE 26, 2023, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

MEMBERS PRESENT: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY, REGULAR MEMBERS F. MICHAEL FRANCIS, WILLIAM HOGAN, JON MOSER AND ALTERNATES MARY CARDIN AND RACHEL DEARBORN (DEPARTED MEETING AT 7:53PM)

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR. AND REGULAR MEMBER MICHAEL SWANSON

STAFF PRESENT: LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

I. CALL TO ORDER: Chairman Hoffman called the meeting to order at 7:03 pm.

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

III. PUBLIC HEARING(S):

1. 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.

Time: 7:04 pm

Seated: HOFFMAN, KELLY, FRANCIS, HOGAN, MOSER, DEARBORN, AND CARDIN

Eric 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 Ellington2, LLC, both of 100 Jericho Quad., Suite 220, Jericho, NY; Charles Baker, Hibbard & Rosa Architects, LLC, 100 Great Meadow Road, Suite 200, Wethersfield, CT; and, Chris Milliard, Phase Zero Design, 8 Wilcox Street, Simsbury, CT, were present to represent to application.

Attorney Gregory McCracken introduced the individuals that will be explaining changes made to the site plan. Eric Peterson explained the applicants are proposing to construct a 7,200-sf building at the northwest portion of the parcel and stated the building was originally approved in 2007 but the approval has expired. Eric stated they will be tying into the existing storm drainage and sewer system, and the drive-thru will be one lane. There will be 54 parking spaces and they will have interconnected sidewalks within the parcel. Eric noted they will be adding site trees, a berm and additional screening for neighbors.

Chris Milliard reviewed the building changes made since the last meeting. Chris explained the changes to the planks, front gables, below perimeter soffit with white board and timber beams, the masonry from brick to stone, and the overhangs.

Eric stated the sign lighting will be angled gooseneck lights as well as the building perimeter

lighting. The Starbuck sign on the building will not be internally lit, they will install a light to the timber beam to shine back towards the building and attached sign. Chris reviewed all the proposed materials for the building.

Charles Baker confirmed the site traffic analysis has no significant impact on the existing conditions and the CT Department of Transportation has reviewed and approved the traffic volume information but will not grant final approval until Town approvals are issued.

Reggie Kronstadt stated he and Perry Gold, owners of 135 West Road, reached out to the community. Since the last meeting, they have met with other local businesses such as Kloter Farms for the proposed cupola and Barnyard for the gable design treatment for the building. They will seek other local businesses to help during the construction phase of the project. Perry said Starbucks does not have a written plan for community outreach, but they will start to do community outreach around two to three months prior to opening, such as working with the Fire and Police Departments along with others within the community. They may look for local artists to hang their artwork on the walls within Starbucks.

Vice Chairman Kelly asked if the bottom portion of siding on the building is blue, Reggie Kronstadt noted the bottom portion is gray. Commissioner Hogan complimented the new owners on the improvements made and the Photometric Plan. He inquired about the dumpster area. Reggie said they will keep the white vinyl fencing and will add more plantings to screen the dumpster enclosures. Eric reviewed the landscaping within the area. Commissioner Moser said the proposed changes look great and appreciated the new owners reaching out to the community. Alternate Dearborn noted that the lighting plan looks like it complies with the zoning regulations.

No one from the public spoke regarding the application.

Lisa Houlihan stated all requisite approvals are present, applicable zoning standards met, and there's no outstanding staff concerns. Commissioner Hogan asked about the access easements. Lisa noted the site development plan acknowledges shared access to adjoining properties to the north and south and recommends a condition of approval require the filing of a formal access easement.

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

MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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.

CONDITION(S):

- **Approval subject to filing an access easement as approved by the Town Attorney.**
 - **Increase the landscaping along the northeast side of site to protect neighbors.**
2. Z202312 – Marc Diwinsky, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 40x40 accessory building for storage at 282 Windsorville Road, APN 014-009-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:23 pm

Seated: HOFFMAN, KELLY, FRANCIS, HOGAN, MOSER, DEARBORN, AND CARDIN

Marc Diwinsky, 282 Windsorville Road, was present to represent the application. Marc stated he is looking to construct an accessory building for storage of his RV and trailers and the structure will only have electricity connected.

Lisa said staff comments were received from North Central District Health Department and the Public Works Director/Water Pollution Control Administrator, which have been shared with the applicant. Alternate Dearborn asked if the owner would be clearing any of the buffer along Windsorville Road, Marc replied that the buffer will remain.

No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202312 – Marc Diwinsky, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 40x40 accessory building for storage at 282 Windsorville Road, APN 014-009-0000, in a Rural Agricultural Residential (RAR) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202312 – Marc Diwinsky, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 40x40 accessory building for storage at 282 Windsorville Road, APN 014-009-0000, in a Rural Agricultural Residential (RAR) Zone.

CONDITION(S):

- **Structure shall not be used for commercial operations or as an independent dwelling unless otherwise permitted by regulation and all applicable approvals obtained.**

3. Z202313 – Roger Moser, owner/Brent Moser, applicant, request for modification to Site Plan and Special Permit for the construction of a 60x160 accessory building for storage of vehicles and equipment for Valley Truck & Off Road, LLC, at 43 Lower Butcher Road, APN 018-020-0000, in an Industrial Park (IP) Zone.

Time: 7:27 pm

Seated: HOFFMAN, KELLY, FRANCIS, HOGAN, AND CARDIN (MOSER and DEARBORN - Recused.)

Brent Moser, 43 Lower Butcher Road, was present to represent the application. Brent said he is looking to construct a building for storage, such as work equipment, supplies, tires, and trucks to be worked on to keep them out of the weather elements. Brent explained they will be using the existing driveway to get to the new structure, the building will not have any plumbing or electricity. Brent explained they are trying to clean up the parcel and remove the storage containers from the site.

Lisa noted there is no formal drainage plan and comments from the Town Engineer acknowledge the size of the parcel should be adequate to process drainage but recommend moving the proposed building further from the west property line. Comments were shared with the applicant. Lisa said the commission may consider acknowledging the Town Engineer's recommendation and provide staff the flexibility to make alternative minor modifications to the proposed plan to address drainage, if needed, without having to return to the commission.

Chairman Hoffman asked about the berm in the back, Brent responded the existing berm is approximately 80 feet from the west and most of the runoff drains to the existing berm. Chairman Hoffman confirmed with Brent that he will work with Town Staff to address any drainage concerns.

Wally Carlson, 242 Windsorville Road, noted his concern is drainage runoff from the new structure onto his abutting property. Brent acknowledged there's the potential for more runoff and agreed to work with the Town Engineer. Brent also noted that he is working with the neighboring parcel owners and their engineer to have runoff drain into the detention basin that will be required for their site plan, which was concurred by Chris Skinner, new owner of land adjacent. Chris noted his property runs along the back of Moser's property and they would give Moser rights to drain into his proposed detention basin should the commission grant approvals. Guy Hesketh, Professional Engineer with FA Hesketh & Associates, Inc., explained the future proposed detention basin, which will be discussed during the next two applications, will be designed to manage the runoff from the Moser property.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202313 – Roger Moser, owner/Brent Moser, applicant, request for modification to Site Plan and Special Permit for the construction of a 60x160 accessory building for storage of vehicles and equipment for Valley Truck & Off Road, LLC, at 43 Lower Butcher Road, APN 018-020-0000, in an Industrial Park (IP) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202313 – Roger Moser, owner/Brent Moser, applicant, request for modification to Site Plan and Special Permit for the construction of a 60x160 accessory building for storage of vehicles and equipment for Valley Truck & Off Road, LLC, at 43 Lower Butcher Road, APN 018-020-0000, in an Industrial Park (IP) Zone.

CONDITION(S):

- **Subject to recommendations from the Town Engineer dated June 21, 2023, or alternative modifications to site design to address drainage concerns, if any.**
- **Subject to comments from the Public Works Director/Water Pollution Control Administrator on the Staff Review Sheet due June 16, 2023.**

The Commission heard the following applications Z202314 and Z202315 together.

4. Z202314 – Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for text amendment to Section 6.2.5 (A) of the Ellington Zoning Regulations to reduce the separation of parking from 30' to 10' to any façade of an industrial building.

Time: 7:41 PM

Seated: HOFFMAN, KELLY, FRANCIS, HOGAN, MOSER, AND CARDIN

Guy Hesketh, Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT, Everett and Chris Skinner, 120 West Road, Chris Skinner, 120 West Road, were present to represent the applications.

Guy Hesketh noted the parcel is just south of the Country Food Corporation on West Road and there is another means of egress from Lower Butcher Road. The entire parcel is currently zoned Commercial, and they are looking to rezone 19.61 acres. Guy Hesketh said the first 500 feet going back into the parcel from West Road would remain Commercial and the remainder of land would be changed to Industrial Park zone. The proposal is consistent with the Plan of Conservation and Development since they will be increasing commercial uses on the site. Guy reviewed the concept plan showing retail/commercial uses. The remainder of the parcel would be for industrial uses for tradesmen, such as plumbers, electricians, etc. that would access the site from West Road and possible egress off Lower Butcher Road. Mr. Hesketh showed where the proposed detention basin would be created that would discharge toward the river. Currently the regulations require

a 30' separation from the parking area to the building. They are looking to have the text changed, which would allow for vehicle access directly into the building through overhang doors.

Vice-Chairman Kelly likes what the applicants are proposing and noted there is a need for tradesman rental space. Commissioner Hogan asked what the basis for the 30-foot requirement was. Lisa stated there was no backup documentation documenting why the 30-foot requirement was established in the regulations but understood from the Fire Marshal's Office the requirement was added to improve access to buildings for fire equipment. Lisa cited building access constraints at 7 Nutmeg Drive as an example of when the 30' separation is needed.

Guy explained there would be a 10-foot separation between the building and parking in the front of the building. Chris explained the buildings will have overhead doors on both sides of the building to allow vehicles to drive in through the front and out the back doors. Vice Chairman Kelly inquired about dumpsters on the site. Guy stated they would allow dumpsters to be abutting the building and not obstructing accessibility to overhang doors. If the commission does approve the zone and text changes, the applicants will apply for special permit and site plan approval.

No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202314 – Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for text amendment to Section 6.2.5 (A) of the Ellington Zoning Regulations to reduce the separation of parking from 30' to 10' to any façade of an industrial building.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE AS MODIFIED FOR Z202314 – Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for text amendment to Section 6.2.5 (A) of the Ellington Zoning Regulations to reduce the separation of parking from 30' to 10' to any façade of an industrial building. **In so approving, the commission finds no inconsistency with the Plan of Conservation and Development. EFFECTIVE DATE: JULY 1, 2023.**

5. Z202315 - Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for zone change from Commercial (C) Zone to Industrial Park (IP) Zone 500' from the front property line from West Road for APN 019-005-0000.

Time: 7:41 PM

Seated: HOFFMAN, KELLY, FRANCIS, HOGAN, MOSER, AND CARDIN

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202315 - Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for zone change from Commercial (C) Zone to Industrial Park (IP) Zone 500' from the front property line from West Road for APN 019-005-0000.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z202315 - Chilson Realty, Co, owner/29 Moody Road, LLC, applicant, request for zone change from Commercial (C) Zone to Industrial Park (IP) Zone 500' from the front property line from West Road for APN 019-005-0000. **In so approving, the commission finds no inconsistency with the Plan of Conservation and Development. EFFECTIVE DATE: JULY 1, 2023.**

BY CONSENSUS, THE COMMISSION WENT OUT OF AGENDA ORDER TO DISCUSS V1.2A OF CORRESPONDENCE.

VI. ADMINISTRATIVE BUSINESS:

2. Correspondence/Discussion:

- a. Memo from John Colonese, Assistant Planner Enforcement Officer, request to review landscaping associated with condition of approval for Z202208 for Special Permit and Site Plan Approval for a self-storage facility, fencing and gates, landscaping and related improvements at 162 Maple Street, APN 072-028-0000, PC (Planned Commercial) Zone.

Stanley Matczak and Seth Carlson, SJM Properties, 162 Maple Street, were present.

Chairman Hoffman noted they did some landscaping on the property. Seth Carlson stated they screened areas and still need to finish the safety lock system to the storage facility. Commissioner Hogan asked if they had a sign approval. Lisa said they did not request a detached sign through their original approval and the temporary signs look like they are following the temporary sign regulations. Seth Carlson noted they will be removing the temporary signs within a couple of months and only plan to have one attached sign on one of the storage buildings. Commissioner Hogan asked about the landscaping around the main building, Seth explained that shrubs, mulch, and trees have been planted. Lisa reiterated that the landscaping was not done when the original building was constructed and therefore was added as a condition of approval for the storage facility area.

No motions or decisions.

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

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

1. Z202317 - Request for Connecticut General Statute Section 8-24 Review for conveyance of a portion of Assessor Parcel Number (APN) 019-005-0004, Town of Ellington, owner, to be combined with the Vernon recreational facilities at 60 Windermere Avenue, APN 011-033-0000.

Lisa explained the requested CGS Section 8-24 for 5 +/- acres of the linear park on the south side of the river will be conveyed to Vernon. Lisa reviewed the recommendation that the Commission may consider allowing Ellington rights for passive recreation within the warranty deed and execution of the Intertown Facility Use Agreement.

After a brief conversation among the commission, they were in favor of a positive referral to the Board of Selectmen.

MOVED (HOGAN), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO GRANT A FAVORABLE REFERRAL TO THE BOARD OF SELECTMEN FOR Z202317 - Request for Connecticut General Statute Section 8-24 Review for conveyance of a portion of Assessor Parcel Number (APN) 019-005-0004, Town of Ellington, owner, to be combined with the Vernon recreational facilities at 60 Windermere Avenue, APN 011-033-000

Recommendation:

The commission recommends the filing of an Intertown Facility Use Agreement and language within the Warranty Deed granting the Town of Ellington the ability to make improvements to the property to be conveyed for passive recreation.

In so approving, the commission finds no inconsistency with the Plan of Conservation and Development.

2. **BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR JULY 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202316 – Kyle Jaworski, owner/applicant, pursuant to Section 3.1.3 request for Special Permit for garages for more than 3 cars per family unit associated with the construction of a detached accessory structure (30X50) at 23 Sandy Beach Road, APN 172-001-0000, in a Rural Agricultural Residential (RAR) Zone.**

3. **BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED PUBLIC HEARING FOR JULY 24, 2023, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, AND ZOOM VIDEO CONFERENCING FOR Z202318 – 74 West Road, LLC, owner/applicant, request for modification to Special Permit (Z202120) associated with façade improvements and proposed attached signage on front and south side of building for Agway of Ellington at 74 West Road, APN 028-002-0000, in a Commercial (C) Zone.**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 24, 2023, and May 22, 2023, Regular Meeting Minutes.

MOVED (KELLY) SECONDED (FRANCIS) (HOGAN - ABSTAINED) AND PASSED TO APPROVE THE APRIL 24, 2023, REGULAR MEETING MINUTES AS WRITTEN.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 22, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Status of commissioner training as required by Public Act 21-29 - An Act Concerning...Training for Certain Land Use Officials.

After a brief discussion, Lisa will email commissioners links to online training modules so they may complete training requirements independently.

- b. Review of sample mixed-use regulations pursuant to discussion on March 27, 2023, for a potential development at 105 West Road, APN 028-013-0000, Planned Commercial (PC) Zone.

Lisa asked the commissioners to take the documentation pertaining to proposed regulations with them to review and discuss at their next regularly scheduled meeting. Lisa said any feedback would be appreciated to help draft potential regulations for mix-use. Commissioner Hogan spoke favorably about the purpose statement in the Town of Hebron's regulations. Commissioner Francis said he liked the layout of the Pasco's mixed-use development in East Windsor, but thought the interior roads were too narrow.

- c. Circulation of email and photo from Mark Maciolek, 101 Main Street, dated May 25, 2023, concerning buffer requirements approved May 22, 2023, pursuant to application Z202311 – Town of Ellington, owner/ Ellington Public Works Department, applicant, for Site Plan and Special Permit modifications for parking lot expansion and sidewalk improvements at 93 Main Street, APN 063-019-0000 and 99 Main Street, APN 063-016-0000 in a R (Residential) Zone.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION MEETING AT 8:42 PM.

Respectfully submitted by,

Barbra Galovich, Recording Clerk

Town of Ellington

Planning Department

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



MEMORANDUM

DATE: July 18, 2023

TO: Planning & Zoning Commission
cc: Tom Modzelewski, Director of Public Works

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: Request to remove excess landscaping shown on the site development plan for Z202311 – Town of Ellington, owner/ Ellington Public Works Department, applicant, for Site Plan & Special Permit modifications for parking lot expansion and sidewalk improvements at 93 Main St, APN 063-019-0000, & 99 Main St, APN 063-016-0000, in a R (Residential) Zone.

The above application was approved by the commission on May 22, 2023, with the following condition of approval:

“SIDEWALK AND BENCH IN MEDITATION GARDEN SHALL BE ELIMINATED, PLANTINGS SHALL REMAIN”.

Cost proposals received by contractors to complete the approved improvements exceed project funding and require the scope of development to be scaled back. In addition to the sidewalk and bench in the former meditation garden, the following improvements have been removed from the project plans:

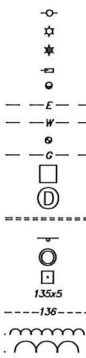
- Replacement of landscaping around the library building
- Furnishings
- Conduits for the future EV Charging Station
- Repaving of the existing parking lot, and
- Change from stenciled to standard-finish concrete sidewalks.

The new landscape buffer (west of the approved new parking area) and fencing (north of the approved new parking area) remain part of the project proposal at this time. Can the condition of approval be modified to eliminate the plantings to the north of the approved new parking area since privacy fencing will be installed to meet Section 6.1 – Buffer Requirements?

To assist discussion, enclosed you'll find a copy of the meeting minutes from May 22, 2023, and the approved site development plan for Z202311.

Thank you for your consideration.

1. Horizontal datum based on NAD83. Elevations based on NAVD83 Datum.
2. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-822-4465".
3. On June 11, 1990, the Elizabethton Zoning Board of Appeals granted variances to the Hall Memorial Library, Map #63, Lot#19 to allow a 35' front yard set-back for additions and renovations to the existing structure and to permit parking up to 10' from the west side yard lot line. (Book 178; Page: 843).
4. The properties should be merged into one parcel.
5. Removal of landscape materials or trees includes the removal of all vegetation and stumps to 12" below grade. These areas will be filled/graded with topsoil and bark mulch or stone cover as called for on the Landscape Plans. Grass away from building walls. Following grading of appropriate thickness of topsoil, install and construct fabric prior to planting or placement of mulch or stone. Removal of trees in lawn areas requires removal of stump to 12" below grade, placement and grading of topsoil to blend with surrounding lawn. Seed, fertilize and mulch.
6. All plant material to be laid out in field and locations approved by the Owner's representative prior to planting. Site furnishings to be located at the direction of the Owner's representative.



EXISTING UTILITY POLE
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING MAILBOX
EXISTING WATER GATE
EXISTING UNDERGROUND ELECTRIC
EXISTING WATER GATE
EXISTING GAS TAP
EXISTING GAS LINE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING STORM SEWER
EXISTING SIGN
EXISTING IRON PIN (FOUND)
EXISTING MONUMENT (FOUND)
EXISTING SPOT GRADE
EXISTING CONTOUR
EXISTING TREELINE
PROPOSED TREELINE

N/F
Shawn A. & Doreen A.
Brady
144 Maple St.

RECLAIM PAVEMENT SPREAD &
COMPACT TO NEW SUBGRADE,
EXCESS TO BE REUSED AS
BASE FOR NEW PARKING. TYP.

SUBSURFACE DRAINAGE
RESTRIPE PAVEMENT
AS SHOWN, TYP.

166 LF 6' HIGH HEAVY DUTY
VINYL FENCE W/ WOOD
APPEARANCE

N/F
Irene Langley &
Stephen Eveard
148 Maple St.

N/R
Mark A. &
Lisa D.
Maciolek
101 Main St.

S:\Acad\2018 Civil 3D\2018-801 Hall Memorial Library\Russo Drawings\2018-801.dwg

R_ZONE	REQUIRED	EXISTING	EXISTING	PROPOSED
AREA:	99	93		COMBINED
MIN. LOT WIDTH:	40,000 SF	33,245 SF	82,426 SF	115,671 SF
MIN. FRONT YARD:	100'	191.85'	> 100'	> 100'
MIN. SIDE YARD:	60'	—	35±	35±*
MIN. REAR YARD:	10'	—	11±	11±*
MIN. REAR YARD:	25'	—	—	—
MAX. LOT COVERAGE:	59%**	10.6%	53.5%	58.2%
PARKING SETBACK (FRONT):	50'	—	19'	29.5*
PARKING SETBACK (SIDE/REAR):	15'	—	14'	16.0'
PARKING LOT LANDSCAPING:	15%	—	12.6%	15.5%

* DENOTES EXISTING NON-CONFORMITY

** VARIANCE TO ALLOW 59% MAXIMUM LOT COVERAGE WAS GRANTED BY THE ZBA ON 5-8-23.

PARKING CALCULATION:

USE: LIBRARY

$$\text{REQUIRED} = 1/400 \text{ SF} \times 24,465 \text{ SF} = 61 \text{ SPACES}$$

EXISTING = 42 SPACES (INCLUDES 4 ADA)
 PROPOSED = 74 SPACES (INCLUDES 4 ADA)

PROVIDED = 74 SPACES (INCLUDES 4 ADA)



RUSSO
SURVEYORS • ENGINEERS

J.R. Russo & Associates, LLC
1 Windsor CT 06098 • CT 860.623.0559 • MA 413.785.1558
www.jrussocorp.com • info@jrussocorp.com

REVISIONS	
/TAC	CHK:

*Parking Lot &
Pewalk Improvements*
Hall Memorial Library
93 & 99 Main Street
Ellington, Connecticut

Layout Plan

DATE _____

SCALE

JOB_NUMBER

SHEET

4 of 10

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z202310 – Town of Ellington, owner/ Ellington Board of Education, applicant, request for Site Plan and Special Permit modifications for complete site and building renovations including demolition, new construction, and as-new renovations for portions of existing buildings to remain and associated site improvements for Windermere Elementary School at 2 Abbott Road, APN 008-010-0000, in a R (Residential) Zone.

CONDITION(S):

- **SUBJECT TO COMMENTS FROM THE TOWN ENGINEER DETAILED IN A MEMO DATED MAY 20, 2023, OMITTING COMMENT #31.**

8. **Z202311** – Town of Ellington, owner/ Ellington Public Works Department, applicant, request for Site Plan and Special Permit modifications for parking lot expansion and sidewalk improvements at 93 Main Street, APN 063-019-0000 and 99 Main Street, APN 063-016-0000 in a R (Residential) Zone.

Time: 10:27 pm

Seated: HOFFMAN, KELLY, SANDBERG, FRANCIS, HOGAN, MOSER, AND SWANSON

Tim Coon, P.E., JR Russo & Associates, LLC, One Shoham Road, East Windsor, CT was present to represent the application.

Mr. Coon reviewed the proposed site improvements, such as where additional sidewalks will be installed, additional landscaping and seating area to be installed. Mr. Coons noted that the Zoning Board of Appeals granted the impervious coverage increase for the additional site improvements. The Fire Marshal's comments have been addressed and added to the latest site plan.

Ms. Houlihan said the library is in a residential zone and community buildings require special permit approval. The zoning regulations set a limit of 25% maximum lot coverage in residential zones regardless of whether it is developed residentially or non-residentially. The Zoning Board of Appeals granted a variance to allow 58.2% lot coverage, which is consistent with lot coverage permitted in commercial/industrial zones (60%). She noted the Fire Marshal's concerns regarding fire lane designation and turning maneuvers for fire apparatus have been addressed. In accordance with Section 6.2.7(A) requires parking areas which adjoin a residence or residential zone to be properly screened by a fence, wall, or plantings. To the north of the proposed new parking area fencing is proposed since existing mature trees create too much shade for evergreen plants to survive. To the west of the parking area a planted buffer is proposed since there is ample sun.

Mark Maciolek, 101 Main Street, raised a concern about the lighting within the parking lot and the proposed screening along his property line. The commission discussed with Mr. Maciolek his concerns about the proposed screening between his property and the library. It was reiterated that the lights would be on all night and will be down light for safety concerns.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202311 – Town of Ellington, owner/ Ellington Public Works Department, applicant, request for Site Plan and Special Permit modifications for parking lot expansion and sidewalk improvements at 93 Main Street, APN 063-019-0000 and 99 Main Street, APN 063-016-0000 in a R (Residential) Zone.

MOVED (HOGAN) SECONDED (MOSER) AND PASSED (YEA: HOGAN, MOSER, SWANSON, AND HOFFMAN; NAY: SANDBERG, KELLY, AND FRANCIS) TO APPROVE WITH CONDITIONS Z202311 – Town of Ellington, owner/ Ellington Public Works Department, applicant, request for Site Plan and Special Permit modifications for parking lot expansion and sidewalk improvements at 93 Main Street, APN 063-019-0000 and 99 Main Street, APN 063-016-0000 in a R (Residential) Zone.

CONDITION(S):

- **SIDEWALK AND BENCH IN MEDITATION GARDEN SHALL BE ELIMINATED, PLANTINGS SHALL REMAIN.**
- **REDUCE PLANTED BUFFER ALONG WESTERN PROPERTY LINE BY 26' AS SHOWN ON THE ILLUSTRATION FROM THE FIRST SELECTMAN.**

Town of Ellington

Planning Department

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



MEMORANDUM

DATE: July 18, 2023

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

SUBJECT: Review of mixed-use regulations from East Windsor, South Windsor, and Hebron and informal discussion from March 27, 2023, for a request to establish mixed-use regulations for a potential development at 105 West Road, APN 028-013-0000, in a Planned Commercial (PC) Zone.

At the last meeting, copies of mixed-use regulations from East Windsor, South Windsor, and Hebron were distributed. Don Fish, owner of 105 West Road, provided the sample regulations to follow-up informal discussion conducted with the commission earlier this year about establishing mixed-use regulations to enable the construction of twenty (20), one-bedroom units as a new second story over the existing commercial building on his property.

The commission's main policy documents, the 2015 Route 83 Corridor Study (Study) and the 2019 Plan of Conservation and Development (POCD), support mixed-use development concepts. The Study recommends the establishment of mixed-use regulations near the Vernon town line to encourage maintenance and rehabilitation of property (pages 31, & 41-46) and the POCD recommends mixed-use for the eastern portion of town center in the context of creating economic development and housing opportunities (pages 18, 85, & 133-135). The content of both policy documents was derived from public input during community engagement meetings and planning surveys.

Please review the referenced sample regulations and Section 3.6 Designed Multi-Family Regulations and identify standards you recommend be included when drafting a potential mixed-use regulation. Based on your ideas, I will prepare a draft regulation amendment for review at future meetings.

Thank you in advance for your time and efforts.



LEE D. HOFFMAN
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Hartford, CT 06103-3702
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f (860) 424-4370
lhoffman@pullcom.com
www.pullcom.com

July 11, 2023

*Via Certified Mail/
Return Receipt Requested*

Arlo Hoffman, Chairman
Planning and Zoning Commission
Ellington Town Office Hall
55 Main Street
Ellington, CT 06029

RECEIVED

JUL 17 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

**Re: Battery Energy Storage Project, KCE CT 5, LLC, Village Hill Road,
Willington / Stafford, Connecticut**

Dear Mr. Hoffman:

Please be advised that this office represents KCE CT 5, LLC, a subsidiary of Key Capture Energy, who are developers of battery storage systems. This letter is being sent to inform you that KCE CT 5, LLC intends to develop a 5.0-megawatt ("MW") battery energy storage system to be located at Village Hill Road, Willington, Connecticut ("Property"), near the Willington / Stafford town line.

In connection with this proposed project, KCE CT 5, LLC will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after July 14, 2023, seeking the Council's approval of the battery energy storage project at the Property.

Once filed, a full digital copy of the initial Petition will be provided to the Towns of Willington, Ellington and Stafford. A full hard copy will be provided to the Towns of Willington, Ellington and Stafford if so requested. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/csc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,

Lee D. Hoffman