



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD MEETING AGENDA THURSDAY, SEPTEMBER 21, 2023, 7:00 P.M.

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

I. CALL TO ORDER:

II. PUBLIC COMMENTS (On Non-Agenda Items):

III. NEW BUSINESS:

1. Review of design elements for Ellington Racquet Club for construction of a 44,880-sf new building with site improvements on Lower Butcher Road, APN 018-020-0001 in an Industrial Park (IP) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of March 20, 2023 Special Meeting Minutes
2. Correspondence/Discussion:

V. ADJOURNMENT:

Next regular meeting is scheduled for December 14, 2023

In addition to providing in person attendance, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details provided on the agenda and posted on the Town of Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Design Review Board.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/87906950116>

Meeting ID: 879 0695 0116

Password: 767484

Join Zoom Meeting by phone:

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

Meeting ID: 879 0695 0116

Password: 767484

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

Business Summary

Ellington Racquet Club

Prepared for: Town of Ellington
September 2023

This report contains confidential and proprietary information. Any use or copying of this report or the information it contains other than by an intended recipient and for the purposes for which it was produced is prohibited

Mission Statement

ERC shall provide quality tennis and pickleball programs that enhance the physical, mental, cognitive, and social skills of local area participants in a relaxed, inviting, and inclusive environment.

Management

ERC will be led by Ms. French. As the owner, Ms. French will initiate and organize all club offerings as well as set pricing and fees. Independent, certified tennis and pickleball teaching instructors will be hired to run junior and adult classes while also having the ability to rent court time to coach private clients. As membership grows and the club usage increases, additional front desk help will be needed. In addition to teaching, at least one tennis instructor will be trained in racquet stringing. The goal is to be a full-service tennis and pickleball club where participants will be able to learn the sports, purchase needed supplies, and maintain equipment without need for a third-party.

ERC will contract professionals to provide legal and financial services. Maintenance for the building including cleaning of the facility and courts, landscaping, and snow removal will be outsourced.

Marketing & Sales

The goal of the Ellington Racquet Club is to provide a safe, inclusive location where participants can comfortably maintain an active lifestyle while benefiting from the social, emotional, cognitive, and mental health rewards associated with physical activity. While offering a variety of classes, clinics, and lessons at prices similar to those at other area clubs, we will aim to differentiate ourselves by developing personalized relationships with our members. Therefore, the initial introduction of ERC will involve individual meet-and-greets with free consultations with ERC tennis staff and a program and membership review with Ms. French.

As the owner, Ms. French will promote the club before, during, and after construction, to the participants of the Ellington Recreation Department programs, at the area schools, as well as other area tennis providers. Ms. French will work to establish

after-school programs such as the ACEing Autism program. Coordinating and introducing programs before the club opens will allow time to train instructors and volunteers and arrange potential bus transportation. Advertising and speaking to schools will build anticipation for programs to start. Additionally, Ms. French will formally meet with Ellington officials (Recreation Department, Board of Education, Youth and Human Services) to advise them of plans and available programs for ERC to receive their feedback.

Economic Impact Analysis: Visitor Spending

The below chart details Visitor spending in Ellington based on comparable markets around the country as TAG communicated with Rob Damroth from the Department of Economic & Community Development, and Connecticut does not provide annual tourism data. These estimates detail what a Visitor may spend while participating at events and tournaments at the ERC.

Expenditure	Amount	% Total*
Accommodations*	\$6.27	8%
Food & Beverage	\$20.38	26%
Retail	\$31.35	40%
Entertainment/Attractions	\$10.19	13%
Transportation	\$10.19	13%
Total Daily Expenses Per Person	\$78.38	100%

* Visitors in the study may not stay overnight which accounts for the low percentage and dollar amount allocated to accommodations.

Economic Impact Analysis: Direct Spending

TAG calculated the direct spending from Visitors based on the number of non-local days spent by Visitors in the local market and the number of room nights.

	Year 1	Year 2	Year 3	Year 4	Year 5
# of Regional Events*	3	6	8	8	8
Non-Local Days in Market**	204	476	680	680	680
Room Nights***	25.5	59.5	85	85	85
Total Direct Spending****	\$19,986.90	\$46,636.10	\$66,623.00	\$66,623.00	\$66,623.00

* Number of events are determined on a number of factors including conversations with USTA New England representatives and other individuals in the industry and will be driven by geography and the abilities of the Director of Tennis to attract events. The number of tournaments is capped at 8 because the ERC should not take too much court time from other play.

** Estimated number of days spent in the market based on USTA Regional Tournaments that are likely to be hosted at the ERC. These tournaments were determined based on conversations with USTA New England and other individuals in the market with an expertise and familiarity with the existing market.

*** Determined based on comparative data taking into consideration shared rooms for overnight stays, and visitors that are close enough that they do not require an overnight stay.

**** Calculated from the average daily spending based on comparable markets around the country, as Connecticut doesn't provide data on quantity of visitors annually.

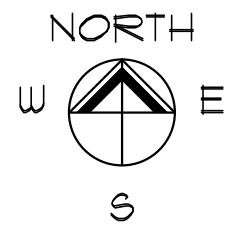
Economic Impact Analysis: Tax Revenue & Construction

TAG calculated the Tax Revenue based on 2021 tax rates for hotel taxes (County Bed Taxes) and State sales taxes.

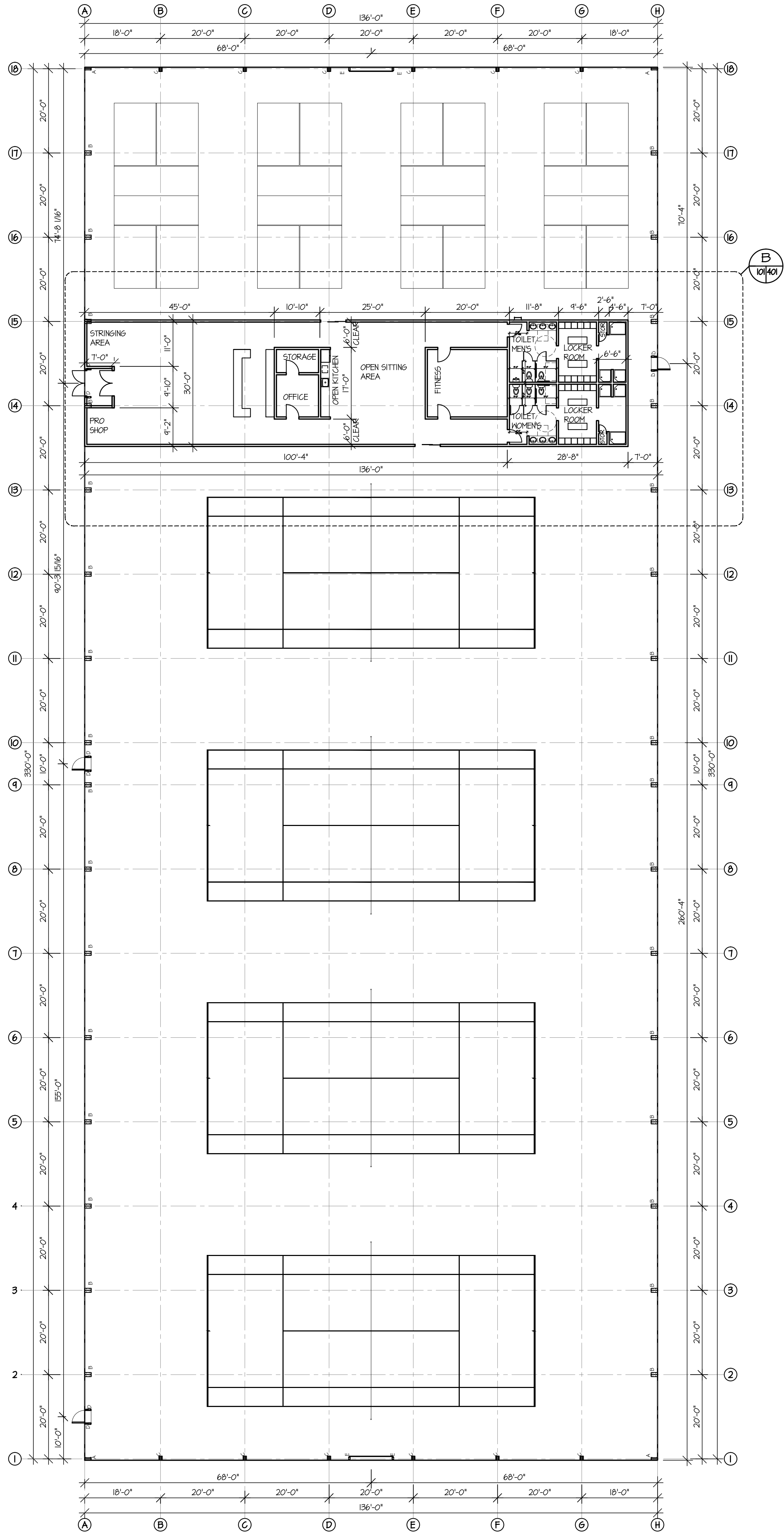
	Year 1	Year 2	Year 3	Year 4	Year 5
Connecticut Bed Tax (15%)	\$448.29	\$1,046.01	\$1,494.30	\$1,494.30	\$1,494.30
Connecticut Sales Tax (6.35%)	\$1,269.17	\$2,961.39	\$4,230.56	\$4,230.56	\$4,230.56
Tax Revenue	\$1,717.46	\$4,007.40	\$5,724.86	\$5,724.86	\$5,724.86

In addition to generating tax revenue, the ERC will be responsible for approximately \$3.9M in construction, dependent on design decisions (see section 9), which could lead to 45 to 70 temporary construction jobs benefiting the local workforce.

F:\23240.20 Ansoldi - Ellington Racquet Club\A-xxx_Z.dwg, A-101, 9/13/2023 9:45:08 AM, DWG To PDF.pc3



FLOOR PLAN
SCALE: 1/16"=1'-0"



PRELIMINARY

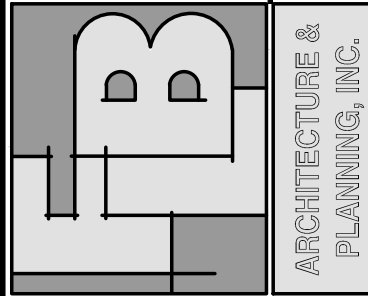
SHEET TITLE
FLOOR PLAN

SCALE
AS NOTED
JOB NO.
23240.20
DRAWN
XXX
CHECKED
XXX
DATE
XXXXXX

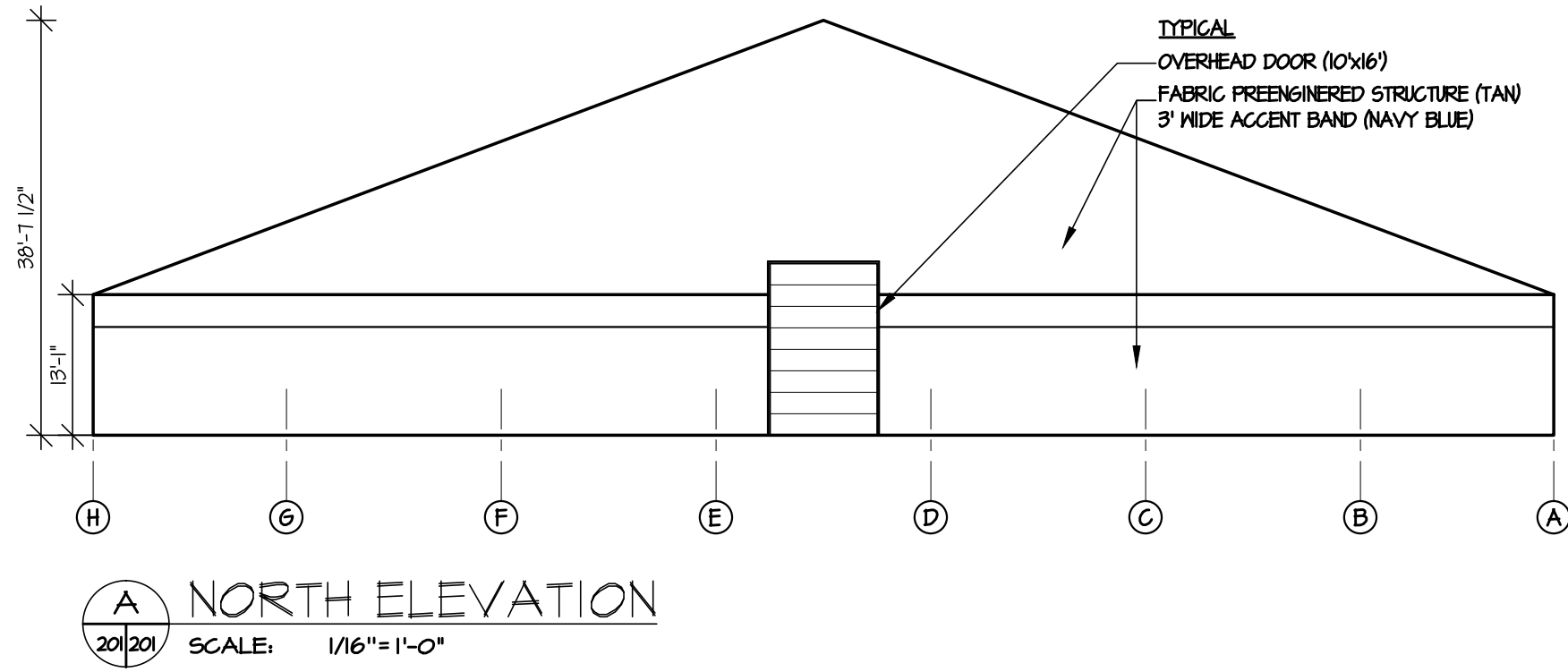
ELLINGTON RACQUET CLUB
RACQUET CLUB
ELLINGTON
XXX CT

A-101

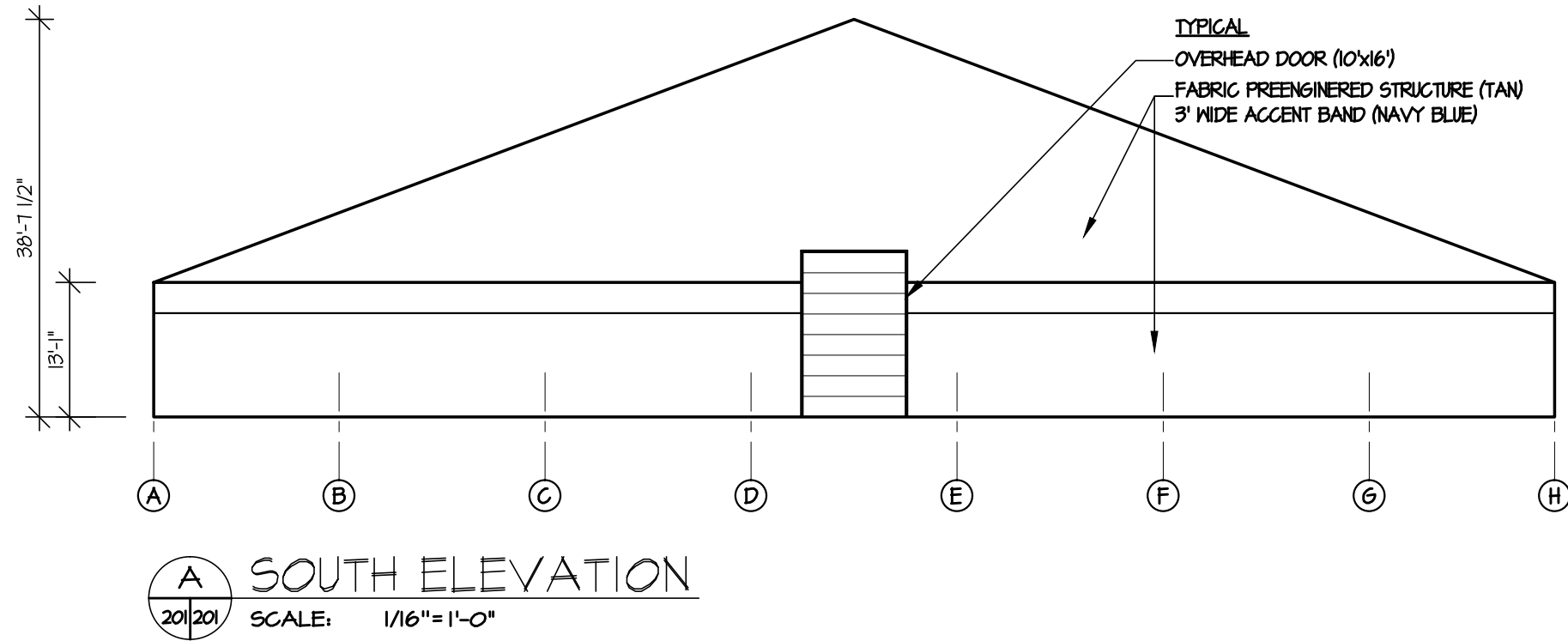
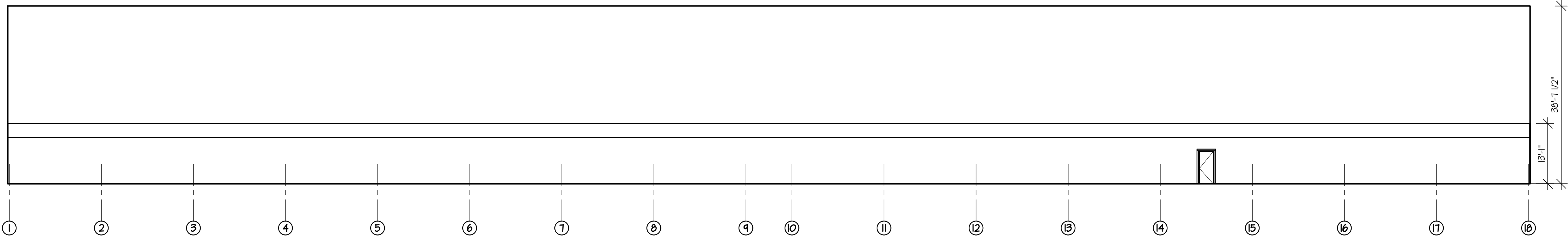
THIS DOCUMENT, THE IDEAS AND DESIGN CONCEPTS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED IN PROJECT OR BY ANY OTHER PERSON, OR WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT WILL BEAR NO RESPONSIBILITY FOR ANY CLAIMS OR DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF SUCH USE.



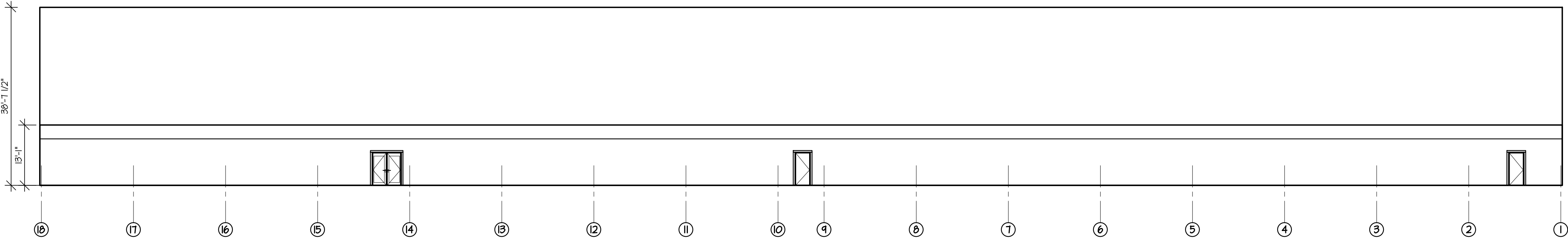
FLB Architecture & Planning, Inc. 112 Spencer St. Ste. 1B Manchester, CT 06040
(860)568-4030 fax: (860)568-5129 e-mail: flb@flbarch.com web: www.flbarch.com



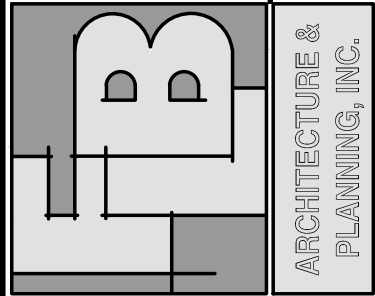
A EAST ELEVATION
20/20 SCALE: 1/16"=1'-0"



A WEST ELEVATION
20/20 SCALE: 1/16"=1'-0"



PRELIMINARY



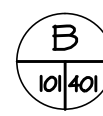
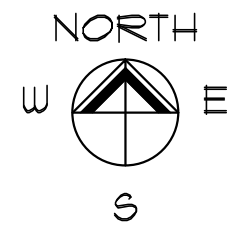
THIS DOCUMENT, THE IDEAS AND DESIGN CONCEPTS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT WILL BEAR NO RESPONSIBILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF SUCH USE.

SHEET TITLE	ELEVATIONS
	ELLINGTON RACQUET CLUB RACQUET CLUB ELLINGTON XXX, CT
JOB NAME	

SCALE	AS NOTED
JOB NO.	23240.20
DRAWN	xxx
CHECKED	xxx
DATE	xxxxxxx

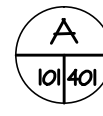
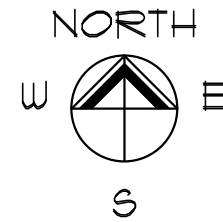
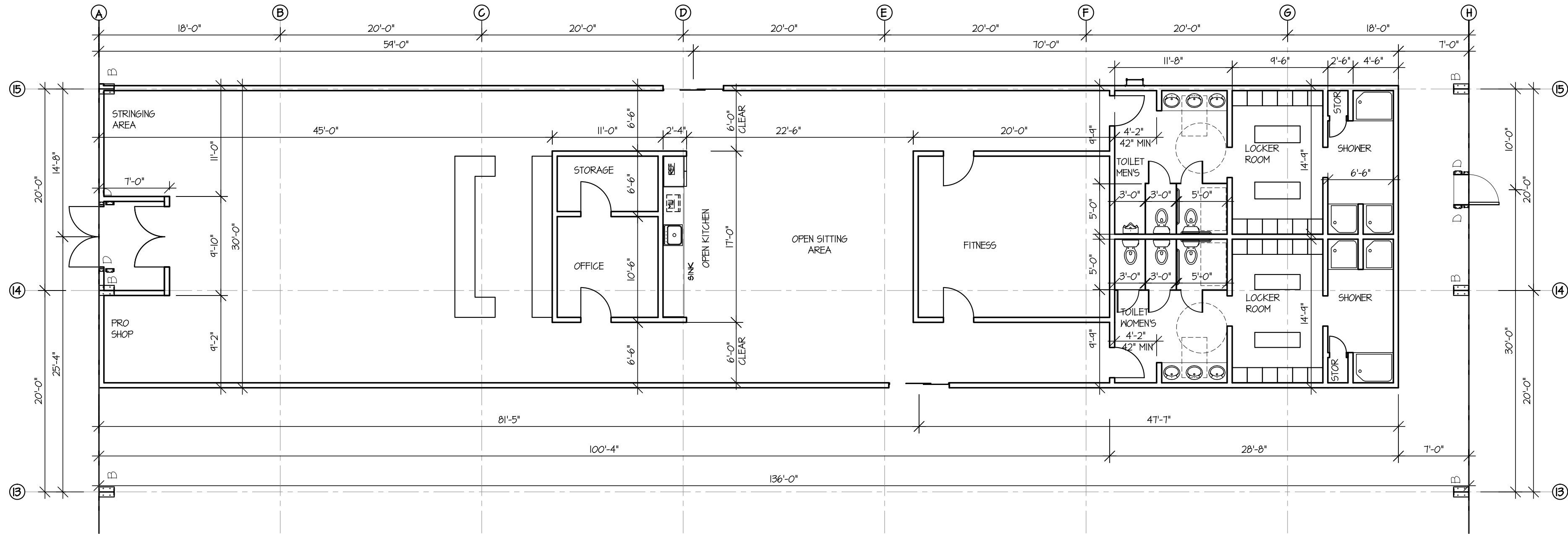
A-201

F:\23240.20 Ansoldi - Ellington Racquet Club\A-xxx_.Z.dwg, A-401, 9/13/2023 9:45:09 AM, DWG To PDF.pc3



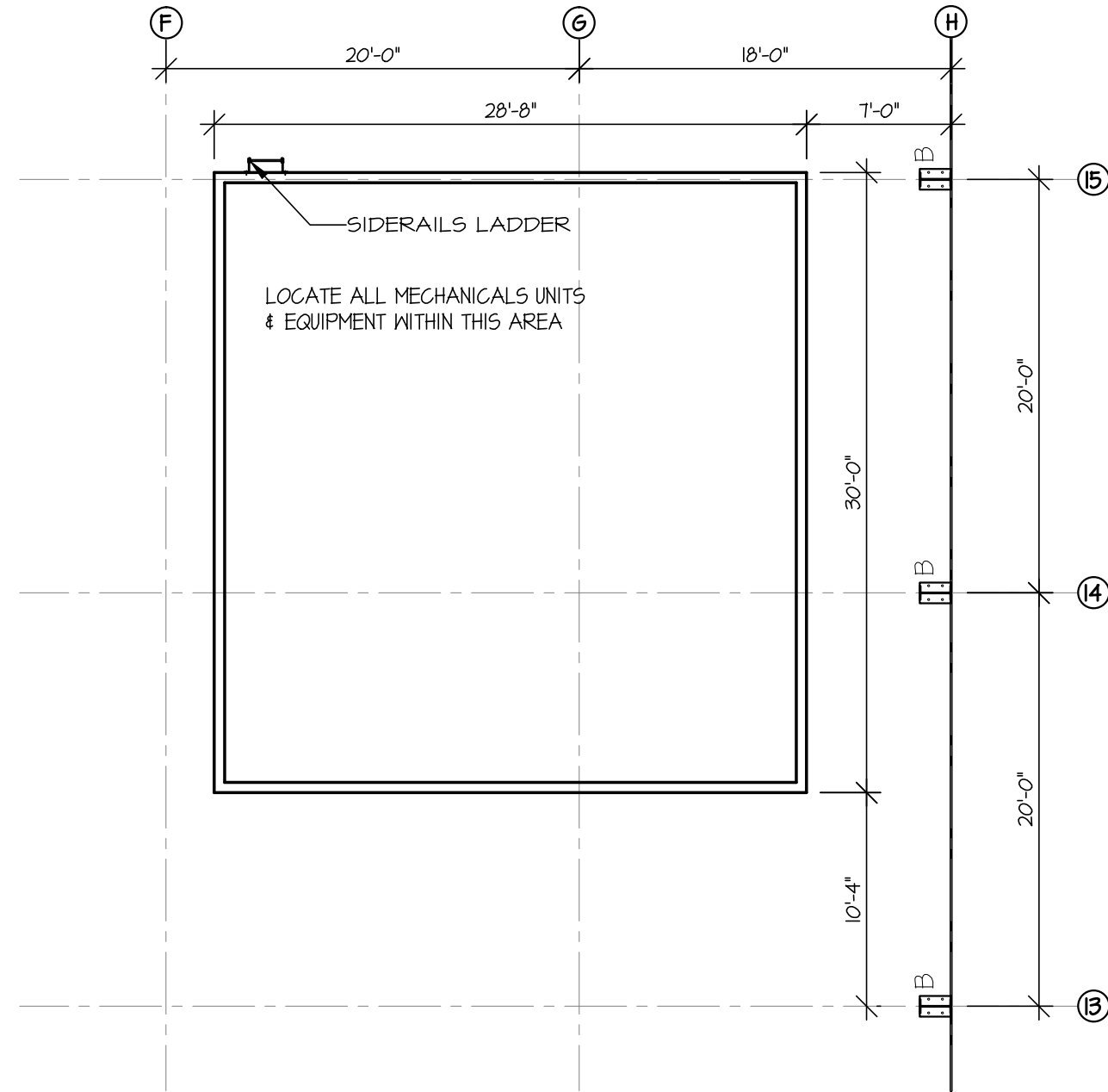
ENLARGED FLOOR PLAN

SCALE: 1/8"=1'-0"



MECHANICAL UNITS AREA PLAN

SCALE: 1/16"=1'-0"



PRELIMINARY

ENLARGED FLOOR PLAN

ELLINGTON RACQUET CLUB

RACQUET CLUB

ELLINGTON

XXX CT

SHEET TITLE

SCALE

AS NOTED

JOB NO.

23240.20

DRAWN

XXX

CHECKED

XXX

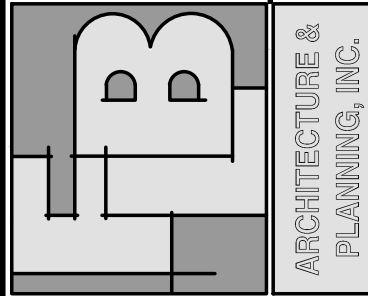
DATE

XXXXXX

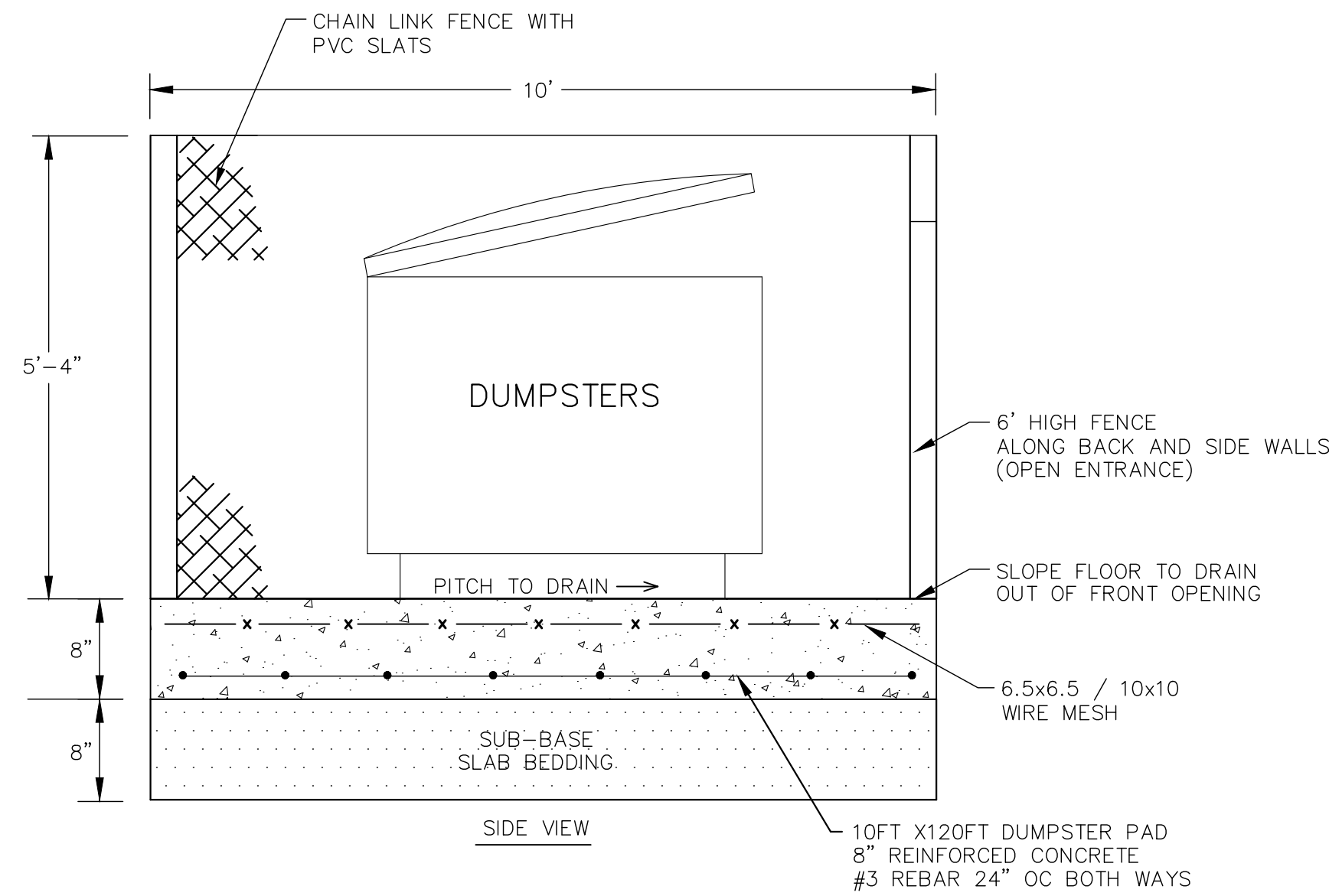
JOB NAME

A-401

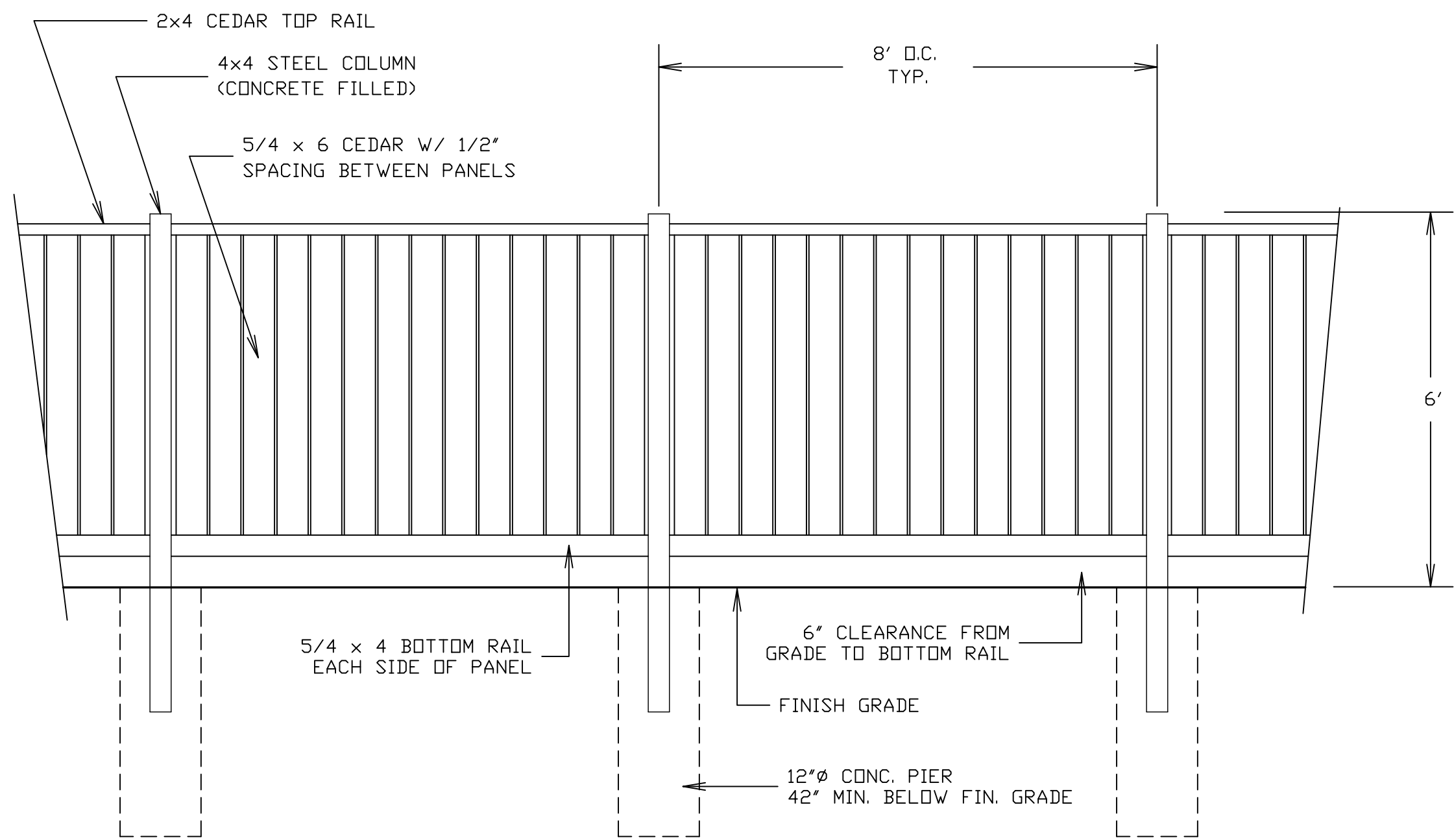
THIS DOCUMENT, THE IDEAS AND DESIGN CONCEPTS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED IN PROJECT OR BY ANY OTHER PERSON, OR WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT WILL BEAR NO RESPONSIBILITY FOR THE USER'S RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.



FLB Architecture & Planning, Inc. 112 Spencer St. Ste. 1B Manchester, CT 06040
(860)568-4030 fax: (860)568-5129 e-mail: flb@flbarch.com web: www.flbarch.com



DUMPSTER AREA AND
CONCRETE PAD DETAIL
NOT TO SCALE



6' HIGH FENCE DETAIL

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND IS SOON COVERED BY THE OFFENSE PROSECUTED TO THE FULL EXTENT OF THE LAW.
© 2018 - DUTTON ASSOCIATES, LLC.

NOTES & DETAILS
ELLINGTON RACQUET CLUB
PARCEL 018-020-0001
LOWER BUTCHER ROAD
PREPARED FOR
TRACY FRENCH
ELLINGTON, CONNECTICUT

REVISIONS:

DATE: 9/04/23

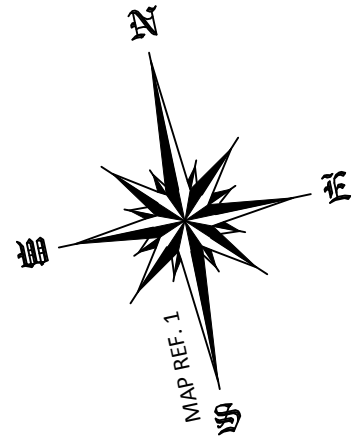
SCALE: AS NOTED

SHEET 7 of 8

23-240

FILE: 23-240_SITEPLAN.DWG

DRAFT

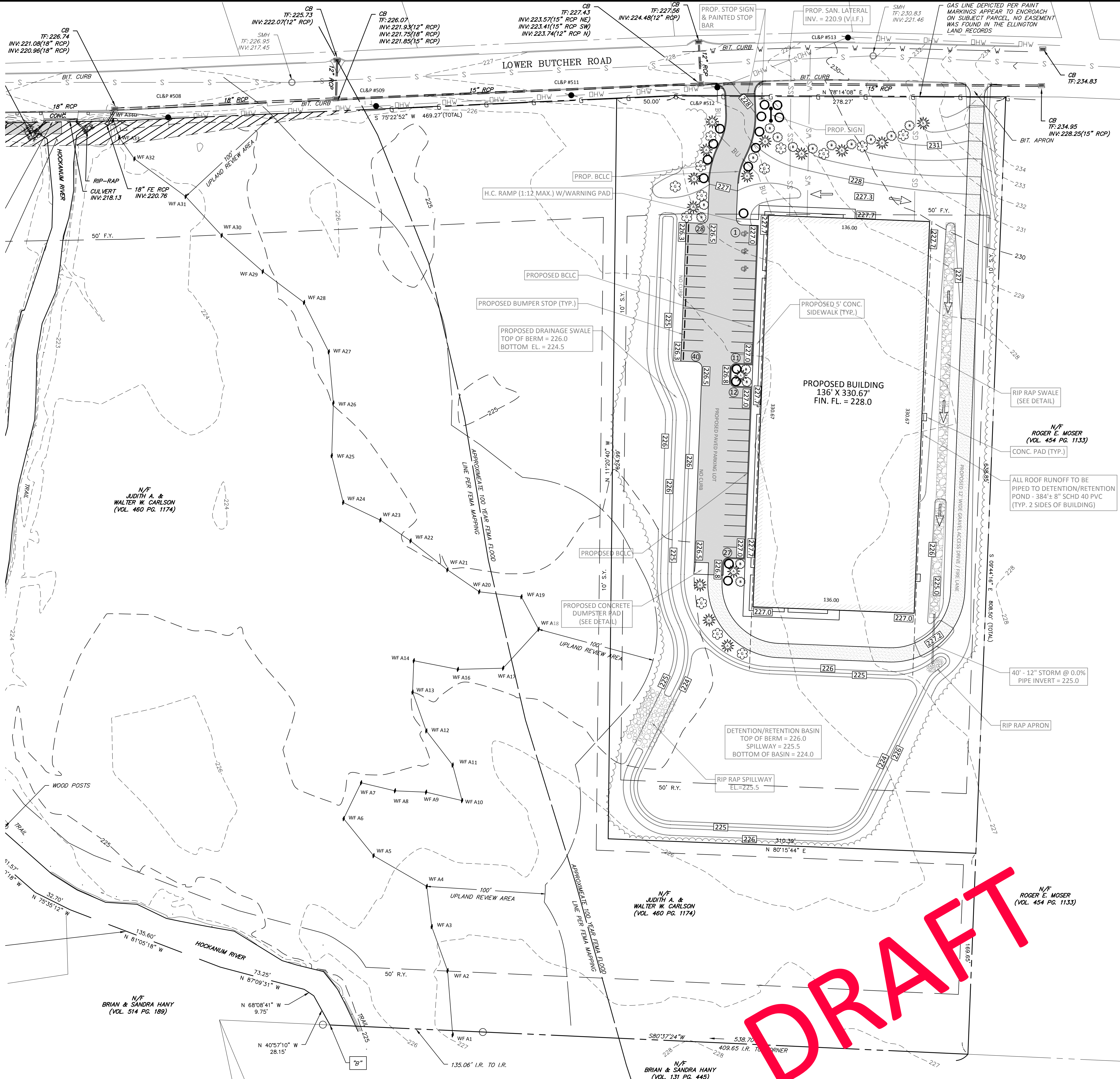


PLANTING SCHEDULE

SYMBOL	NAME / GENUS NAME	SIZE	QUANTITY
	ARBORVITAE / THUJA	3 GAL. (2-4")	15
	BOXWOOD / BUXUS	1-3 GAL.	16
	GOLDEN MOP / CHAMAECYPARIS	3 GAL.	13
	SEASONAL FLOWERS		

PLANTING SPECIFICATIONS

- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT OWNER AND THE COMMISSION ON THE CITY PLAN.
- PLANTING MIXTURE FOR TREES AND SHRUBS:
 - PART DEHYDRATED COW MANURE OR COMPOSTED ORGANIC MATERIAL
 - PARTS PEAT MOSS
 - PARTS TOPSOIL
- FERTILIZER: TO BE COMPLETE PLANT FOOD WITH A GUARANTEED ANALYSIS OF 10-10-10 UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL CONTAIN 50% SLOW RELEASE NITROGEN AND 50% QUICK.
- ALL PLANT PITS MUST BE FREE DRAINING, BREAK UP THE BOTTOM OF THE HOLE BY FORK IF NECESSARY TO ENSURE PLANT HAS PROPER DRAINAGE.
- SET ALL PLANTS IN CENTER OF PLANT PITS, PLUMB AND STRAIGHT AND AS DETAILED ON THE DRAWING. ALL PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL PLANTING GRADE PRIOR TO DIGGING. TREES SHALL BE PLANTED WITH THE JUNCTION OF ROOTS AND STERN LEVEL WITH FINISHED GRADE.
- HANDLE BALLED AND BURLAPPED PLANTS FROM THE BALL ONLY. ONCE POSITIONED IN THE HOLES, REMOVE THE TOP 1/4 OF THE BURLAP FROM THE ROOT BALL WITHOUT DISTURBING THE ROOTS.
- FACE EACH PLANT TO GIVE THE BEST APPEARANCE.
- DO NOT STAKE THE TREES UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT
- FILL PLANT PITS 2/3 THEIR DEPTH WITH PREPARED PLANTING MIXTURE, WATER THOROUGHLY AND ALLOW TO SETTLE. COMPLETE BACK-FILLING, WATER THOROUGHLY TO ELIMINATE ANY VOIDS AND AIR POCKETS. PROVIDE ADDITIONAL BACK-FILL AS NECESSARY TO CONFORM TO REQUIRED ELEVATION AND AS DETAILED.
- FORM SAUCER AND INSTALL MULCH OVER ENTIRE PLANT PIT AND SAUCER AREA AS DETAILED.
- 3 INCHES SHREDDED HEMLOCK BARK MULCH OR EQUAL SHALL BE USED AROUND ALL TREES AND SHRUB PLANTINGS.
- ALL PLANTS AND TREES SHALL BE GUARANTEED FOR A PERIODS OF ONE FULL YEAR AFTER INSPECTION AND ACCEPTANCE BY THE OWNERS REPRESENTATIVE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIODS.



DUTTON ASSOCIATES, LLC

LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SHALL CONSTITUTE THE OFFENSE PROVIDED TO THE FULL EXTENT OF THE LAW.
© 2014 - DUTTON ASSOCIATES, LLC.

LANDSCAPE PLAN
ELLINGTON RACQUET CLUB
PARCEL 018-020-0001
LOWER BUTCHER ROAD
PREPARED FOR
TRACY FRENCH
ELLINGTON, CONNECTICUT

REVISIONS:

DATE: 9/04/23

SCALE: 1" = 40'

SHEET 8 of 8

23-240

FILE: 23-240_SITEPLAN.DWG



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD SPECIAL MEETING MINUTES MONDAY, MARCH 20, 2023, 7:00 P.M.

MEMBERS PRESENT: Chairman Michele Beaulieu, Vice-Chairman Gary Chapin, Ronald Stomberg and Katherine Heminway

MEMBER(S) ABSENT: Kevin Zahner

STAFF PRESENT: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Lisa Houlihan, Town Planner, called the meeting to order at 7:00 P.M.

Ms. Houlihan stated normally the chairman calls the meeting to order, however the chair position was held by beloved and admired Bob Dawson who passed away last November. Mr. Dawson was a longtime resident of Ellington and in addition to serving on this board he volunteered on the Ellington High School Building Committee and Zoning Board of Appeals. He was also a member of Ellington Historical Society, Arbor Park Commission, and Ellington Bicentennial Commission. Mr. Dawson was inducted to the Ellington Wall of Honor for his extensive civic involvement at a formal ceremony last September. He ran a smooth meeting, had a good eye for detail, was fair and respectful, and is deeply missed. Ms. Houlihan asked if anyone else would like to share thoughts about Mr. Dawson before we go out of agenda order to hold election of officers so the meeting can be handed over to the commission.

Commissioner Chapin said Mr. Dawson was an outstanding contributor to Ellington and was a gentleman who always treated everyone fairly. Mr. Dawson will always be remembered for his contributions to the town.

Commissioner Beaulieu noted Mr. Dawson knew how to be a good chairperson and tied everything together in summary. He was fair, and everyone had a chance to speak.

Ms. Houlihan said in preparing for the election of officers, tenure of commission members was reviewed. Historically the Design Review Board only elects a chair, however it's customary for officer positions to also include a vice chair and sometimes a secretary. She noted that this is a 5-member board and suggested the members

elect a chair and vice chair. Ms. Houlihan stated Commissioner Beaulieu has the longest tenure, excellent attendance, and professional experience with a local architectural firm. Commissioner Chapin has the second longest tenure, excellent attendance, and brings an engineering perspective to design review elements. Both have expressed their willingness to accept nominations. Commissioner Beaulieu for chair and Commissioner Chapin for vice chair. Any commissioner not accepting a nomination can make and second motions.

BY CONSENSUS THE COMMISSION WENT OUT OF AGENDA ORDER TO REVIEW ITEM 2 OF CORRESPONDENCE.

2. Election of Officers

a. Chairman

MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (BEAULIEU) FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2023.

COMMISSIONER (BEAULIEU) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER BEAULIEU FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2023.

b. Vice Chairman

MOVED (BEAULIEU) TO NOMINATE COMMISSIONER (CHAPIN) FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2023.

COMMISSIONER (CHAPIN) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS CLOSED.

MOVED (BEAULIEU), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER CHAPIN FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2023.

THE COMMISSION WENT BACK TO AGENDA ITEM I - NEW BUSINESS.

I. NEW BUSINESS:

1. Review of design elements for Cornerstone Ellington LLC, owner/ Krown Point Capital, applicant for construction of a retail/restaurant building at 135 West Road, APN 037-005-0086 in a Planning Commercial (PC) zone.

Eric Peterson, Gardener and Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, Perry Gold, and Reggie Kronstadt, ARJI Ellington LLC & ARJI Ellington 2 LLC, 100 Jericho Quadrangle, Suite 200. Jericho, NY and Carmelo Rosa, (Zoom), Hibbard & Rosa Architects, L.L.C., 292 Main Street, Middletown, CT were present for the application.

Mr. Peterson said back in 2007 the Planning & Zoning Commission approved a Site Plan and Special Permit for the proposed location of the building at the Big Y Plaza,

135 West Road. The Site Plan approval has expired, and the new owners of the plaza would like to get re-approval. The new building's main tenant will be Starbucks and the tenants for the other three spaces are undetermined. The building will be about 80 feet from the north property line and 230 feet from West Road. The front line of the proposed building will be in line with the existing McDonald's. Some of the amenities will be a fenced patio for outside dining, the drive-thru, and parking within the site. He stated they will be installing a bike rack and more sidewalks around the building. Mr. Peterson reviewed the circulation within the area and queuing of vehicles for the drive-thru and parking provided for the entire building. There will be exterior lighting over the front canopy which will have integrated downward lights, additional light poles will be installed which will be five feet shorter than the existing poles. A few LED lights will be installed on existing poles and they will be dark sky compliant. Mr. Peterson reviewed the landscaping plan, noting additional screening to the north has been added and will shade some of the parking lot. The dumpster pad will be fenced in, evergreen trees will be planted behind the dumpster pad for additional screening to the abutters. He noted the 2007 Special Permit conditions of approval require the landscaping to be increased along the northeast side of the parcel, creating an earthen berm about 2.5 feet in height and 10 feet in width with the installation of dogwood trees on top of the berm. The Special Permit also requires the volume of the drive-thru speaker not to exceed the decibel level of a close conversation, which is an individual being approximately 5 feet from the speaker.

Mr. Rosa stated he will be reviewing the architectural aspects of the project. The proposed building is approximately 7,179 square feet. Mr. Rosa reviewed the proposed materials for the exterior of the building including traditional gable roofs, architectural shingles, a cupola element, metal canopies with integrated lighting, fiber cement clapboard siding, Azek trim, EIFS finish, wall light sconces and brick Rowland course with brick veneer.

Chairman Beaulieu verified with Mr. Rosa the EIFS noted on the plans is textured type of plaster. Mr. Rosa pointed out the elements of the building in which the Azek and EIFS materials will be installed. Vice Chairman Chapin stated the design of the building looks beautiful and looks like Ellington motif. Chairman Beaulieu asked about the location of the mechanical units. Mr. Rosa explained in between the gables is a lower flat roof element where the mechanicals will be located and hidden. Commissioner Heminway noted the building design fits in with the existing buildings on the parcel. Commissioner Stomberg stated he likes the building and asked if Starbucks chose the design. Mr. Kronstadt said they took into consideration other buildings within the area and proposed it to Starbucks, who loved the structure and location. Commissioner Heminway noted the proposed Dogwoods for the landscaping. She said they are beautiful trees when they bloom in the late spring, but are also messy trees and drop large seeds. When someone steps on the seeds they tend to stain the sidewalks and are difficult to clean up. She suggested they choose a different type of tree.

Ms. Houlihan asked about the brownish colored band underneath the Starbucks. Mr. Rosa noted they are metal canopies with integrated lighting primarily for the

entrances. This is a Starbuck detail, which was requested by them. Mr. Peterson explained the lights are recessed in the canopies.

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR Z202306 for the construction of a retail/restaurant building at 135 West Road, APN 037-005-0086, in a Planning Commercial (PC) zone.

RECOMMENDATION(S):

- * Change the proposed landscaping Dogwood trees to a cleaner and lower maintenance tree.
- 2. Review of design elements for Town of Ellington owner/ Ellington Board of Education, applicant, for various renovations, improvements, and additions to Windermere School at 2 Abbott Road, APN 008-010-0000 in a Residential (R) zone.

Brian Greenleaf, Director of Finance & Operations, 47 Main Street, Ellington, Jim Barrett, and Gregory Smolley of Drummey Rosane Anderson, Inc., 225 Oakland Road, Ste 205, South Windsor, CT and David Dickson, SLR Consulting, 99 Realty Drive, Cheshire, CT were present to represent the application.

Mr. Barrett showed the existing conditions of Windermere Elementary School. He reviewed the proposed project which will consist of demolishing the southernmost wing of the existing school and constructing a new two-story classroom wing to the north of the existing building. The remaining portions of the existing building will be renovated to an as-new state throughout to include the exterior and roofs. Mr. Barrett reviewed the site improvements to include age-appropriate playgrounds and fields and drainage improvements. He reviewed the new traffic flow patterns and additional parking. Mr. Barrett showed the proposed gables on the three main entrances of each wing. He reviewed the materials and colors of each component to be installed which include masonry brick, clapboard siding and board & batten siding.

Vice Chairman Chapin asked if the existing blue roof would be replaced. Mr. Barrett explained the school will be renovated as-new and they will replace all roofing materials and all outside elements of the buildings. Mr. Barrett noted the proposed brick material matches the proposed clapboard and siding. Vice Chairman Chapin inquired about the sidewalk ending in front of the school. Mr. Dickson explained the sidewalk along Abbott Road will remain as is and they will be adding sidewalks around the entire school.

Commissioner Heminway asked about the materials that will be used for the roofs and snow guards. Mr. Barrett said snow guards will be added to the three gables and the entrance to the school from the bus drop off location. Commissioner Stomberg said the group is doing a great job with the project. He noted the proposed renovations fit the elements of the town. Chairman Beaulieu asked about the material of the front entrances of each building. Mr. Barrett stated they are metal and will be painted white.

Chairman Beaulieu asked about signage and lighting. Mr. Smolley reviewed the proposed parking lot and building light, and stated they will be dark sky compliant. A lighting plan will be provided to the Planning Department upon completion. Chairman Beaulieu asked about the overflow parking. Mr. Barrett showed the multipurpose playfield that can provide parking for 115 vehicles if needed. Mr. Smolley added the multipurpose playfield will be 300' x 150' area. Mr. Barrett explained the signage portion of the project has not been finalized. Chairman Beaulieu asked the reasoning for the dumpster location. Mr. Barrett noted the dumpster location is closest to the kitchen access and will be screened by fencing.

Commissioner Heminway asked about the proposed stormwater detention basin along Windsorville Road. Mr. Barrett said they will be installing 4-foot fencing around the basin and a 6-foot fence will be installed all around the site, excluding the front parking location.

MOVED (HEMINWAY), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION for future application for various renovations, improvements, and additions to Windermere School at 2 Abbott Road, APN 008-010-0000, in a Residential (R) zone.

II. ADMINISTRATIVE BUSINESS:

1. Approval of the May 12, 2022, Special Meeting Minutes

MOVED (BEAULIEU), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 12, 2022, SPECIAL MEETING MINUTES AS WRITTEN.

3. Correspondence/Discussion:
 - a. Distribution of Ellington Design Review Guide (Approved 2015).
 - b. Distribution of Application Review Checklist.

III. ADJOURNMENT:

MOVED (BEAULIEU), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 8:17 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk