



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

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

MEMBER(S) ABSENT:

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

I. CALL TO ORDER:

Chairman Michele Beaulieu called the meeting to order at 7:00 P.M.

II. 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.

Tracy French, 19 Grand Boulevard, Ellington, CT; Mark Reynolds, Dutton Associates, LLC, 67 Eastern Boulevard, Glastonbury, CT; Aaron Ansaldi, The Andrew Ansaldi Co, 186 Bidwell Street, Manchester, CT; Jim Maitland, 31 Charter Road, Ellington, CT, and Shannon Hurbert (via Zoom), Legacy Builders Solutions, 19500 County Road 142, South Haven, MN, were present to represent the application.

Tracy French, owner of the project, introduced Mark Reynolds - Professional Engineer, Aaron Ansaldi - General Contractor, Jim Maitland - Project Manager, and Shannon Hurbert - Sales Rep for Legacy Builders Solutions.

Mark Reynolds explained the site is on Lower Butcher Road and the property is roughly 19 acres. The proposed project will be on 4.6 acres of the property, which is relatively flat and slopes towards the river. The parcel is in the Industrial Park Zone. Mark pointed out the agricultural use on the parcel will remain farmland after subdivision approval. Mark showed the location of the building, parking areas, emergency service gravel drive around the building, proposed light poles, detached sign and landscaped areas on the site. Mark noted the owner has submitted applications to the Planning & Zoning Commission for approval of the subdivision and

site plan, along with an application to the Inland Wetlands Agency. Mark stated the whole project is not within one hundred feet of the river. The group looked at the proposed two-sided detached sign that will be externally illuminated.

Aaron Ansaldi stated the building will be a 136'x330' steel structure with fabric material. The material will be navy blue sides and corner boards at the bottom with a tan colored roof. The building will have four tennis courts and four pickleball courts, and the building will be insulated. Chairman Beaulieu asked if the building would meet energy codes. Shannon Humbert stated the building is a pre-engineered steel building and the fabric will be stretched over the structure. Shannon explained how the building will be insulated and how the mechanicals will work within the building. There are two separate fabrics, one inside and the other outside which is waterproof. Shannon noted the fabric has a 25-year warranty. The building will have roof ridge vents at the top. Vice Chairman Chapin asked about the mechanicals for the building. Aaron stated they will be over the mezzanine portion of the building and the condensers will be outside. Chairman Beaulieu requested the mechanicals on the ground be screened. Vice Chairman Chapin asked Tracy how she determined the number of courts for each activity. Tracy stated the tennis courts are expensive and cost up to ninety thousand dollars per court. Tracy noted individuals can play pickleball on top of the tennis courts. She spoke with the First Selectman, Lori Spielman, about having pickleball courts outside in the future.

Vice Chairman Chapin stated if the owner decided to have more pickleball courts, they would need to consider more parking spaces. Mark noted they can add up to eighteen more parking spaces along the building.

Commissioner Kathy Heminway had a few suggestions pertaining to the landscaping on the site. Commissioner Heminway suggesting replacing the Thuja Arborvitae with Emerald Green Arborvitae in the back around the corner of the building for safety, and to change the arborvitae on the south side of the building with Steeds Holly shrubs. Commissioner Heminway noted the arborvitae in the front are good along with the Golden Mop on the site plan. As for the seasonal flowers, it was suggested to do a mix of perennials and annuals making the landscaping as easy as possible to maintain. Commissioner Heminway also suggested picking a Boxwood that will be more disease resistant.

Lisa Houlihan inquired about adding signage to limit access to the gravel drive for personnel and emergency services only. She also asked about signage on the building and if a color element could be added to the peaks of the building on each side like the example Shannon showed the commission. Tracy agreed to add a different color siding in the peak of each gable end. She stated a cover will be added over the front entryway of the building and she would like to add split rail fencing along the front side of the building. Tracy will reach out to a sign company to discuss possibilities for signage on the building, which can be up to 136 square feet. Shannon displayed pictures of attached signage on other existing facilities. Mark asked if the signage on the building and the detached sign would be too much, the Board felt both would look good. Shannon stated the vinyl decal lettering on the building would be added after the building is constructed.

Lisa Houlihan reviewed the recommendations for the project, which are as listed below.

MOVED (CHAPIN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION

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, with recommendations.

RECOMMENDATION(S):

- Add screening landscaping around ground mounted mechanicals.
- Add signage to both ends of the 12' wide gravel drive/fire lane stating, "For authorized personnel and emergency services only".
- Add a canopy over the main entry door and split rail fencing to the plan.
- Add blue-colored tension fabric to a portion of the peak at the gable ends.
- Make changes to the landscaping as recommended by the Design Review Board.

III. ADMINISTRATIVE BUSINESS:

1. Approval of the March 20, 2023, Special Meeting Minutes

MOVED (HEMINWAY), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 20, 2023, SPECIAL MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: **None**

IV. ADJOURNMENT:

MOVED (BEAULIEU), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:49 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk