



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 SPECIAL MEETING AGENDA

MONDAY, OCTOBER 30, 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:

1. S202302 – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.
2. S202303 – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.
3. Z202321 – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.
4. Z202322 - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendments to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations.
5. Z202323 - Planning and Zoning Commission, applicant, for proposed Zoning Regulation Amendment for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z202324 – Stick It Here Storage, LLC, owner/applicant, request to modify Special Permit and Site Plan to construct a self-storage facility, fencing and gates, landscaping and related improvements at 25 West Road, APN 019-180-0000, in a C (Commercial) Zone. (*Application for receipt only.*)
2. Z202325 – Steven Midford, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 50x60 accessory detached garage at 124 Middle Road, APN 041-002-0008, in a Rural Agricultural Residential (RAR) Zone. (*Application for receipt only.*)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the September 25, 2023, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. Email from Peter Hany dated October 10, 2023, Ellington Ambulance responses.
 - b. FEMA Notice dated September 27, 2023, for the Draft Risk Map Project for the Thames and Shetucket Watersheds.
 - c. Report and discuss status of Land Use Commissioner Training, Pursuant to Public Act No. 21-29... Training for Certain Land Use Officials.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for November 27, 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/87692820361>

Meeting ID: 876 9282 0361

Passcode: 540577

Join Zoom Meeting by phone:

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

Meeting ID: 876 9282 0361

Passcode: 540577

Town of Ellington Planning & Zoning Commission Subdivision Application

SUBDIVISION NAME: Land of James W. Persano & Susan P. Haight

LOCATION: Jobs Hill Road

ASSESSOR'S PARCEL NUMBER (APN): 139 - 019 - 0000 (If unaware of APN, ask staff for assistance)

Application #

S202302

Date Received

9/21/2023

Application: ☒ Subdivision ☐ Re-subdivision ☐ Modification **Approval Requested:** ☒ Final ☐ Conditional

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

Owner's Information

Name: James W. Persano & Susan P. Haight

Mailing Address: 51 Whisper Woods Drive

Somers, CT 06071

donaldhaight1212@gmail.com

Email: epersano2@gmail.com

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

Primary Contact Phone #: (Susan) 860-749-6072

Secondary Contact Phone #: (James) 860-202-1516

Signature: *Susan P. Haight* **Date:** 8-24-23

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: Eric Peterson

Mailing Address: Gardner & Peterson Associates, LLC
178 Hartford Turnpike

Tolland, CT 06084

Email: epeterson@gardnerpeterson.com

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

Primary Contact Phone #: 860-871-0808

Secondary Contact Phone #: _____

Signature: *Eric R. Peterson* **Date:** 8/28/2023

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

SEP 21 2023

Total Acreage of Property: 6.99Ac **Zone of Property:** RAR **Required Density Factor (R/LR 5.0, RAR 5.5):** N/A

Open Space Proposal (check one): ☒ 10% Land Set-Aside ☐ Fee in Lieu of Land ☐ Combination ☐ N/A

Amount (square feet & acres): >25% **Slopes:** 0 **Wetlands & Watercourses:** 0.38Ac **100-Year Floodplain:** 0

Developable Land: 6.61Ac **Lot Yield:** 1 **Remaining Land:** 0 **Area to be subdivided:** 6.99Ac

of Proposed Development Lots: 1

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). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.*

Is parcel located 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.*

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? *If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.* Yes

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 w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.*

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.

ERIC R. PETERSON, P.E., L.S.

MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com

www.GardnerPeterson.com

Subdivision Application Narrative

Land of James W. Persano & Susan P. Haight
Jobs Hill Road (APN: 139-019-0000)
Ellington, Connecticut

RECEIVED

SEP 21 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

On April 26, 1983 this parcel was created by a Certificate of Devise in which the estate of Anthony J. Stolarz granted a portion of the deceased property to his daughter Gertrude Persano. At that time, the distribution of the estate of Anthony J. Stolarz divided a 40.59 acre parcel into 5 separate parcels and granted them to his heirs. A survey prepared by Alfred E. Schindler entitled "Map of Property of Evelyn M. Stolarz, Executor Ellington, Conn." and dated 06/23/1984 noted "Planning & Zoning Commission approval is granted for the purposes of allowing the division of the Estate of Anthony Stolarz among the heirs, and does not constitute approval of building lots as such".

This application proposes to create a Building Lot of the parcel previously conveyed by the estate of Anthony J. Stolarz to Gertrude Persano. On March 31, 2022 test pits were evaluated by the North Central Health District and in August of 2023 Gardner & Peterson Associates, LLC conducted percolation tests in the vicinity of one of the test pits to determine that suitable soils exist on this property that meet the Public Health Code requirements for a future on-site septic system. An application to the NCHD has been submitted for their approval.

Lastly, according to the Town of Ellington GIS a wetland exists towards the east end of this parcel. The applicant retained Richard Zulick C.S.S. who determined that there are wetlands on this parcel but that any development shown on the included plans are outside the Upland Review Area as defined by the Inland Wetlands & Watercourse Regulations. Therefore, the applicant has requested that the IWA provide a positive referral to the PZC pursuant to Connecticut General Statutes 8-26(e).

Town of Ellington Planning Department



MEMO

DATE: October 23, 2023

TO: Planning & Zoning Commission
cc. PZC File S202302

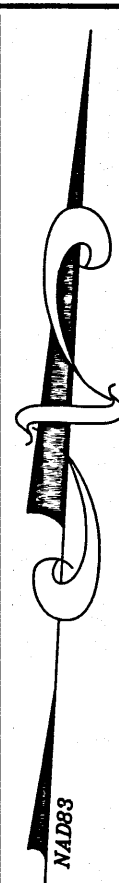
FROM: Barbra Galovich, CZET, Land Use Assistant on behalf of the Inland Wetlands Agency

SUBJECT: **Jobs Hill Road, APN 139-019-0000 – proposed one lot subdivision**
Inland Wetlands Agency Positive Referral on S202302

On October 16, 2023, the Inland Wetlands Agency granted a positive referral for property on Jobs Hill Road, APN 139-019-0000 with the following motion:

MOVED (HOFFMAN) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR James Persano & Susan Haight, owners/ Gardner & Peterson Assoc. LLC, applicant, request for positive referral to the Planning & Zoning Commission on a 1-lot subdivision (S202302) pursuant to Conn. Gen. Stat. 8-26(e) for property on Jobs Hill Road, APN 139-019-0000.

On behalf of the Inland Wetlands Agency, thank you.



JOBS HILL ROAD

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 TO THE WEST OF THE EASTERLY MOST TREE LINE DEPICTED AND OTHERWISE CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
2. MAP REFERENCE:
 - A. "MAP OF PROPERTY OF EVELYN M. STOLARZ, EXECUTOR ELLINGTON, CONNECTICUT" BY ALFRED E. SCHINDLER DATE: 6/25/84. REVISED: 10/10/84.
3. BEARINGS & ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) & THE 1988 NORTH AMERICAN DATUM (NAD 88) RESPECTIVELY BASED ON COORDINATES PROVIDED BY A GPS SURVEY FROM DESIGN PROFESSIONALS, INC.
4. THE TOTAL AREA OF THIS PARCEL IS 6.99 ACRES AND IS SHOWN AS DEPICTED ON THE MAP REFERENCED IN NOTE 2.A.
5. THIS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE RURAL AGRICULTURAL RESIDENTIAL (RAR) ZONE.
6. WETLANDS DEPICTED ON THIS PLAN ARE AS SHOWN ON THE TOWN OF ELLINGTON GIS.
7. THIS PARCEL IS LOCATED WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN) AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 5 OF 15 MAP NUMBER 090158 0005 C MAP REVISED: FEBRUARY 5, 1997.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
10. THIS LOT IS TO BE SERVED BY A PRIVATE WELL AND SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
11. DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
12. LOT CLOSURE IS NOT LESS THAN 1:5000 PER SECTION A.05.XIV.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

LEGEND

- PROPERTY LINE
- IRON PIPE FOUND
- IRON PIN TO BE SET
- ZONING SETBACK
- - - WATERCOURSE

ZONING TABLE

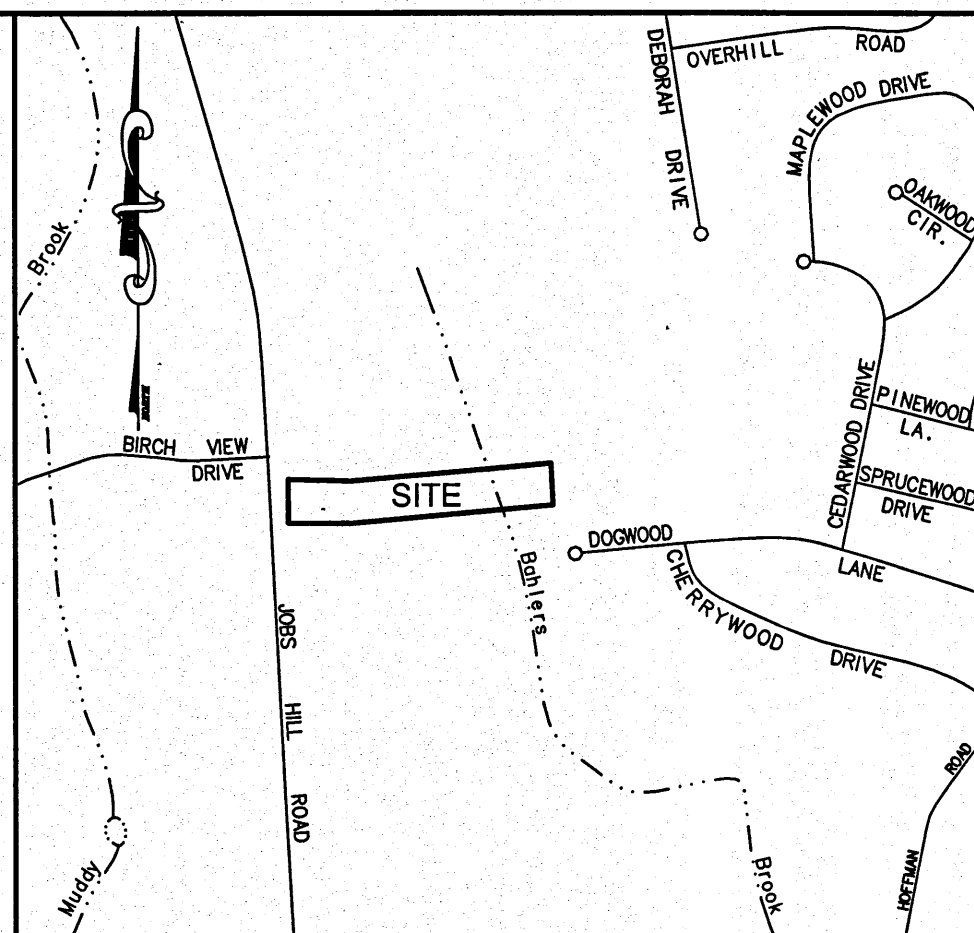
ZONE: RURAL AGRICULTURAL/RESIDENTIAL 'RAR'		
	REQUIRED	PROVIDED
PARCEL AREA	40,000 Sq.Ft.	304,381 Sq.Ft.
LOT WIDTH	125'	228'
FRONT YARD	35'+20'=55'	---
SIDE YARD	10'	---
REAR YARD	25'	---
BUILDING HEIGHT	35'	---
LOT COVERAGE	25%	---

N/F
HENRY A. STOLARZ JR.
APN: 139-017-0000

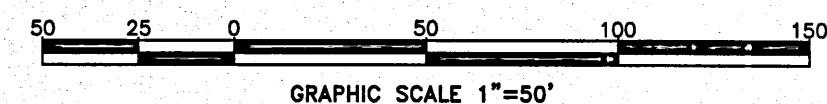
N/F
MICHAEL R. & DEBRA J. SNOW
255 JOBS HILL ROAD
APN: 139-018-0000

LAND OF
JAMES W. PERSANO &
SUSAN P. HAIGHT
APN: 139-019-0000
304,381 Sq.Ft.
6.99 Acres

N/F
MARY ANN GAMBACORTA
& DEBRA SNOW
APN: 140-001-0000



KEY MAP ~ SCALE: 1"=1000'



RECEIVED
SEP 2 2013

TOWN OF ELLINGTON
PLANNING DEPARTMENT

SUBDIVISION PLAN **S202302**

BOUNDARY PLAN

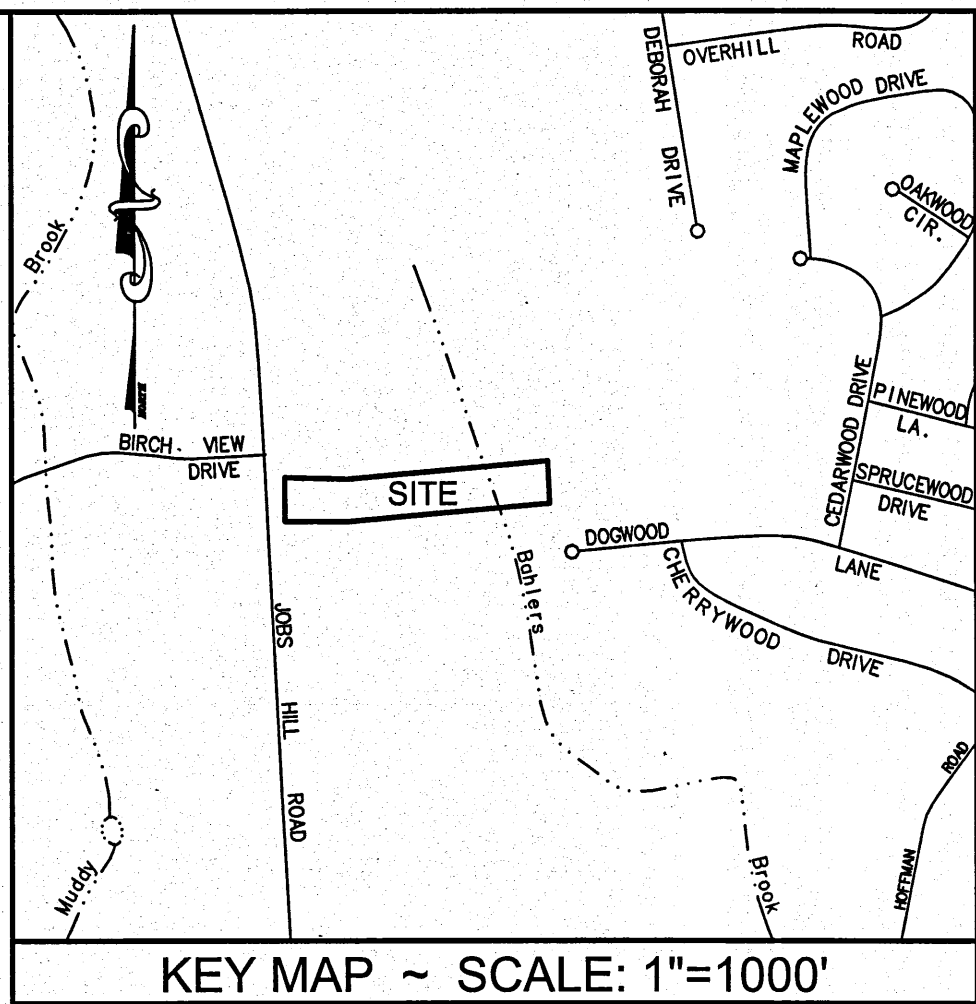
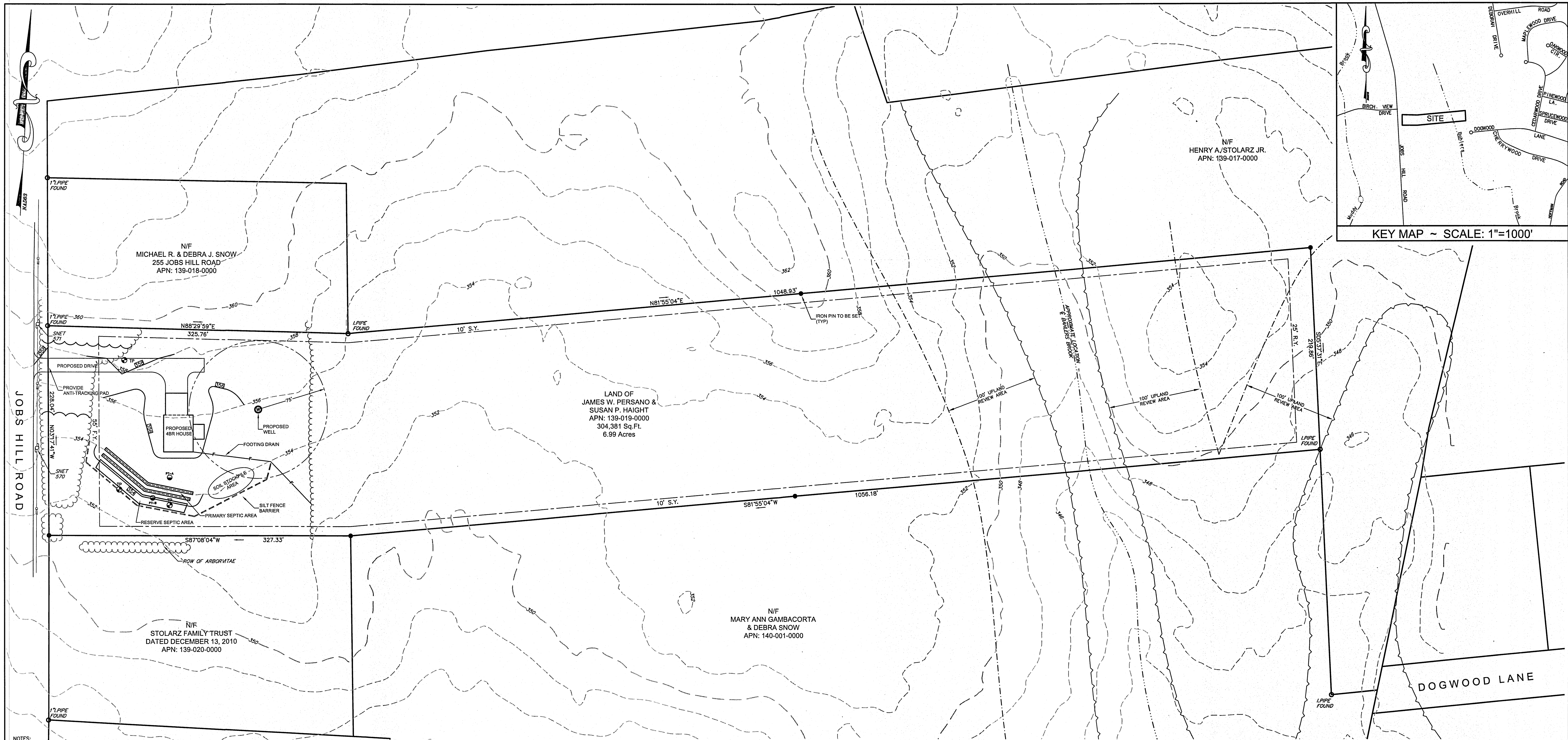
LAND OF
JAMES W. PERSANO & SUSAN P. HAIGHT
JOBS HILL ROAD
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=50'	08-26-2023	1 OF 2	11228A



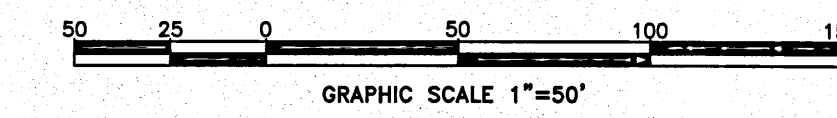
- NOTES:
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 12. LOT CLOSURE IS NOT LESS THAN 1:5000 PER SECTION A.05.XIV.
- I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
- Eric R. Peterson*
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

LEGEND	
	PROPERTY LINE
	IRON PIPE FOUND
	IRON PIN TO BE SET
	ZONING SETBACK
	WATERCOURSE
	EX. UTILITY POLE
	EX. OVERHEAD WIRES
	EX. PAVEMENT
	INLAND WETLAND BOUNDARY
	EXISTING CONTOUR
	EXISTING ELEVATION
	EX. TREELINE
	TEST PIT
	PERCOLATION TEST
	PROP. CONTOUR
	PROP. TREELINE

TEST PIT DATA:	
03/31/2022 OBSERVED BY THE NCHD (TEST PIT LOCATIONS NOT NOTED ON SOIL REPORT)	
TP-1:	TOPSOIL
0-12"	12-21" YELLOW BRN. FINE SANDY LOAM
21-51"	RED BRN. FINE SANDY LOAM W/ STONES
MOTTLING	21" GW SEEPAGE 35"
TP-2:	TOPSOIL
0-9"	9-22" YELLOW BRN. FINE SANDY LOAM
22-50"	RED BRN. FINE SANDY LOAM W/ STONES
MOTTLING	20" GW SEEPAGE 31"
ROOT TO 18"	
TP-3:	TOPSOIL
0-9"	9-20" YELLOW BRN. FINE SANDY LOAM
20-51"	RED BRN. FINE SANDY LOAM W/ STONES-TIGHT
MOTTLING	16" GW SEEPAGE 28"
TP-4:	TOPSOIL
0-12"	12-24" YELLOW BRN. FINE SANDY LOAM
24-81"	RED BRN. FINE SANDY LOAM W/ SILT AND STONES
MOTTLING	25" GW SEEPAGE 71"
ROOTS TO 25"	

PERCOLATION TEST DATA:	
08/31/2023 OBSERVED BY THE NCHD BY GARDNER & PETERSON ASSOCIATES, LLC	
PT-A:	PT-B:
PRESOAK 11:57	PRESOAK 12:07
DEPTH=16"	DEPTH=16"
MARK AT GRADE	MARK AT GRADE
TIME	TIME
DEPTH	DEPTH
1:35 4"	1:36 5"
1:45 6 1/4"	1:46 7 1/2"
1:55 7 3/4"	1:56 8 1/2"
2:05 8 3/4"	2:06 9 1/4"
2:15 9"	2:16 10 1/4"
2:25 9 3/4"	2:26 11"
2:35 10 1/4"	2:36 11 3/4"
2:45 11"	2:46 12 1/4"
2:55 11 3/4"	2:56 12 3/4"
3:05 12 1/4"	3:06 13 1/4"
3:15 13 1/4"	3:16 14"
3:25 13 3/4"	3:26 14 3/4"
3:35 14 1/4"	3:36 15 1/4"
3:40 14 3/4"	3:41 15 3/4"
RATE: 10.1-20 MIN/IN	RATE: 10.1-20 MIN/IN

LEACHING FIELD REQUIREMENTS	
4BR HOUSE PERC RATE = 10.1-20.0 MIN/IN ELA REQUIRED = 787.5 SF	
MLSS: RESTRICTIVE LAYER: 18-22 HYDRAULIC GRADIENT: 3.1-4.0% HF=48 FF=1.75 PF=1.25 MLSS=48x1.75x1.25=105 FT	
LEACHING AREA PROVIDED 2-ROWS STANDARD QUICK 4 INFILTRATORS (3.6 SF/LF) 110-FEET LONG OR 792 SF ELA	



SUBDIVISION PLAN TOPOGRAPHIC PLAN LAND OF JAMES W. PERSANO & SUSAN P. HAIGHT JOBS HILL ROAD ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS	BY	SCALE	DATE	SHEET NO.
	E.R.P.	1"=50'	08-26-2023	2 OF 2
			MAP NO.	11228A

Town of Ellington Planning & Zoning Commission Subdivision Application

SUBDIVISION NAME: _____		Application # <div style="background-color: yellow; padding: 2px; display: inline-block;">S202303</div>
LOCATION: <u>LOWER BUTCHER ROAD</u>		Date Received <u>9/21/2023</u>
ASSESSOR'S PARCEL NUMBER (APN): <u>018 - 020 - 0001</u> (If unaware of APN, ask staff for assistance)		
Application: <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Re-subdivision <input type="checkbox"/> Modification Approval Requested: <input checked="" type="checkbox"/> Final <input type="checkbox"/> Conditional		
Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested. Owner's Information Name: <u>Walter Carlson</u> Mailing Address: <u>242 Windsorville Rd</u> <u>Ellington Ct</u> Email: <u>IMWallyc@yahoo.com</u> WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No Primary Contact Phone #: <u>860-558-7759</u> Secondary Contact Phone #: _____ Signature: <u>Walter Carlson</u> Date: <u>9/20/23</u> <small>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.</small>	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: <u>Tracy French</u> Mailing Address: <u>19 Grand Blvd</u> <u>Ellington</u> Email: <u>frenchteb@gmail.com</u> WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Primary Contact Phone #: <u>860-508-6448</u> Secondary Contact Phone #: _____ Signature: <u>Tracy French</u> Date: <u>9/19/23</u> <small>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.</small>	

RECEIVED
 SEP 21 2023

Total Acreage of Property: <u>16.9</u> Zone of Property: <u>IP</u> Required Density Factor: <u>1.0</u>	
Open Space Proposal (check one): 10% Land Set-Aside <input type="checkbox"/> Fee in Lieu of Land <input type="checkbox"/> Combination <input type="checkbox"/>	
Amount (square feet & acres): <u>>25%</u> Slopes: <u>0-1</u> Wetlands & Watercourses: <u>7</u> 100-Year Floodplain: <u>9.2</u>	
Developable Land: <u>7.7</u> Lot Yield: <u>N/A</u> Remaining Land: <u>12.3</u> Area to be subdivided: <u>4.6</u>	
# of Proposed Development Lots: <u>1</u>	
Public Water: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Public Sewer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority.</small>	
Is parcel located within 500' to any municipal boundary? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small>	
Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, state law requires notice be made to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.</small>	
Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-31(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.</small>	

28oz ExxoTec Elite - Navy Roof Trim

28oz ExxoTec Elite - Tan

Legacy Logo
(Typ. Both Endwalls)

28oz ExxoTec Elite - 6'-0" +/- Navy Wainscot

28oz ExxoTec Elite - Navy Wall Trim

Not Shown for Clarity: 26 ga. Surrey Beige Gutters & Downspouts
19oz ExxoTec Pro - White Liner

Accepted as drawn:

Name:

Date:

Accepted as noted:

Name:

Date:

Revise resubmit as noted:

Name:

Date:

Job: 2023-31 Ellington Te

28oz Exxo Tec Elite Tan

28oz Exxo Tec Elite Navy

19oz Exxo Tec Pro White

COLOR OPTION: #9 (Cu



Town of Ellington Planning Department



MEMO

DATE: October 23, 2023

TO: Planning & Zoning Commission
cc. PZC File S202303

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

SUBJECT: Lower Butcher Road, APN 018-020-0001 – proposed two lot subdivision
Inland Wetlands Agency Map Amendment & Positive Referral on S202303

On October 16, 2023, the Inland Wetlands Agency approved a map amendment and granted a positive referral for property on Lower Butcher Road, APN 018-020-0001 with the following motions:

MOVED (HOFFMAN) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO APPROVE IW202317 – Walter Carlson, owner/ Tracy French, applicant, request for a wetlands map amendment for property on Lower Butcher Road, APN 018-020-0001.
MAP AMENDMENT EFFECTIVE DATE: OCTOBER 18, 2023

APPROVAL BASED ON:

1. Existing Conditions Plan, Ellington Raquet Club, Parcel 018-020-0001 Lower Butcher Road by Dutton Associates, LLC, Date: 9/04/23 Revision 10/13/23.
2. Wetlands Delineation Report by REMA Ecological Services dated July 25, 2023.

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR Walter Carlson, owner/ Tracy French, applicant, request for positive referral to the Planning & Zoning Commission on a 2-lot subdivision (S202303) pursuant to Conn. Gen. Stat. 8-26(e) for property on Lower Butcher Road, APN 018-020-0001.

On behalf of the Inland Wetlands Agency, thank you.

From: andylin49@earthlink.net
To: [Barbra Galovich](#)
Subject: Trails Letter-Planning and Zoning Meeting
Date: Wednesday, October 25, 2023 9:12:43 AM

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.

To: Planning and Zoning
From: Town of Ellington Trails Committee

Walter Carlson owner/Tracy French applicant have requested for one lot on Lower Butcher Rd. to be used for Agricultural purposes.

This lot contains a trail that goes along the Hockanum river. The trail (West Rd. trail) has been in existence since the 1980's and maintained by the Hockanum River Association (now the Hockanum River Crew, members of the Ellington Trails Committee) since 2005.

The Town of Ellington Trails Committee will not request an easement for this trail on this property lot. The West Rd. trail will end at the lot's property line. Hopefully a bridge can be built across the river to access the new Vernon soccer fields in the future.

The committee feels that livestock and crops is not compatible with a hiking trail.

The Ellington Trails Committee asks that if this lot is sold in the future for non-agricultural usage (industrial) that an easement would be considered.

Thank you.

Linda Anderson
Town of Ellington Trails Committee



West Road Trail Trail Guide

The West Road Trail is on Town of Ellington land and starts at the rear of the parking lot at 4 West Road (Route 83) at the Vernon - Ellington town line. The trail follows the Hockanum River downstream, and eventually ends at Lower Butcher Road. This trail is about 2 miles round-trip**.

Suggested Trail Activities



Legend

- Main Trail
- Emergency Trail
- Markers*
- P Parking
- # Bridge

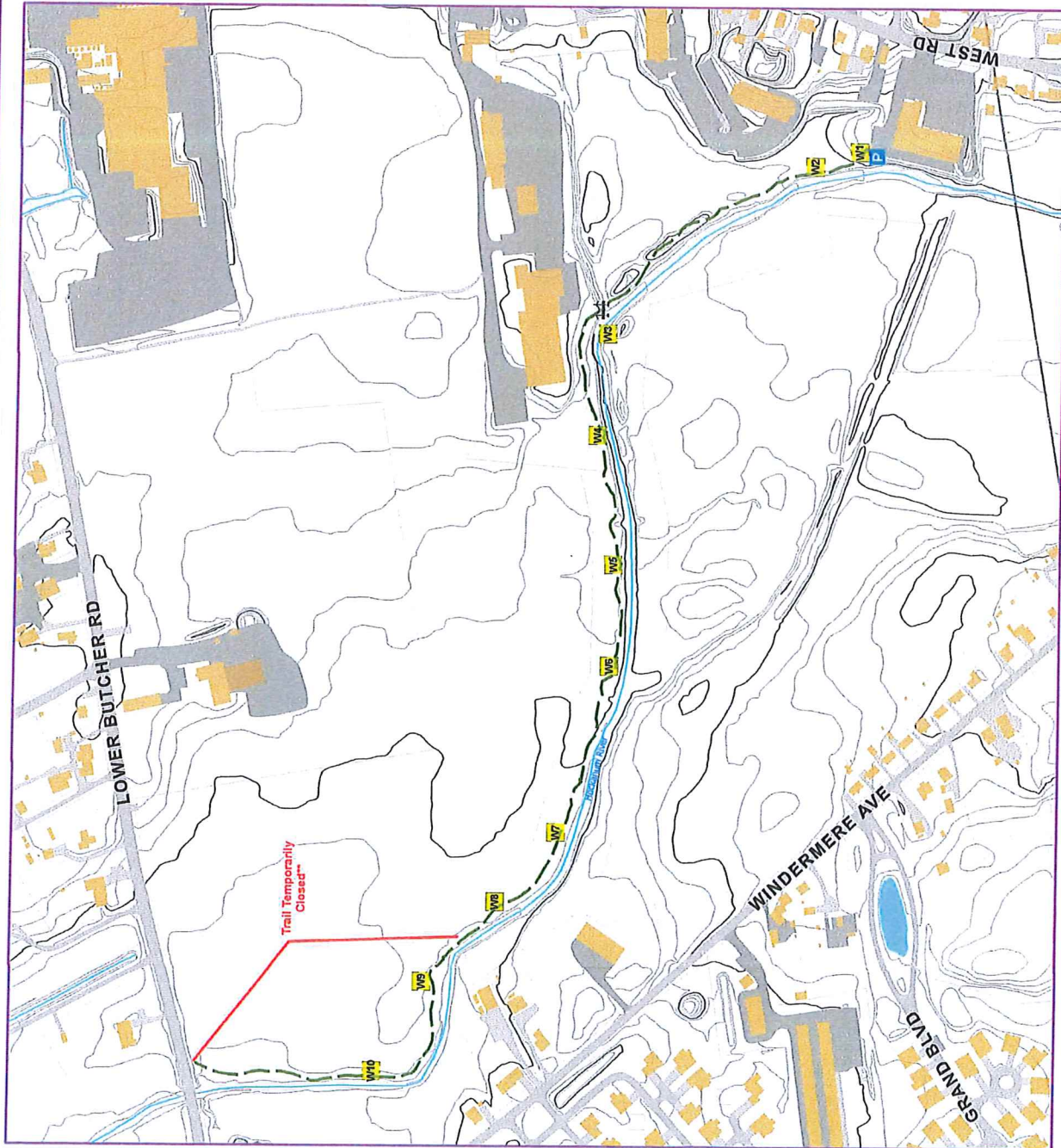
****Please note the trail is temporarily closed between Emergency Trail Markers 8 & 9**

*As you walk the trail you may notice yellow markers with an alphanumeric designation. If you have a medical or other emergency, please call 911 and give dispatch the nearest marker number. This will help emergency personnel find you.



Map Revised 2022

AppGeo



REFERENCE IS MADE TO MAPS TITLED:

PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY" LOWER BUTCHER ROAD, ELLINGTON, CONNECTICUT DATED 5/3/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

"MAP PREPARED FOR VALLEY FARMS LOWER BUTCHER ROAD AND WINDERMERE AVENUE ELLINGTON, CONNECTICUT LAND MARK SURVEYS LLC SCALE 1"=80' DATE 11/6/13 JOB NO. 886-7AGSPLIT"

"RECONFIGURATION PLAN LIMITED PROPERTY SURVEY PREPARED FOR CARLSON LOWER BUTCHER ROAD & WINDERMERE AVENUE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=80' DATE 11/6/13 REVISED TO 9/7/21 JOB NO. 202004-3"

"LAND OF ACROMOLD REALTY CORP. TOWN OF ELLINGTON, CONN. SCALE: 1"=40' CERTIFIED SUBSTANTIALLY CORRECT EVERETT O. GARDNER L.S. 4395 JULY 23, 1971 REVISED TO 6-6-80

"RECONFIGURATION SURVEY PREPARED FOR CARLSON & JULIANO LOWER BUTCHER ROAD & WINDERMERE AVENUE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC DATED 7/30/21 SCALE: 1"=50' JOB NO. 202107-1"

THE TYPE OF SURVEY PERFORMED IS A SUBDIVISION MAP.

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS T-2

THIS MAP WAS PREPARED FOR THE PURPOSE OF SUBDIVISION

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

NOTE: PROPERTY LINE FROM POINT "A" TO POINT "B" FOLLOWS THE SOUTHERLY BANK OF THE HOCKANUM RIVER (APPROXIMATELY 980 FEET) PER DEEDS VOL. 514 PG. 191 AND VOL. 514 PG. 189. BEARING AND DISTANCES DEPICTED HEREON SHOULD BE USED FOR MAP CLOSING PURPOSES ONLY.

N/F
JULIANO FAMILY ONE, LLC
(VOL. 520 PG. 829)

N/F
CHRISTINA J. CHAMPEAU &
JOHN P. CHIARENZA
(VOL. 514 PG. 191)

NOTE: PROPERTY LINE FROM POINT "A" TO POINT "B" FOLLOWS THE SOUTHERLY BANK OF THE HOCKANUM RIVER (APPROXIMATELY 980 FEET) PER DEEDS VOL. 514 PG. 191 AND VOL. 514 PG. 189. BEARING AND DISTANCES DEPICTED HEREON SHOULD BE USED FOR MAP CLOSING PURPOSES ONLY.

N/F
BRIAN & SANDRA HANY
(VOL. 514 PG. 189)

REMAINING LAND
AREA =
9.96± AC.

N/F
JUDITH A. &
WALTER W. CARLSON
(VOL. 460 PG. 1174)
TOTAL AREA =
14.6± AC.

WETLANDS SOILS
(PER REFERENCED MAP)

WETLANDS WERE FIELD
DELINEATED BY GEORGE LOGAN
C.S.S.

N/F
JUDITH A. &
WALTER W. CARLSON
(VOL. 460 PG. 1174)

N/F
BRIAN & SANDRA HANY
(VOL. 131 PG. 445)

N/F
ROGER E. MOSER
(VOL. 454 PG. 1133)

N/F
ROGER E. MOSER
(VOL. 454 PG. 1133)

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

REVISIONS:
STAFF COMMENTS 10/13/23

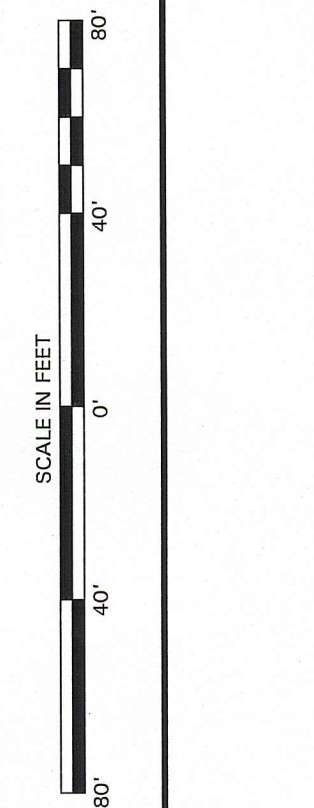
DATE: 9/04/23
SCALE: 1" = 40'
SHEET 3 of 9

23-240
FILE: 23-240_SITEPLAN.DWG



JAMES W. DUTTON, L.S. #70074
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DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-533-9401 FAX: 860-533-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM



Town of Ellington
Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input checked="" type="checkbox"/> Site Plan Approval <input type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # Z202321 Date Received 9/21/2023
---	--

<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Walter Carlson</u></p> <p>Mailing Address: <u>242 Windsorville Rd</u></p> <p>Email: <u>IMWaltc@yahoo.com</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-558-7959</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>Walter Carlson</u> Date: <u>9/20/23</u></p> <p><small>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.</small></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: <u>Tracy French</u></p> <p>Mailing Address: <u>19 Grand Blvd</u> <u>Ellington</u></p> <p>Email: <u>frenchtracy@gmail.com</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-508-6448</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>Tracy French</u> Date: <u>9/19/23</u></p> <p><small>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.</small></p>
---	--

Street Address: <u>LOWER BUTCHER ROAD</u>		TOWN OF ELLINGTON PLANNING DEPARTMENT
Assessor's Parcel Number (APN): <u>018 - 020 - 000</u> Existing Zone: <u>IP</u> Proposed Zone: _____ <small>(If unaware of APN, please ask staff for assistance)</small>		(If none, insert "N/A")
Public Water: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Public Sewer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall make application to North Central District Health Department (Enfield Office).</small>		
Is parcel within 500' to any municipal boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small>		
Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small>		

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

PROPOSED BUILDING & PARKING FOR INDOOR TENNIS / PICKLEBALL FACILITY

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.



REYNOLDS ENGINEERING SERVICES, LLC
63 NORWICH AVENUE, STE 202 – COLCHESTER, CT 06415
Office: 860-516-0033 – Email: markreynoldsenineer@gmail.com

October 3, 2023

Tracy French
Ellington Racquet Club
Lower Butcher Road
Ellington, CT

RECEIVED

OCT -- 3 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

RE: **FINAL DRAINAGE DESIGN REPORT**
Site Plan – Ellington Racquet Club
Lower Butcher Road
Ellington, Connecticut

Ms. French:

Pursuant to your request, the following report was prepared to address the drainage design proposed for the Site Plan for the Ellington Racquet Club at Lower Butcher, Ellington Connecticut.

Storm Water Management Considerations

Storm Water Quantity

With regard to the quantity of storm water emanating from the subject property we have designed the site such that there is no impact to peak discharges of storm water for rain events up to the 100-year storm event. In addition, the site design includes measures such that the runoff from the subject area will not exceed the predevelopment runoff response. The site development is designed to encourage infiltration and sheet flow of runoff such that contributions of storm water and ground water recharge to the adjacent wetland areas are maintained.

Presently the flows of storm water from the subject property do not flow to a discreet collection point but rather flow overland to the Hockanum River. The nearest point of analysis is along the Hockanum River at the Lower Butcher Road Culvert. As the Time of Concentration of the Hockanum River at this point far exceeds that of the subject property, Storm water runoff from the subject property in both the predevelopment and post development will not contribute to the peak discharge at the aforementioned Lower Butcher Road culvert. Consequently, our analysis for stormwater addresses the runoff emanating from the subject property. Peak discharge from the proposed site development cannot have a significant impact on the peak discharge of the Hockanum River at the Lower Butcher Road culvert.

The proposed storm water retention area will store all anticipated increases in runoff from the proposed development. Releases of runoff from the storm water retention area are directed overland to the existing wetland area immediately to the west of the site. For the vast majority of storm events, the retention area will simply store and infiltrate storm water runoff from the site.

Storm Water Quality

With regard to the quality of storm water leaving the site, the retention area and the associated storm water swales are both designed and detailed in such a way to maximize their ability to trap sediment and renovate storm water. The swales are each over 300 feet long and very mildly sloped so as to provide maximum retention time. The retention area far exceeds the recommended water quality volume. The combined effect of the dry swales (acting as vegetated filter strips) and the retention basin (acting as a sediment forebay) will substantially decrease total suspended solids in the storm water runoff.

Existing Conditions

The subject property is 4.64 acres and is located in the Town of Ellington. The entire site is clear. Currently the land is tilled for crop production.

The soils on the site are dominated by well drained soils (Hartford soil series). These soils have low to moderate runoff potential.

The surface drainage emanating from the site flows overland toward the west and south to areas of wetlands and then the Hockanum River.

The peak rates of runoff from this area were estimated using the TR-20 Method (see attached computation sheets). The resulting peak discharges are summarized below.

Pre-Development

Q, cfs	2 - yr	10 - yr	25 - yr	100 - yr
Pre	3.71	9.73	13.88	20.64

Proposed Conditions

The proposed development of the site consists of the construction of a 6,000 square foot office building with associated parking areas as shown on the plan entitled "Ellington Racquet Club, Parcel 018-020-0001, Lower Butcher Road, Ellington, CT, prepared for Tracy French", dated 9/4/23.

The proposed development of this area will not result in an increase in surface runoff. The establishment of grassed lawn areas over 60% of the site will decrease the estimated storm water runoff emanating from the site. A retention basin has been incorporated to increase infiltration of runoff into the soil and improve the quality of the storm water runoff.

The peak rates of runoff for the proposed development were estimated using TR-20 Method (see attached computation sheets). The resulting peak discharges are summarized below.

Q, cfs	2 - yr	10 - yr	25 - yr	100 - yr
Post	0.00	0.00	0.29	20.22

Storm Water Retention Area:

A retention basin will be constructed along the south side of the property. Storm water runoff from the parking area will be directed to the retention basin. The basin is designed to store the first inch of runoff from these areas. This will improve the water quality of storm water emanating from these areas, improve infiltration of runoff and reduce the amount of storm water emanating from the site.

Water Quality Volume:

Total Impervious Area = 68,651 sf (21,285 pavement & sidewalks; 44,791 building)

WQV = $68,651 \text{ sf} \times 1.3 / 12 = 7,437 \text{ cf}$

Retention Area Storage Volume Provided: 51,661 cf >>>> 7,437 cf

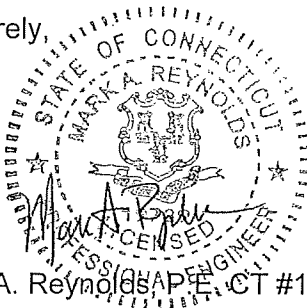
	Stage (elev)	Area (sf)	Storage (cf)
Crest	225.5	38,545	
			51,661
bottom	224.0	30,337	

Conclusion:

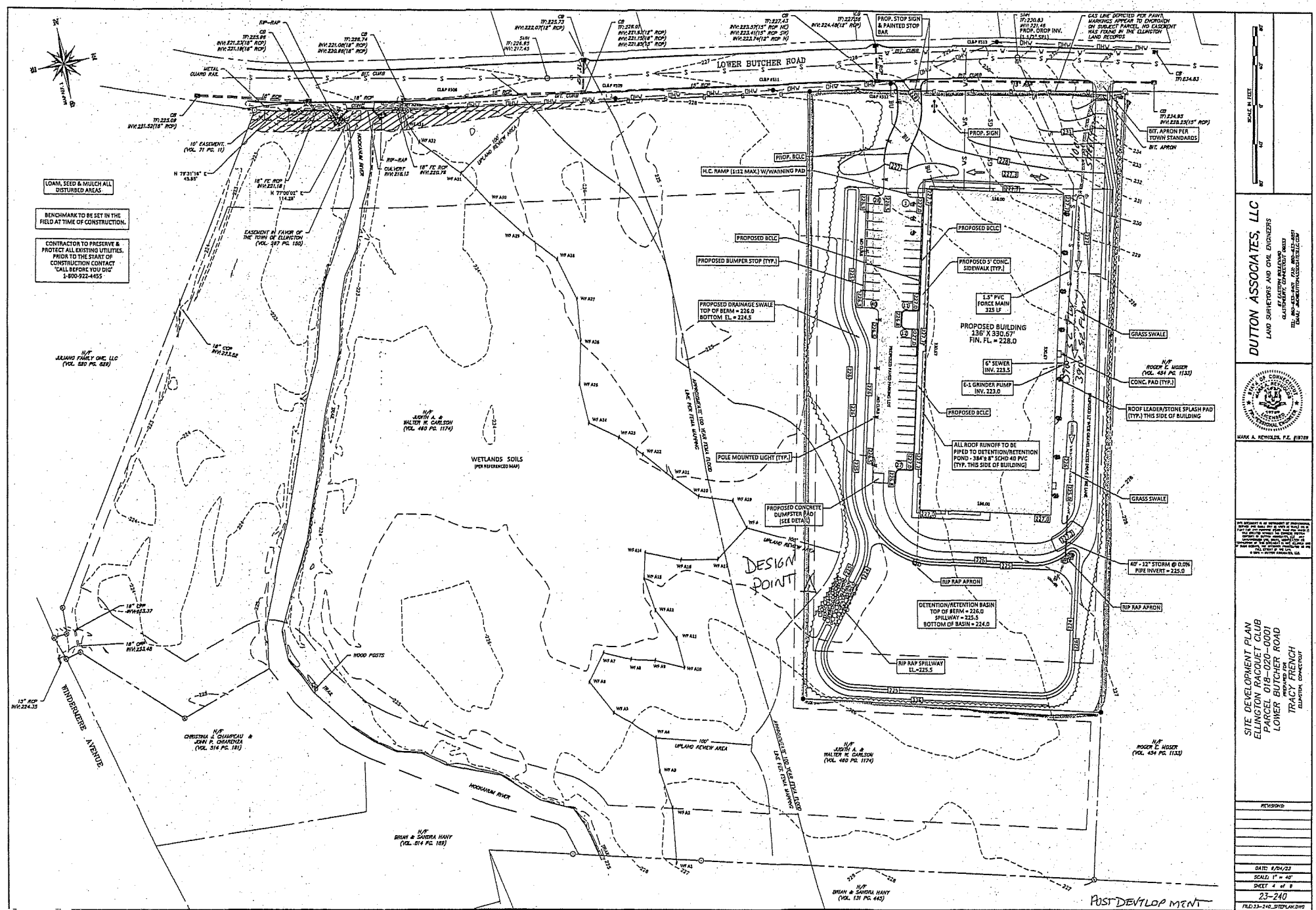
The proposed retention area will maintain peak discharges and volume of runoff at or below pre-development conditions for storm events up to 100-year event, thus minimizing impacts to areas downstream. The proposed development will not adversely impact the drainage of the surface runoff on the site or in the surrounding area.

If you have any questions, please contact me at (860) 516-0033.

Sincerely,



Mark A. Reynolds, P.E., CT #19789



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS



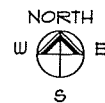
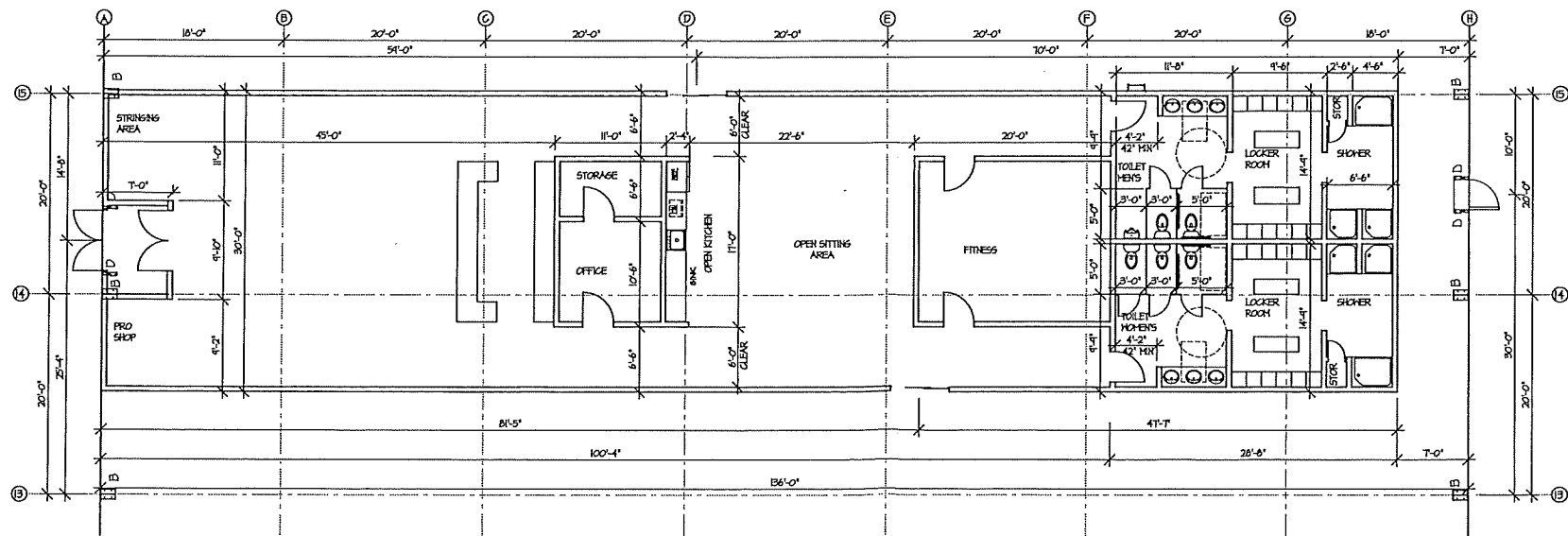
MARK A. REYNOLDS, P.E. #18728

[illegible]

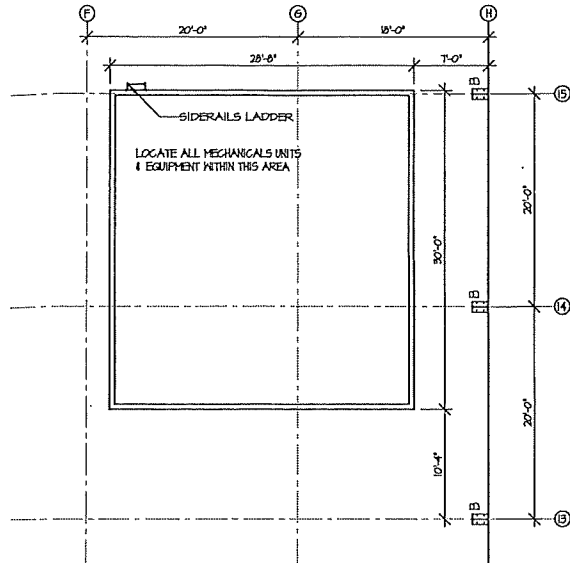
SITE DEVELOPMENT PLAN
 LILLINGTON RACQUET CLUB
 PARCEL 018-020-0001
 LOWER BUTCHER ROAD
 PREPARED FOR
 TRACY FRENCH
 LILLINGTON, CONNECTICUT

REVISIONS

DATE: 8/24/23
SCALE: 1" = 40'
SHEET 4 of 8
23-240
FILE: 23-240_SITPLAN.DWG



B ENLARGED FLOOR PLAN
SCALE: 1/8"=1'-0"



A MECHANICALS UNITS AREA PLAN
SCALE: 1/8"=1'-0"

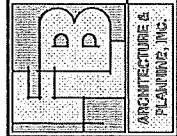
PRELIMINARY

SHEET TITLE ENLARGED FLOOR PLAN

JOB NAME
ELLINGTON RACQUET CLUB
ELLINGTON
XXX, CT

SCALE
AS NOTED
JOB NO.
23240.20
DRAWN
XXX
CHECKED
XXX
DATE
XXXX/XX/XX

A-401



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FLB Architecture & Planning, Inc. 112 Spencer St. Ste. 18 Manchester, CT 06040
e-mail: flb@flbarch.com web: www.flbarch.com
(800)568-4030 fax: (860)568-5129

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202321 – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

PUBLIC HEARING DATE: October 23, 2023

STAFF REVIEW RETURN DATE: October 17, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p>DPW-ROW permits will need to be applied for to complete the driveway installation and the sanitary sewer connection.</p> <p>WPCA- The current plan set will need to be approved by the WPCA. The next meeting is 10-18. Please submit a cut-sheet of the proposed grinder pump.</p>
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	
Assessor	
Traffic Authority	


RECEIVED

OCT 10 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT



Town of Ellington
Department of Town Fire Marshal
Memorandum

To: Planning & Zoning Commission
From: James S. York II, Fire Marshal 
Date: October 10, 2023
Subject: Application Z202321; Lower Butcher Rd, Ellington Racquet Club Site Plan
Copy(ies): Lisa Houlihan, Town Planner

The purpose of this memo is to express concern regarding the proposed overall parking plan as submitted in the Site Plan from Dutton Assoc, dated 9/04/23.

Although this plan may meet the “required” number of parking spaces it is important to consider other factors that impact parking. In this site plan I am concerned about the number of parking spaces. Without a building permit application and accompanying plans it is hard to determine the exact activities that may take place in this facility. Are there going to be bleachers or viewing areas? Can the open space be potentially used for other group activities such as yoga, cross fit, group exercise, etc. If a tournament were to be played at this facility is there enough parking to facilitate a potential crowd of attendees? Will summer “kids tennis camp” be held here where 20-30 children get dropped off and picked up at once?

Lack of circulation will be an obstacle to people that pull into the parking lot and are unable to find a spot. If they proceed to the far southern end of the lot, and all spaces are full, they will be faced with an extremely long maneuver to back up their vehicle in order to (hopefully) find a spot to back into or use as a turn-a-round.

Snow and the requisite plowing may reduce the availability of some parking spots. It is common for the “corner” parking spots to become unusable throughout the winter as the snow typically does not get cleared from these spots to facilitate an entire parking spot.

Over the years many of our projects have been approved at “face value” and we fail to anticipate uses that do not conform to the intended approval.

The IVY is one case in point which does not have enough parking. My office has fielded numerous complaints over the past 6 months regarding a “free for all” when it comes to parking at this facility. Violations of the fire lane, parking in the driveway, and other instances of non-compliant parking have been reported and confirmed by this office. A long-term solution has not been proposed.

When Dunkin Donuts was approved at Five Corners, I recall how nobody thought cars would back up the entire length of the queuing driveway. As a nearly daily user of this establishment, I often find myself waiting on Skinner Road, unable to enter the drive-up line because of the number of cars queued up.

Another example of parking constraints on a recent project is the Big Y Gas Station. The parking area that serves this facility (LuAnn's, Integrated Rehab, Kellner, Verizon, Gas Station Convenience) easily is nearly maxed to capacity between employees, customers, delivery vehicles, and others. The concerning point is that there is still 4,500 sq. ft. of space yet to be occupied. A potential future occupant of this space has personally expressed to me that they have withdrawn this from their consideration specifically because there will not be enough parking for their staff (7-8 employees) and patrons of the business.

I believe that in the interest of good development and more importantly in the interest of public safety, more thought be put into the layout of this proposed parking plan.


ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202321 – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

PUBLIC HEARING DATE: October 23, 2023

STAFF REVIEW RETURN DATE: October 17, 2023

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	<p>Fire Marshal Comments:</p> <p>The proposed "gravel access/fire lane" is shown being 12' wide. The potential requirement of fire access roads would not typically be reviewed prior to submittal of a building permit application. However, in this instance, a proposed fire access road would NOT meet code unless it was a minimum of 20' wide and designed and maintained to support the imposed loads of fire apparatus and must be an all-weather driving surface.</p> <p>Please refer to separate memo regarding parking.</p> <p style="text-align: right;">RECEIVED OCT 10 2023 <small>FOR THE COMMISSIONER PLANNING DEPARTMENT</small></p>
Building Official	
North Central District Health Dept	
Fire Marshal 	
Public Works Director/WPCA	
Assessor	
Traffic Authority	

3. Approval of the July 19, 2023, Regular Meeting Minutes

MOVED (FOSTER) SECONDED (KOEHLER) AND PASSED TO UNANIMOUSLY TO APPROVE THE MINUTES OF THE JULY 19, 2023, REGULAR MEETING AS WRITTEN

Approval of the August 9, 2023, Special Meeting Minutes

This item will remain on the agenda for next month's meeting.

4. Old Business

1. Deduct Meters Update

The concerns that were brought up in July's regular meeting we re-discussed. It has been found that there is no cost-effective way either for the Residents or the Town to implement this program.

MOVED (KOELHER) SECONDED (FOSTER) AND PASSED UNANIMOUSLY TO DISCONTINUE FURTHER DISCUSSION ON IMPLEMENTING A DEDUCT METER PROGRAM.

2. I&I Study

Tom Modzelewski (WPCA Admin) updated the Board that he reached out to Savy & Sons for pricing to perform the I&I work. Tom was asked to get some references on similar work Savy & Sons has performed. Marshall Gaston (F&O) confirmed that the pricing received is comparable to previous quotes. Rob Grasis (Vernon WPCA) has offered to share pricing with us from a vendor the Town of Vernon has used. This item will stay on the agenda for further discussion.

1. New Business



1. Ellington Raquet, Lower Butcher Road

Tracey French, Jim Maitland and Wes Cosgriff (Zoom) attended to present the Ellington Raquet project to the Board as they will need to tie into the sanitary sewer system. The proposed project will consist of a 44,880-sf new building and will house men's and women's rest and locker rooms, kitchen as well as other areas such as offices, storage, sitting areas and a fitness room. A formal request letter from Dutton Associates, Mark

Reynolds, design engineer for the project, was reviewed stating a request for an estimated daily water usage to be 700 gallons with a max of 1,400 gallons per day. Ellington Raquet to provide the WPCA with final design drawings for approval.

**MOVED (KOHLE) SECONDED (FOSTER) AND PASSED
UNANIMOUSLY TO ACCEPT THE LETTER RECEIVED FOR
ELLINGTON RAQUET ALLOWING A MAXIMUM USE OF 1,400
GALLONS OF WATER PER DAY.**

6. Administrative

1. Fuss & O'Neill Project Updates

i. Vernon Pump Station

a) Task 3B Amendment 3

Marshall reviewed the details this task and informed the Board that low levels of PCB's were found.

**MOVED (KOEHLER) SECONDED (FOSTER) AND PASSED
UNANIMOUSLY TO ACCEPT TASK 3B AMMENDMENT 3 FOR A
TOTAL OF \$37,602.69**

b) Sluice Gate Update

Tom updated the Board that the invoice was received. Marshall asked if any shop drawings were received from Waterman for the Sluice Gate. None have been received. Tom to follow up with Waterman.

c) ARPA Discussion

Tom informed the Board that the ARPA committee is requesting a return on some of the funds allocated to the project as the bid came under the anticipated price. The Board has requested that all project costs to this point be totaled up before returning any money as only the construction total is being considered. There have been quite a bit of engineering costs associated with this project as well.

ii. Task 6B Sewer Service Area Expansion



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 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.

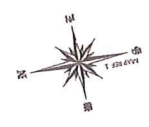
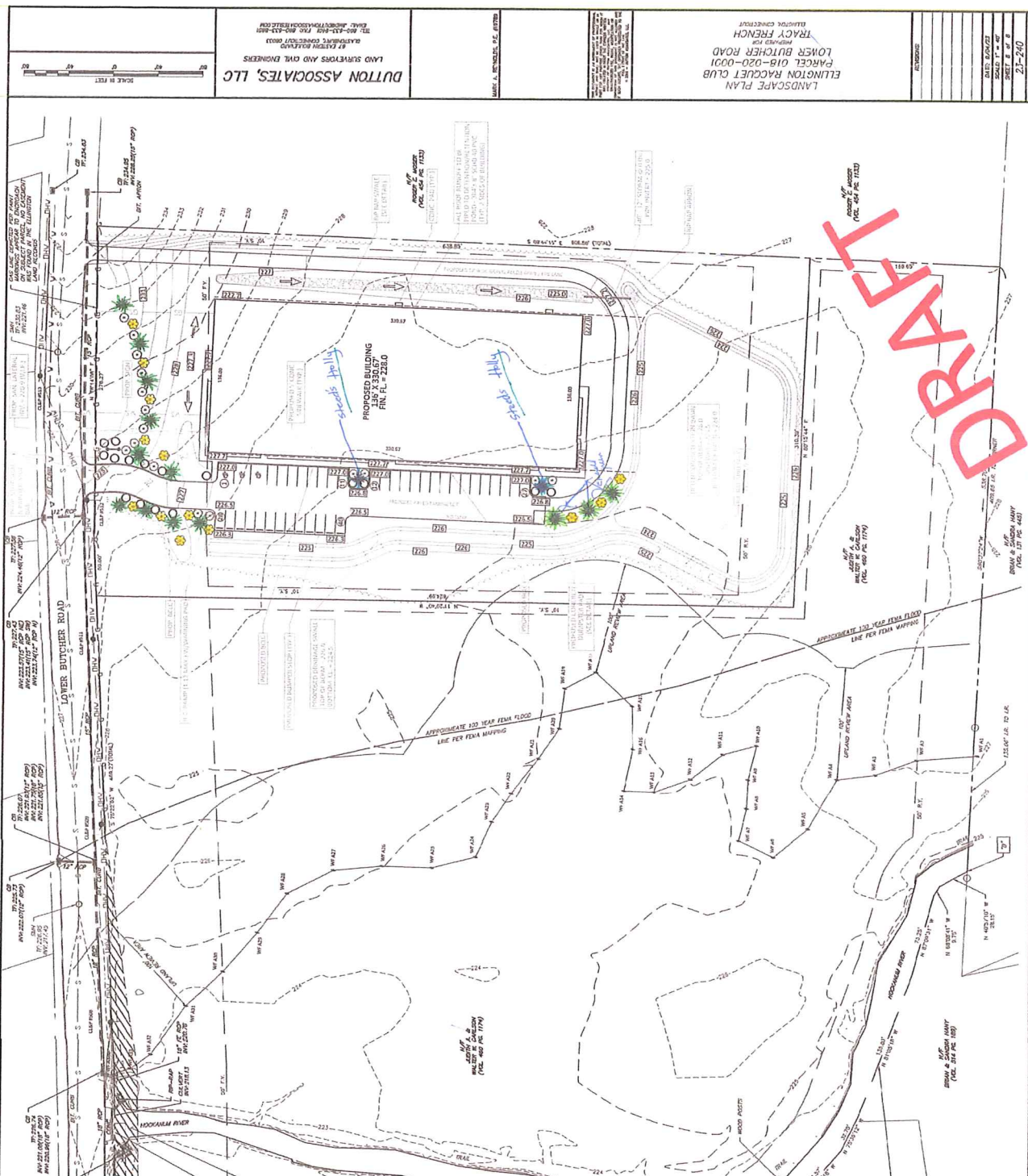
2. Correspondence/Discussion: None

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



Planting Schedule

	Thuja 'Green Giant' 10	
	Thuja occ. 'Emerald Green' 3	
	Ilex crenata 'STEEDS' 2	upright holly

PLANTING SCHEDULE			
SYMBOL	NAME / GENUS NAME	SIZE	QUANTITY
	ABSORBITAE / THUJA	3 GAL (2-4')	15
	BOXWOOD / BUXUS	1-3 GAL	16
	GOLDEN MOP / CHAMAELIPARIS	3 GAL	13
	SEASONAL FLOWERS		

→ suggest **NEWGEN INDEPENDENCE Boxwood**

[illegible]

Barbra Galovich

From: Lisa Houlihan
Sent: Tuesday, October 17, 2023 9:57 AM
To: Mark Reynolds
Cc: Barbra Galovich; Tracy French
Subject: RE: Ellington Racquet Club

Dear Mark,

Thank you for directing me to the light details on sheet 7 of the plans. Is there a detail for attached lighting that is needed to comply with building/fire code? For new structures and significant additions, the Planning and Zoning Commission will be looking for a photometric plan to confirm exterior lighting will not extend beyond the property boundaries.

Kind regards,

Lisa

Lisa M. Houlihan, AICP, CZEO

Ellington Town Planner

PO Box 187 / 55 Main Street / Ellington, CT 06029

Phone: 860-870-3120 / Fax: 860-870-3122

Website: www.ellington-ct.gov Email: lhoulahan@ellington-ct.gov

From: Mark Reynolds <markr@duttonassociatesllc.com>
Sent: Monday, October 16, 2023 11:27 AM
To: Lisa Houlihan <LHoulahan@ELLINGTON-CT.GOV>
Subject: Re: Ellington Racquet Club

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,

The light spec is on sheet 7. I have worked with these lights extensively for parking lot lighting. They are full cutoff and are all directed toward the building. I will have APEX lighting prepare a photometric analysis if it is necessary.

Mark Reynolds

Dutton Associates
860-633-9401

From: Lisa Houlihan <LHoulahan@ELLINGTON-CT.GOV>
Sent: Thursday, September 14, 2023 1:22 PM
To: Mark Reynolds <markr@duttonassociatesllc.com>
Cc: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: RE: Ellington Racquet Club

Hi Mark,

Is a lighting plan and a spec sheet available for exterior lights?

Thanks!

Lisa

Barbra Galovich

From: Dana Steele <dsteale@jrrusso.com>
Sent: Tuesday, October 24, 2023 4:12 PM
To: Lisa Houlihan; Mark Reynolds; Tracy French
Cc: Barbra Galovich; James York; John Colonese
Subject: RE: The Racquet Club, Lower Butcher Road, Ellington

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

Lisa,

No, they could be conditions of approval. Regarding #2, the Commission will need to decide if they want the driveway moved west even if the sight line is confirmed to be adequate. I would not object to the current location in that case but there are advantages to moving the driveway as I noted. The relocation of the swale in #5 would only apply if the Commission determines that overflow parking is required.

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



J.R. RUSSO & ASSOCIATES, LLC
P.O. Box 938, 1 Shoham Road
East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158
dsteale@jrrusso.com | www.jrrusso.com

From: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Sent: Tuesday, October 24, 2023 3:44 PM
To: Dana Steele <dsteale@jrrusso.com>; Mark Reynolds <markr@duttonassociatesllc.com>; Tracy French <frenchte6@gmail.com>
Cc: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; James York <JYork@ELLINGTON-CT.GOV>; John Colonese <jcolonese@ELLINGTON-CT.GOV>
Subject: Re: The Racquet Club, Lower Butcher Road, Ellington

Dear Dana,
Thank you for the review comments. Are the nature of the outstanding items too technical to be handled as conditions of approval?
Kind regards,

Lisa

Lisa M. Houlihan, AICP, CZEO

Ellington Town Planner

PO Box 187 / 55 Main Street / Ellington, CT 06029

Phone: 860-870-3120 / Fax: 860-870-3122

Website: www.ellington-ct.gov Email: lhoulahan@ellington-ct.gov

From: Dana Steele <dsteele@jrrusso.com>

Sent: Tuesday, October 24, 2023 3:27 PM

To: Lisa Houlihan <LHoulahan@ELLINGTON-CT.GOV>; Mark Reynolds <markr@duttonassociatesllc.com>; Tracy French <frenchte6@gmail.com>

Cc: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; James York <JYork@ELLINGTON-CT.GOV>; John Colonese <jcolonese@ELLINGTON-CT.GOV>; markr@duttonassociatesllc.com <markr@duttonassociatesllc.com>

Subject: RE: The Racquet Club, Lower Butcher Road, Ellington

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

Lisa,

I've reviewed the plans and drainage calculations for the Ellington Racquet Club on Lower Butcher Road. My review includes revised sheets 2-3 dated 10-13-23. My comments are as follows:

1. The plans show grading and filling within the 100-year flood area. The Engineer should provide calculations documenting the volume of cut and fill below the flood plane elevation of 225.75 to demonstrate flood storage capacity will be maintained.
2. I made visual observations of the sight line at both proposed driveways and they appear by eye to comply with the intersection sight distance of 500 feet for a 45 mph design speed (10 miles over the posted speed). The Engineer should measure the sight line and confirm compliance with this standard. It appears that moving the western curb cut further west would improve sight line and avoid headlights from exiting cars shining directly at the residential house across the street at 68 Lower Butcher Road.
3. The gravel emergency egress drive does not appear to have sufficient radii for emergency vehicles to exit the drive without crossing the centerline of Lower Butcher Road. The Engineer should provide a turning template demonstrating adequate radius at Lower Butcher Road.
4. The plans should include a construction specification for the gravel access drive.
5. The Engineer should provide a copy of the ITE data used to determine parking requirements of 4.13 spaces per court. The ITE manual is an acceptable source for determining parking requirements in the absence of specific parking requirements. However, in response to Fire Marshal concerns, it appears that additional overflow parking could be provided opposite spaces 12-21 by relocating the drainage swale further to the west.
6. If the gravel access drive is widened to 20 feet, the dumpster will need to be relocated to provide a 20' clearance.

Let me know if you have any questions.

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











LOWER BUTCHER ROAD
ELLINGTON, CONNECTICUT

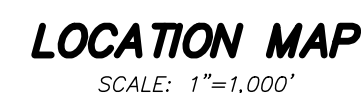
LEGEND

Legend for utility symbols and lines:

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF CLEARING
- SILT FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SANITARY SEWER SERVICE

 UTILITY POLE
 IRON PIN TO BE SET
 IRON PIN FOUND
 ANGLE POINT
 PROPOSED SPOT GRADE
 EXISTING SPOT GRADE
 GRADE TO DRAIN
 WF31

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.



<i>ZONING TABLE</i>		
ZONE: IP ZONE (INDUSTRIAL PARK)		
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	4.6 ACRES	16.9 ACRES
MINIMUM WIDTH	200'	328.27'
FRONT YARD	100'	101.0'
SIDE YARD	10'	60.0'
REAR YARD	50'	200.3'
BUILDING HEIGHT	38'	<38'
LOT COVERAGE	60%	36%

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	SUBDIVISION PLAN
SHEET 4	SITE DEVELOPMENT PLAN
SHEET 5	EROSION & SEDIMENTATION CONTROL PLAN
SHEET 6 – 8	NOTES AND DETAILS
SHEET 9	LANDSCAPE PLAN

8 PROPOSED TENNIS COURTS X 4.13 = 33.04 SPACES REQUIRED
40 SPACES PROVIDED (3 HANDICAPPED & 37 STANDARD SPACES)

Secretary _____ Chairman _____



DUTTON ASSOCIATES, LLC

67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JIM@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #7007.

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

REVISIONS:

DATE: 9/04/23

SCALE: AS NOTE

SHEET 1 of 5

23-240

FILE: 23-240 SITEPLAN.DWG

REFERENCE IS MADE TO MAPS TITLED:

PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY" LOWER BUTCHER ROAD, ELLINGTON, CONNECTICUT DATED 5/3/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

"MAP PREPARED FOR VALLEY FARMS LOWER BUTCHER ROAD AND WINDERMERE AVENUE ELLINGTON, CONNECTICUT LAND MARK SURVEYS LLC SCALE 1"=80' DATE 11/6/13 JOB NO. 886-7AGSPLIT"

"RECONFIGURATION PLAN LIMITED PROPERTY SURVEY PREPARED FOR CARLSON LOWER BUTCHER ROAD & WINDERMERE AVENUE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1"=80' DATE 11/6/13 REVISED TO 9/7/21 JOB NO. 202004-3"

"LAND OF ACROMOLD REALTY CORP. TOWN OF ELLINGTON, CONN. SCALE: 1"=40' CERTIFIED SUBSTANTIALLY CORRECT EVERETT O. GARDNER L.S. 4395 JULY 23, 1971 REVISED TO 6-6-80

"RECONFIGURATION SURVEY PREPARED FOR CARLSON & JULIANO LOWER BUTCHER ROAD & WINDERMERE AVENUE ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC DATED 7/30/21 SCALE 1"=50' JOB NO. 202107-1"

THE TYPE OF SURVEY PERFORMED IS A SUBDIVISION MAP.

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS T-2

THIS MAP WAS PREPARED FOR THE PURPOSE OF SUBDIVISION

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

NOTE: PROPERTY LINE FROM POINT "A" TO POINT "B" FOLLOWS THE SOUTHERLY BANK OF THE HOCKANUM RIVER (APPROXIMATELY 980 FEET) PER DEEDS VOL. 514 PG. 191 AND VOL. 514 PG. 189. BEARING AND DISTANCES DEPICTED HEREON SHOULD BE USED FOR MAP CLOSING PURPOSES ONLY.

N/F
JULIANO FAMILY ONE, LLC
(VOL. 520 PG. 829)

N/F
CHRISTINA J. CHAMPEAU &
JOHN P. CHIARENZA
(VOL. 514 PG. 191)

NOTE: PROPERTY LINE FROM POINT "A" TO POINT "B" FOLLOWS THE SOUTHERLY BANK OF THE HOCKANUM RIVER (APPROXIMATELY 980 FEET) PER DEEDS VOL. 514 PG. 191 AND VOL. 514 PG. 189. BEARING AND DISTANCES DEPICTED HEREON SHOULD BE USED FOR MAP CLOSING PURPOSES ONLY.

N/F
BRIAN & SANDRA HANY
(VOL. 514 PG. 189)

REMAINING LAND
AREA =
9.96± AC.

N/F
JUDITH A. &
WALTER W. CARLSON
(VOL. 460 PG. 1174)
TOTAL AREA =
14.6± AC.

WETLANDS SOILS
(PER REFERENCED MAP)

WETLANDS WERE FIELD
DELINEATED BY GEORGE LOGAN
C.S.S.

N/F
JUDITH A. &
WALTER W. CARLSON
(VOL. 460 PG. 1174)

N/F
BRIAN & SANDRA HANY
(VOL. 131 PG. 445)

N/F
ROGER E. MOSER
(VOL. 454 PG. 1133)

N/F
ROGER E. MOSER
(VOL. 454 PG. 1133)

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

REVISIONS:
STAFF COMMENTS 10/13/23

DATE: 9/04/23

SCALE: 1" = 40'

SHEET 3 of 9

23-240

FILE: 23-240_SITEPLAN.DWG

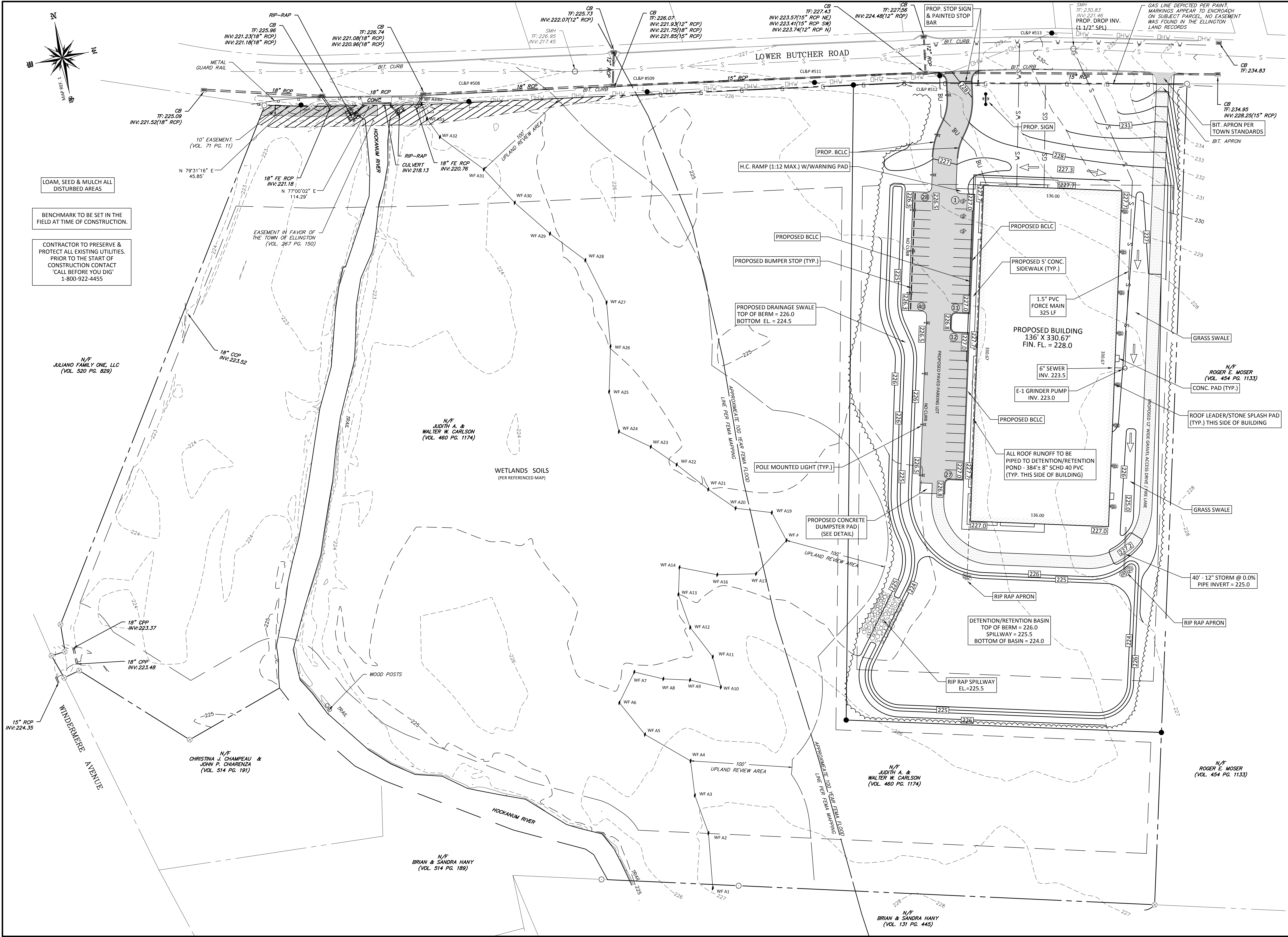


JAMES W. DUTTON, L.S. #70074

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DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-533-9401 FAX: 860-533-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM





80'
40'
0'
40'
80'

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MARK A. REYNOLDS, P.E. #19789

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SITE DEVELOPMENT 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 4 of 9
23-240
FILE: 23-240_SITEPLAN.DWG

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREELINE / BRUSHLINE
- LIMIT OF CLEARING
- SILT FENCE
- UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- GRADE TO DRAIN
- WF31

EROSION & SEDIMENT CONTROL NOTES:

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.

ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF ELLINGTON OR ITS DESIGNATED AGENT(S).

THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.

SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS

SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.

ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:

- KENTUCKY BLUEGRASS 20 LBS/ACRE
- CREEPING RED FESCUE 20 LBS/ACRE
- PERENNIAL RYE GRASS 5 LBS/ACRE
- TOTAL 45 LBS/ACRE

THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

THE TOWN OF ELLINGTON RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF ELLINGTON ZEO.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

OPERATION AND MAINTENANCE SCHEDULE

-WATER QUALITY AND DETENTION BASIN

INSPECT AFTER MAJOR RAINSTORMS (0.5" OR GREATER) & REMOVE TRASH AND DEBRIS.

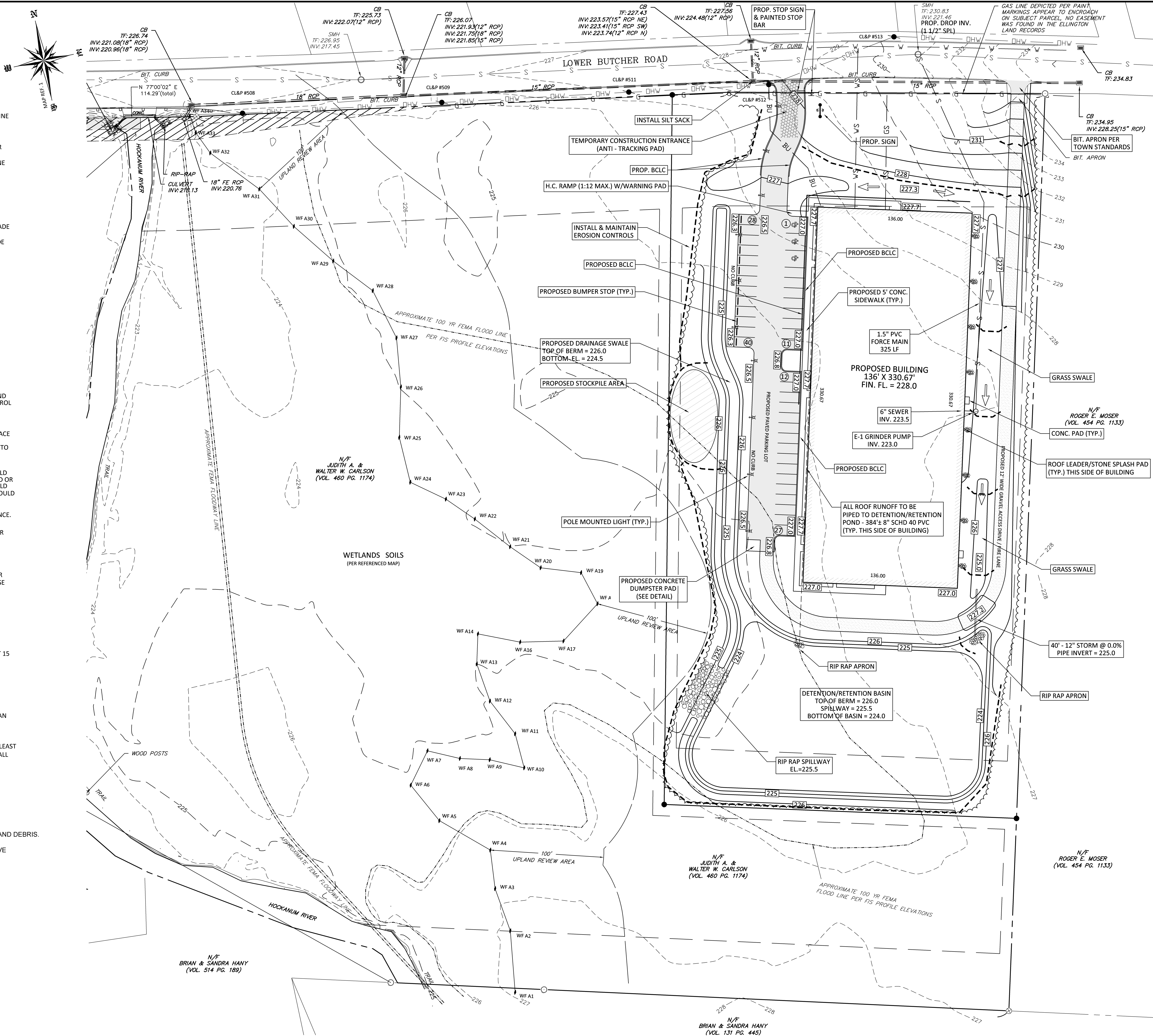
INSPECT BASIN INLETS AND OUTLET FOR SEDIMENT ACCUMULATION. REMOVE SEDIMENTATION AFTER ACCUMULATION IN EXCESS OF 3".

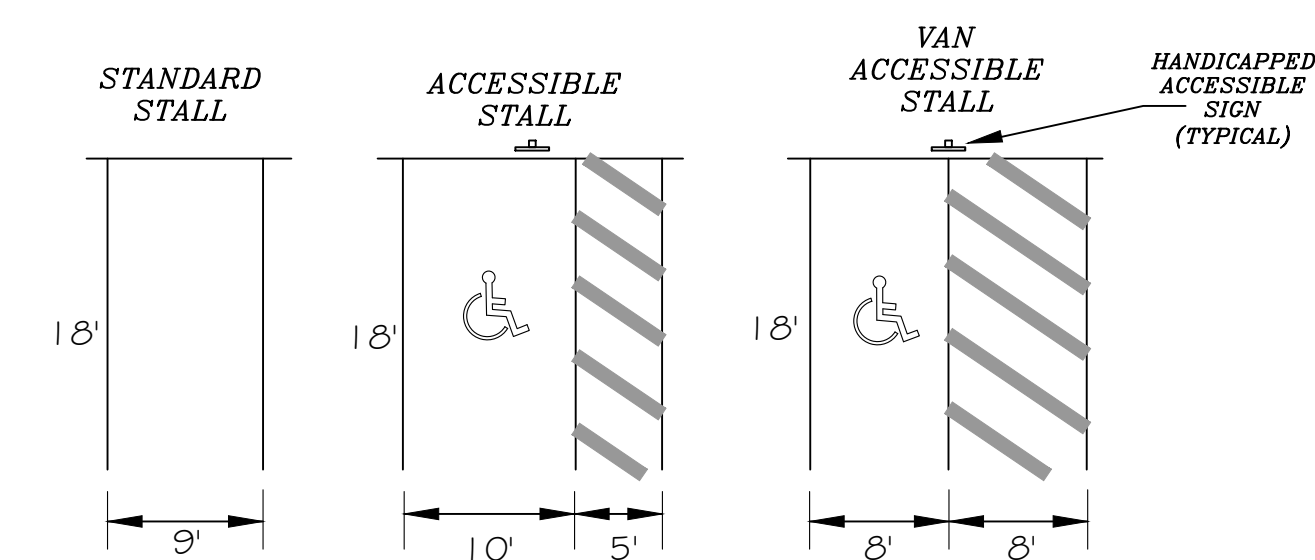
-PAVED AREAS

SWEEP ANNUALLY IN SPRING TO REMOVE SAND AND SILT MATERIALS.

PARTY RESPONSIBLE FOR EROSION CONTROLS

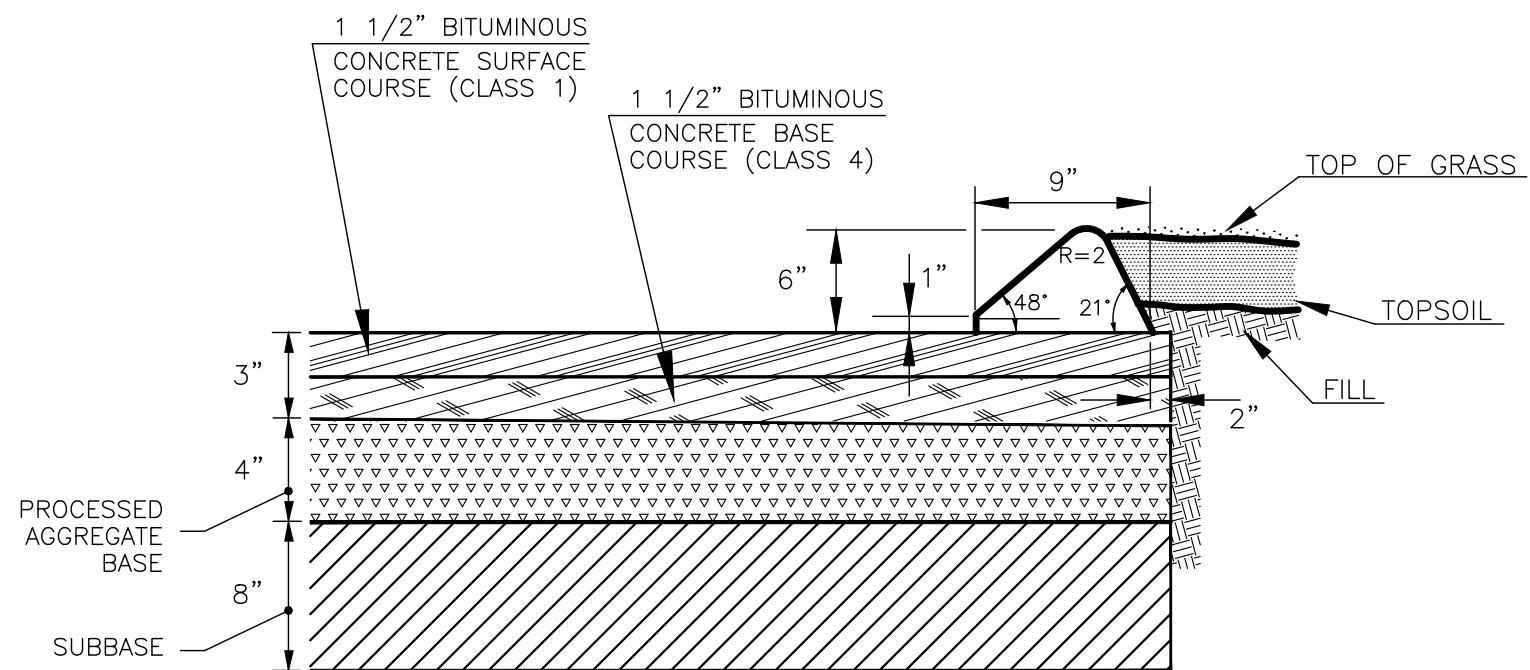
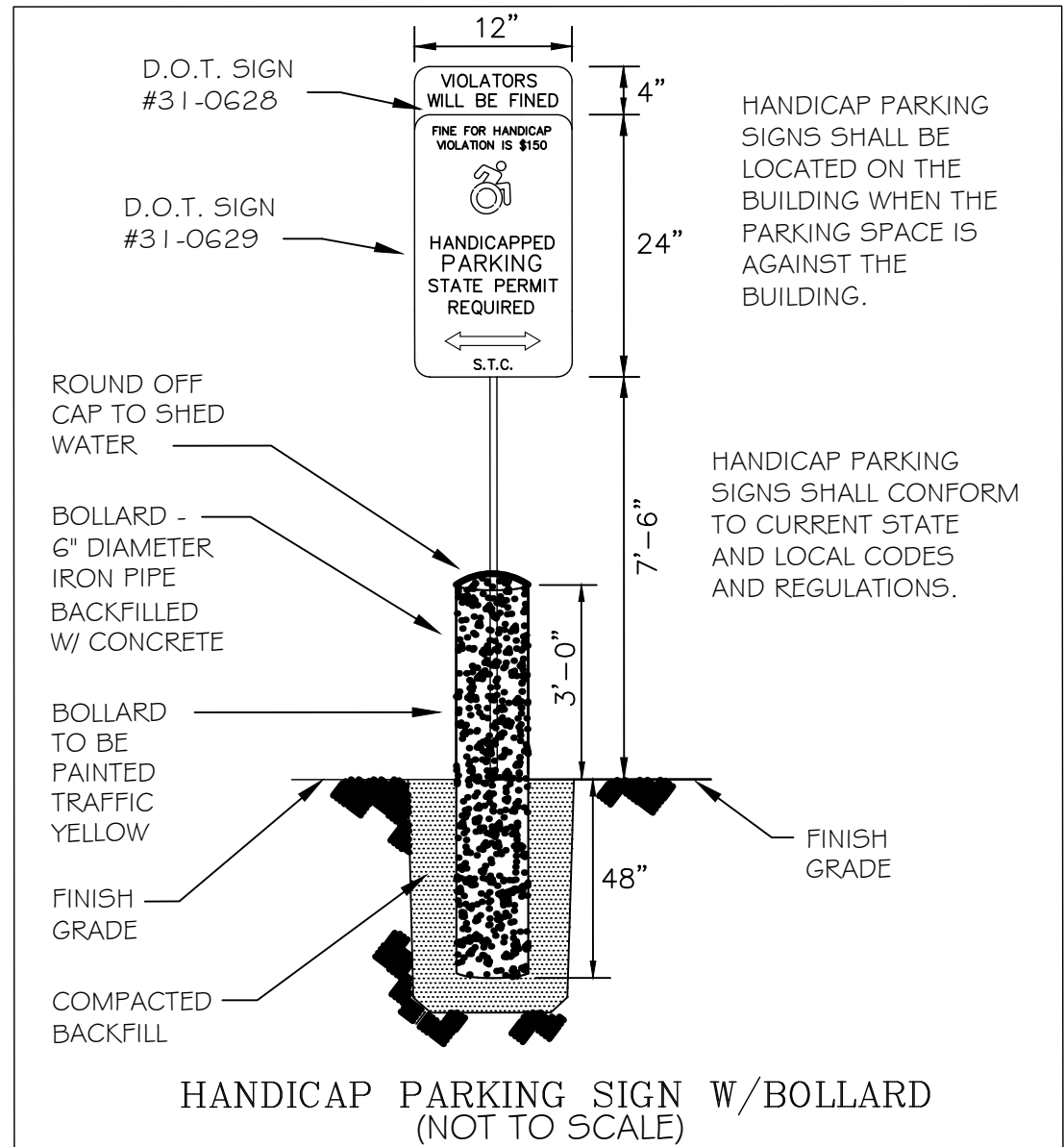
THE ANDREW ANSALDI COMPANY
186 BIDWELL STREET
MANCHESTER, CT. 06040
(860) 649-5249





PARKING STALL DETAILS

NOT TO SCALE

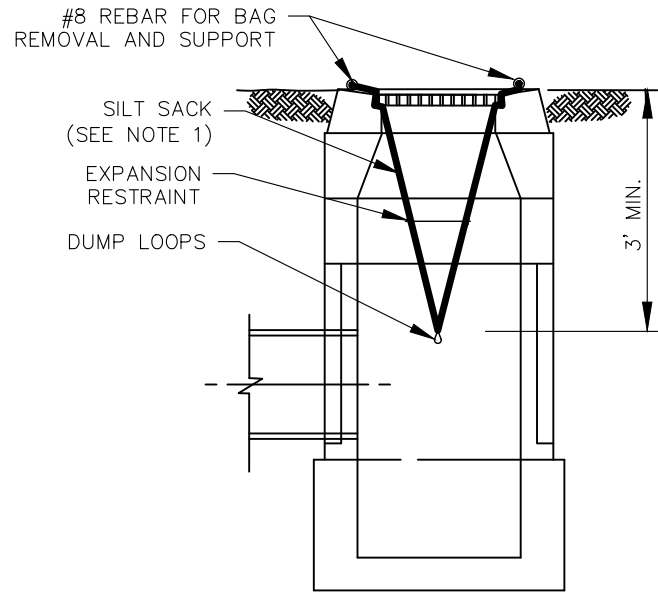
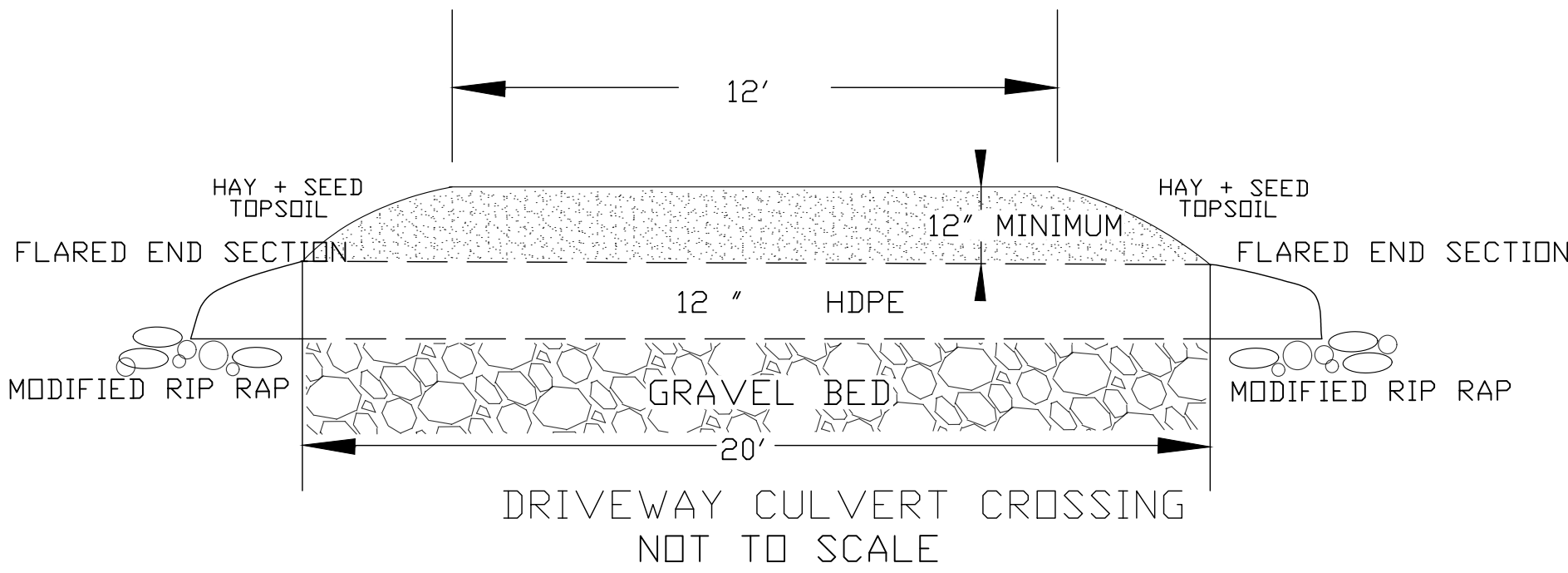


BITUMINOUS CURBING AND
BITUMINOUS PAVING DETAIL

NOT TO SCALE

GENERAL NOTES

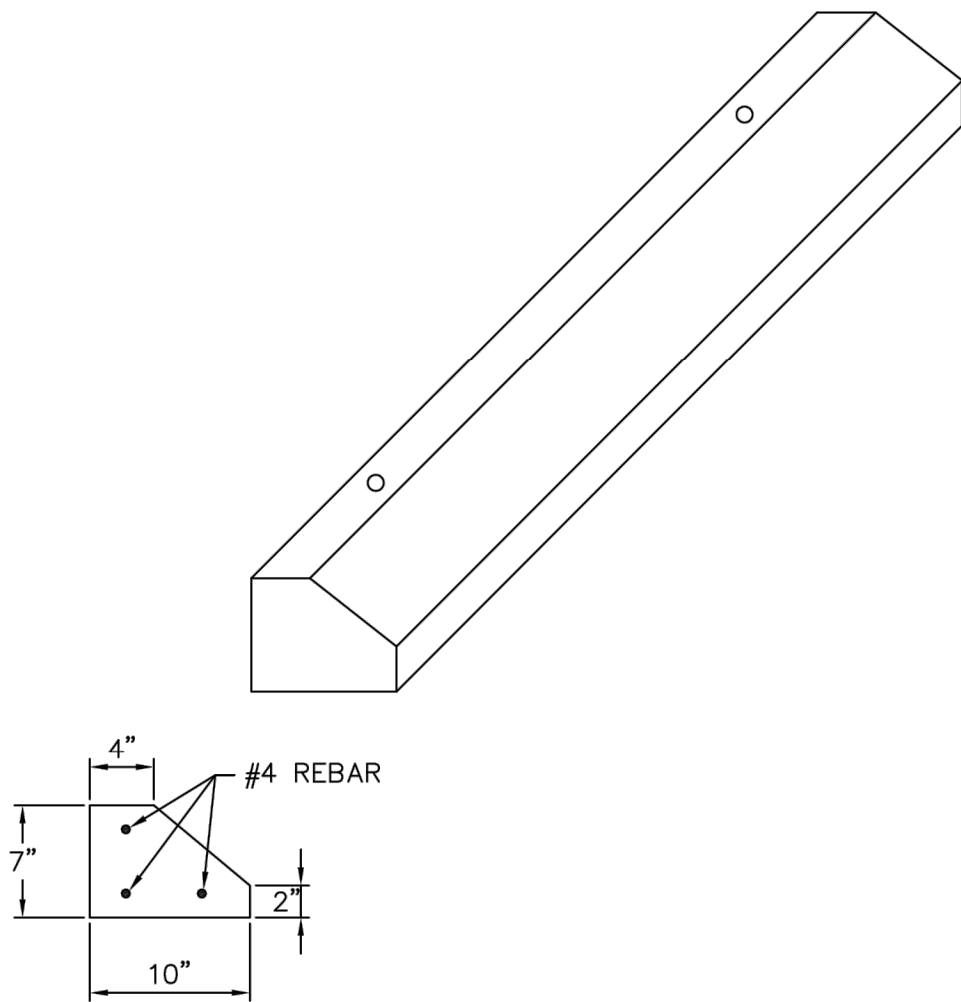
- 1) Processed aggregate base shall conform to Article M.02.03 of Connecticut DOT Form 818 as amended.
- 2) Sub-base material shall conform to Article M.02.02 of Connecticut DOT Form 818 as amended.
- 3) Bituminous paving shall conform to Article 4.06.02 of Connecticut DOT Form 818 as amended.
- 4) Concrete shall be 4,000 PSI strength.



- NOTES:
1. SILT SACKS SHALL BE HI-FLOW SILT SACK® "TYPE A" FOR TYPE "C-L" CB TOPS AND "TYPE B" WITH CURB DEFLECTORS FOR TYPE "C" CB TOPS OR OTHER STRUCTURES WITH CURB INLETS AS MANUFACTURED BY ACF ENVIRONMENTAL, INC OR APPROVED EQUAL.
 2. SILT SACKS SHALL BE PROVIDED WITH INTERNAL OVERFLOWS.
 3. SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAINFALL EVENT.

SILT SACK

NOT TO SCALE



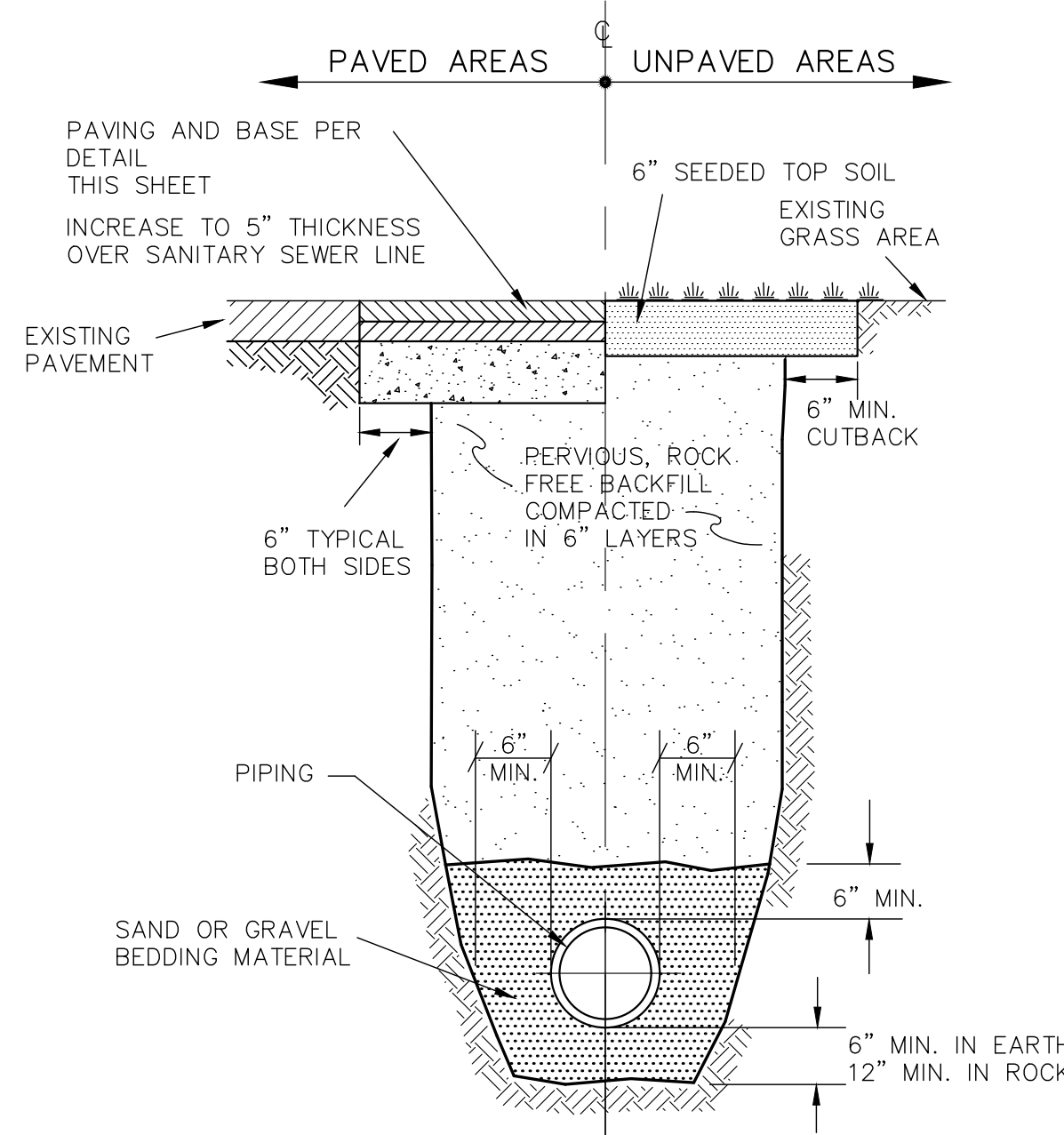
BUMPER STOP

NOTES:

1. BUMPER STOPS ARE 6' LONG WITH 1/2"Ø PINS.
2. CONCRETE COMPRESSIVE STRENGTH: 4000 PSI @ 28 DAYS.
3. METHOD OF MANUFACTURE: WET CAST.
4. REINFORCING STEEL DEFORMED BARS CONFORM TO THE LATEST ASTM SPECIFICATION A615.
5. MANUFACTURED TO CONNECTICUT D.O.T. SPECIFICATIONS.
6. UNIT WEIGHT: 300 LBS.

BUMPER-STOP DETAIL

NOT TO SCALE

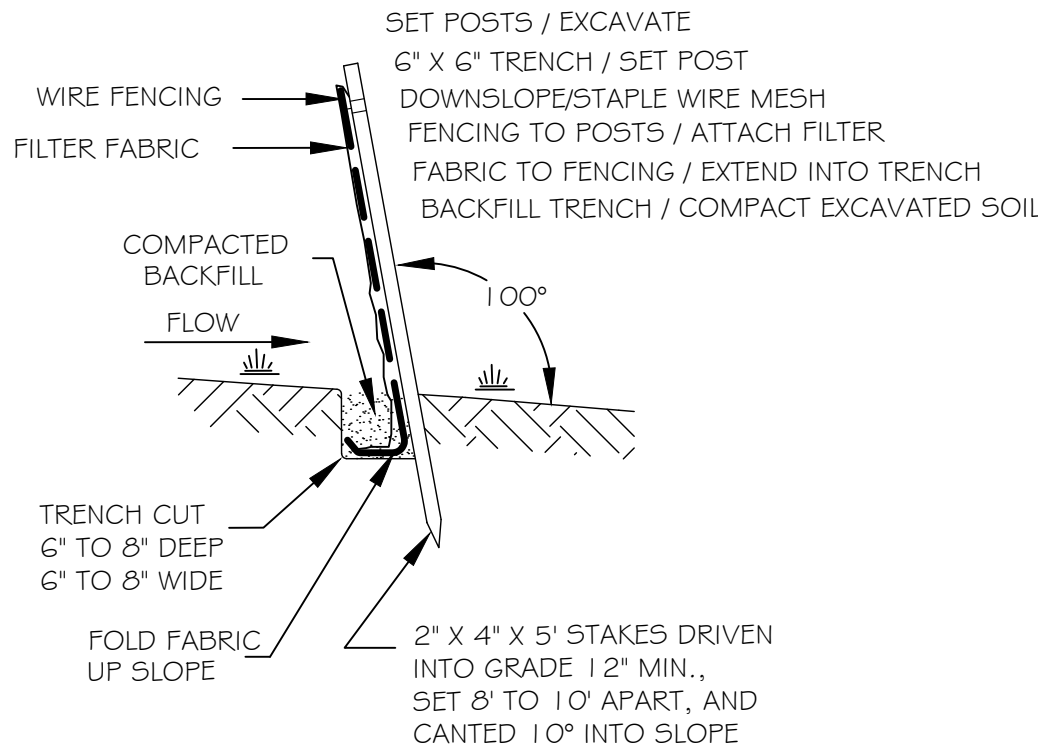


STORM PIPING TRENCHES

NOT TO SCALE

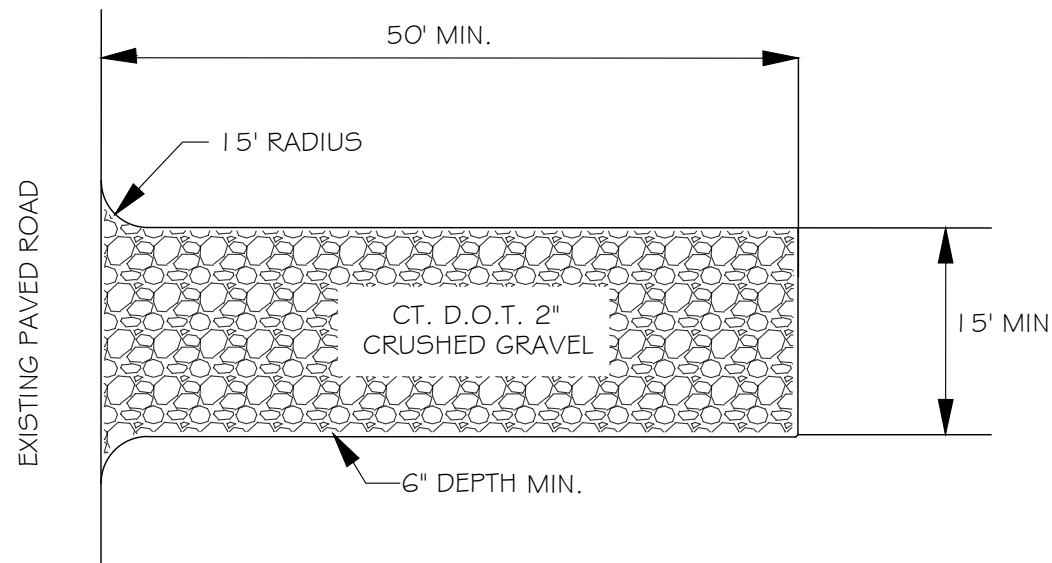
GENERAL NOTES

- 1) Processed aggregate base shall conform to Article M.02.03 of Connecticut DOT Form 818 as amended.
- 2) Sub-base material shall conform to Article M.02.02 of Connecticut DOT Form 818 as amended.
- 3) Bituminous paving shall conform to Article 4.06.02 of Connecticut DOT Form 818 as amended.
- 4) Concrete shall be 4,000 PSI strength.



SILT FENCE DETAIL

(NOT TO SCALE)



ANTI - TRACKING PAD DETAIL

NOT TO SCALE

DUTTON ASSOCIATES, LLC

LAND SURVEYORS AND CIVIL ENGINEERS

67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
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NOTES & DETAILS
ELLINGTON RACQUET CLUB
PARCEL 018-020-0001
LOWER BUTCHER ROAD
PREPARED FOR
TRACY FRENCH
ELLINGTON, CONNECTICUT

REVISIONS:

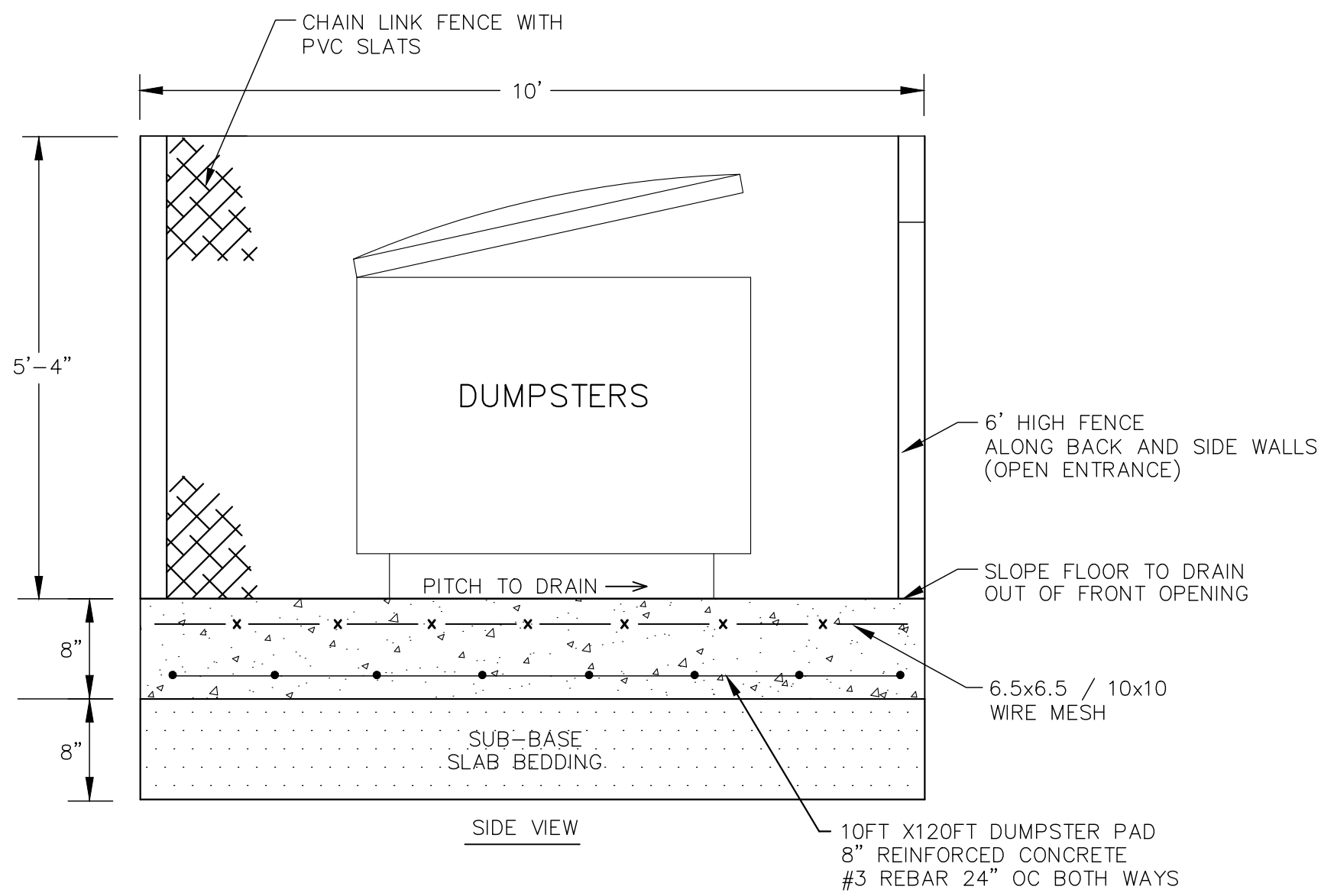
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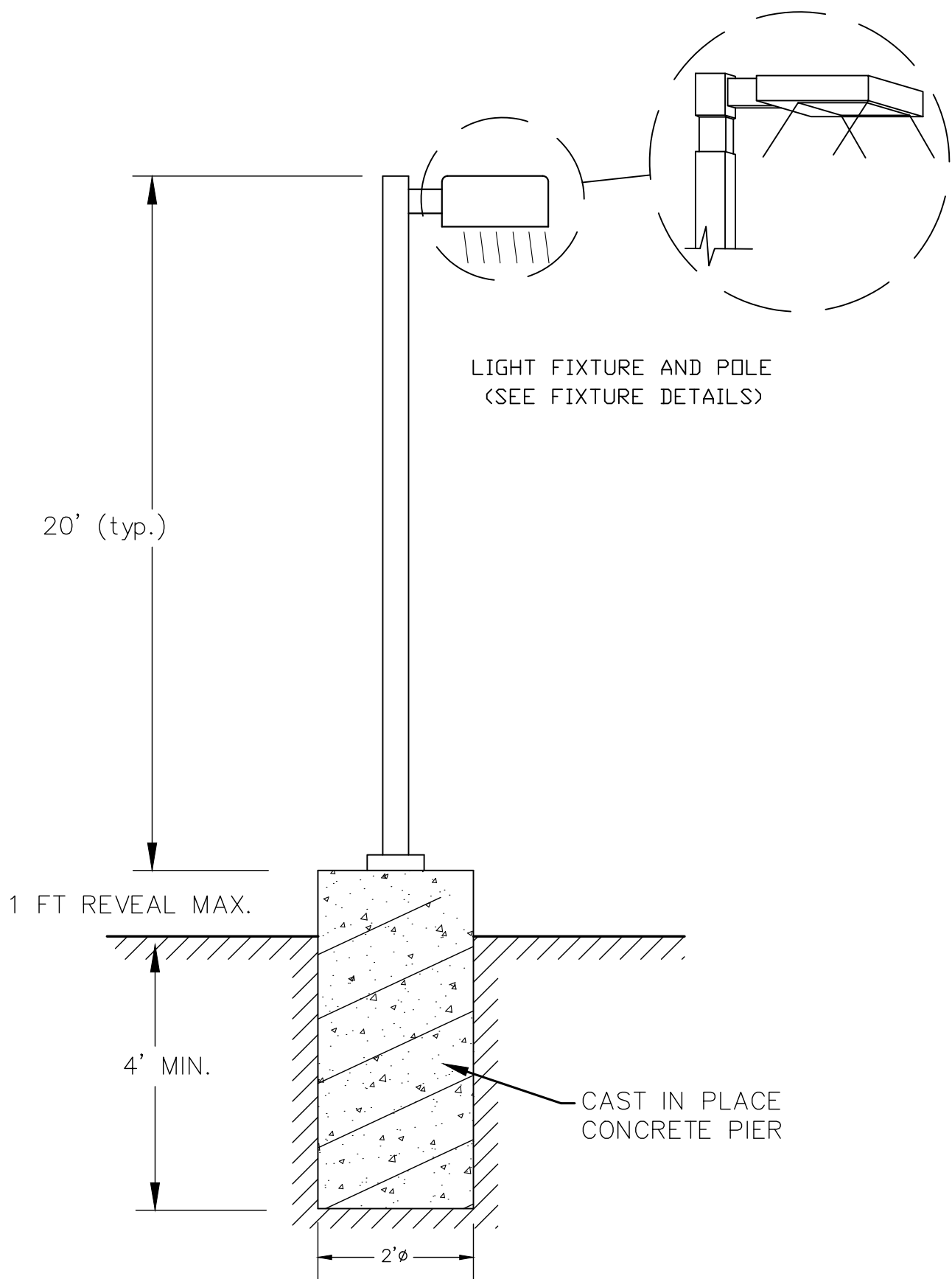
SHEET 6 of 9

23-240

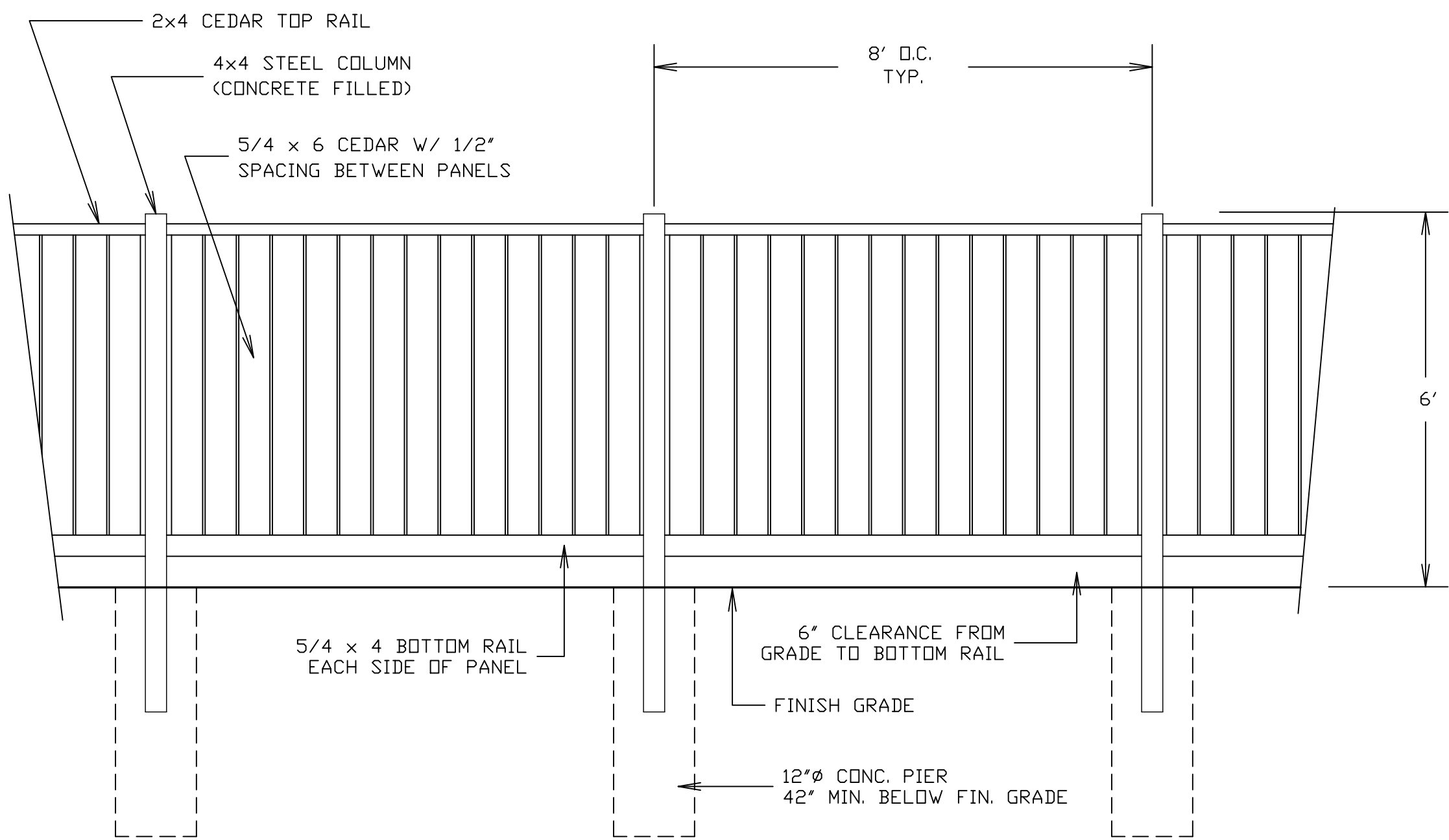
FILE: 23-240_SITEPLAN.DWG



DUMPSTER AREA AND
CONCRETE PAD DETAIL
NOT TO SCALE



LIGHT POLE DETAIL
NOT TO SCALE



6' HIGH FENCE DETAIL

Project: _____ Part #: _____
Type: _____

Custom White Finish

-SA

-SFA

-SF

-TR

Large Area Lights Gen 2

3-Power + 3 CCT Selectable

Light up your outdoor area with the new EnVision Bolt Series, our latest line of Area Light fixtures with high lumen per watt efficacy combined with a stunning finish. The EnVision area flood lights are equipped with a die-cast aluminum housing, finished with a matte bronze powder coat paint, and anti-corrosion priming. The Large BOLT series are available in a trunnion, yoke, slip fitter, or straight arm mount. Enjoy lighting up your outdoor area with over 140-145lm/w+ efficiency.

Applications:

- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.
- Stadium lighting
- Ideal for exceptional lighting in car dealerships

Detail Specifications:

- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Operating temperature -40 ~ 122 °F
- PF >0.9 / Input: 85A/ Output: 36-66V DC
- Built-in 10kv surge protector

Product Information:

- Area Light Gen 1 and Shoebox Fixtures combined into one
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproofed IP67
- Type III optics standard/ Type I, II, IV, & V by request
- Slim and architectural fixture
- 1.5ft power cable cord provided
- 7 year limited warranty (refer to website for more info)

Certifications:

- UL Listed for USA and CA
- DLC Listed
- CA T24 Compliant

L.E.D. - A.R.L.2 - Watts - Color - Finish - Bracket - Voltage - Optics - Controls

1	2	3	4	5	6	7	8
Product LED-ARL2 Large Area Light	Watts 3P100W 60W 8,700lm 60W 11,600lm 100W 14,500lm 3P150W 120W 17,400lm 120W 19,570lm 150W 21,750lm 3P240W 180W 26,100lm 210W 30,450lm 240W 34,800lm 3P300W 280W 37,700lm 280W 40,600lm 300W 43,500lm	Color TRI 3000K BLK 4000K 5000K BZ Bronze* BLK Black WH White QY Grey CS Custom	Finish YK Yoke TR Trunnion SF Slip Fitter SA Straight Arm SFA Slip Fitter and Straight Arm	Bracket YK Yoke TR Trunnion SF Slip Fitter SA Straight Arm SFA Slip Fitter and Straight Arm	Voltage UNV 100-277V HV* 277-480V <small>* only available for the 3P150 and 3P300 model</small>	Optics II Type II III Type III (Standard) IV Type IV V Type V	Controls (Blank) None BMSDL Daylight + Bi-Level Motion Sensor Combo (Internal) Photocell PC 120-277V Photocell PCHV 347-480V

40K Color only available in 150W+ Bronze* is in stock. Other colors approx. 7 days Bronze* is a "Quick Ship" Specs and model numbers are subject to change with or without notice

EnVision LED Lighting, Inc.
 4845 S. Eastern Ave | Bell, CA 90201 | Tel.: 323-604-0066 | www.envisionledlighting.com

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
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NOTES & DETAILS
 ELLINGTON RACQUET CLUB
 PARCEL 018-020-0001
 LOWER BUTCHER ROAD
 PREPARED FOR
 TRACY FRENCH
 ELLINGTON, CONNECTICUT

REVISIONS:

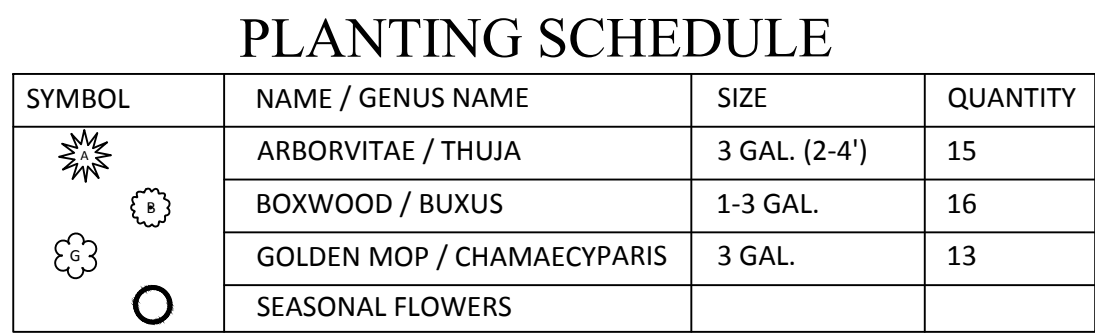
DATE: 9/04/23

SCALE: AS NOTED

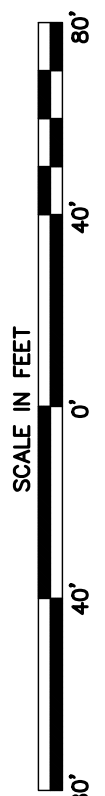
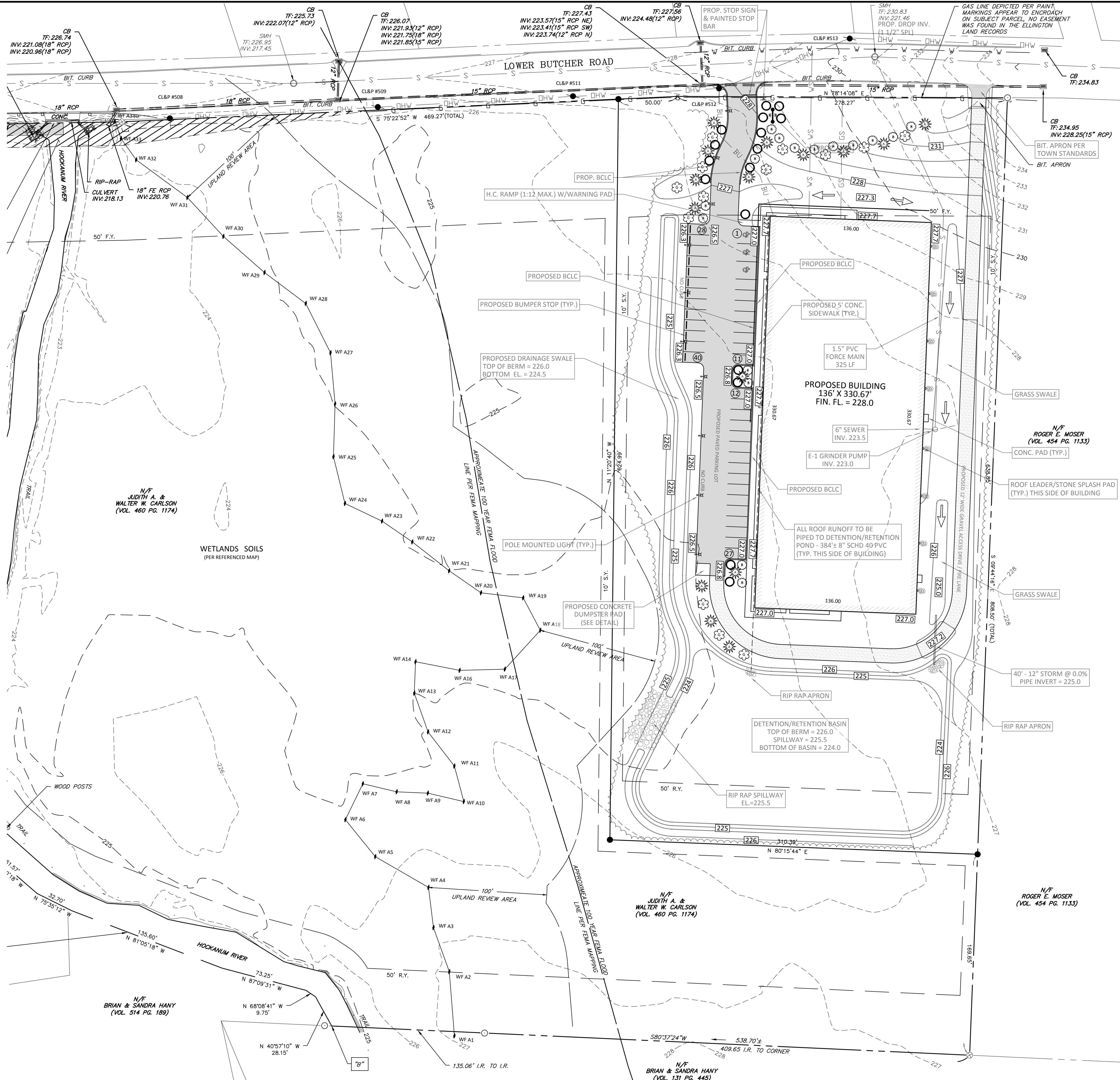
SHEET 7 of 9

23-240

FILE: 23-240_SITEPLAN.DWG



1. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF ANSI 260.1, AMERICAN STANDARD FOR NURSERY STOCK.
2. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROJECT OWNER AND THE COMMISSION ON THE CITY PLAN.
3. PLANTING MIXTURE FOR TREES AND SHRUBS:
 - a. PART DEHYDRATED COW MANURE OR COMPOSTED ORGANIC MATERIAL
 - b. PARTS PEAT MOSS
 - c. PARTS TOPSOIL
4. 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.
5. ALL PLANT PITS MUST BE FREE DRAINING. BREAK UP THE BOTTOM OF THE HOLE BY FORK IF NECESSARY TO ENSURE PLANT HAS PROPER DRAINAGE.
6. SET ALL PLANTS IN CENTER OF PLANT PITS, PLUMB AND STRAIGHT AND AS DETAILD 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.
7. HOLE SHOULD BE FILLLED WITH BURLAP FROM THE BOTTOM TO THE EDGE ONLY.
8. ONCE POSITIONED IN THE HOLES, REMOVE THE TOP OF THE BURLAP FROM THE ROOT BALL WITHOUT DISTURBING THE ROOTS.
9. FACE EACH PLANT TO GIVE THE BEST APPEARANCE.
10. DO NOT STAKE THE TREES UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT
11. FILL PLANT PITS $\frac{1}{2}$ 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.
12. FORM SAUCER AND INSTALL MULCH OVER ENTIRE PLANT PIT AND SAUCER AREA AS DETAILED.
13. 3 INCHES SHREDDED HEMLOCK BARK MULCH OR EQUAL SHALL BE USED AROUND ALL TREES AND SHRUB PLANTINGS.
14. 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

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

PREPARED FOR
TRACY FREN

REVISIONS:

DATE: 9/04/23

SCALE: 1" = 40'

SHEET 9 of 9

23 240

FILE: 23-240 SITEPLAN.D

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 #

2202322

Date Received

9/26/2023

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

Owner's Information

Name: Town of Ellington Planning & Zoning Commission

Mailing Address: 57 Main Street
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 #: 860-870-3120

Secondary Contact Phone #: _____

Signature: _____ Date: _____

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

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

Applicant's Information (if different than owner)

Name: Town of Ellington

Mailing Address: _____

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: N/A.

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

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

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

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

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

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

Section 7.14.3 - Agricultural Special Permit Uses, Section 3.1 Permitted
Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial
and Industrial zones and Article 10 Definitions of Ellington
Zoning Regulations.

PROPOSED TEXT AMENDMENT

CLEAN COPY (9/19/2023)

7.14.3 Special Permit Uses:

The Commission may approve an application for special permit for the following agricultural related uses and shall consider proximity to existing uses, traffic volumes, anticipated commercial traffic, suitability of land, hours of operation, and impact on future farming uses.

- A. Agricultural enclosures, buildings, or structures including farm stores and seasonal farm stands when closer than 50 feet from any side or rear property line if the setback of the underlying zone is met.
- B. Farm Store when a minimum of 3 contiguous acres under single ownership and/or leasehold in any zone and subject to the following standards:
 - 1. At least 20% of gross product sales shall be from farm products produced on the owner's farm or processed products made from raw materials that were produced on the owner's farm, and an additional 20% of gross product sales from Connecticut-Grown farm products or products made from raw materials produced from Connecticut-Grown farm products. Farm products produced on land owned by the owner of the farm store separate from the farm store land or processed products made from raw materials on other land owned by the owner of the farm store separate from the farm store land shall be counted towards meeting minimum gross product sales.
 - 2. Adequate off-street parking and safe ingress and egress is provided to ensure public safety. A reasonable parking area not to exceed three square feet for every one square foot of store area (where products are displayed for sale whether inside or outside of a structure), shall be provided. Permeable parking surfaces are recommended.
 - 3. Farm stores may be used to support farmers' market activities, promote agricultural ideals, and host agricultural related workshops.
 - 4. Farm stores may include kitchen facilities for the preparation and sale of food for consumption on or offsite, tasting rooms and restaurants, farm-to-table dinners, bakeries, and banquet spaces and shall be subject to approval from the Health Officer and in accordance with applicable federal, state and local codes.

C. Horse Boarding / Riding Arena if it finds that the proposal will conform to the following standards:

1. A minimum of 10 contiguous acres under single ownership and/or leasehold.
2. The use is conducted only by the resident of the premises as an accessory use.
3. The primary and any accessory structures shall not be less than two hundred (200) feet from any street line, side, and rear lot lines.

In considering such special use, the Commission shall weigh the agricultural and rural aspects of the area, as well as the residential or commercial character or potential of the area and shall find that the granting of such land use shall result in an appropriate use of the land and will not have a detrimental effect on the value or enjoyment of existing residential or other uses in the area.

D. Agricultural Related Uses

1. Permitted uses include banquet space, farm breweries, farm cideries, farm distilleries, farm wineries, farm-to-table dinners, tasting rooms, tours, retail and wholesale sales of products grown or manufactured on the premises, sale of merchandise related to the products grown or manufactured on the premises or sale of merchandise unrelated to the products grown or manufactured on the premises when unrelated merchandise is no more than 40% of all merchandise for sale.
2. Minimum Lot Size: 10 contiguous acres under single ownership and/or leasehold in any zone.
3. Setbacks Requirements: Buildings and structures shall be located a minimum of 200 feet from all property lines. Areas used for outdoor activities like outdoor seating and tastings shall be located a minimum of 150 feet from all property lines. However, buildings, structures and outdoor activities may be located not less than 10' to a rear yard or a side yard when located adjacent to permanently protected farmland, open space, or forestland.
4. Parking Requirements: A reasonable parking area shall be provided and be a minimum of one and a half square feet per square foot of retail, tasting and other area accessible to the public and may be increased to three square feet of parking area per square foot of area accessible to the public as required by the commission. No parking shall be permitted within 100 feet of an existing off-site residence or residential zone boundary. A permeable parking surface is recommended. There shall be no on-street parking.
5. Access Requirements: Access shall be from a public road and have adequate line of sight for in/egress based on Connecticut Department of Transportation standards.
6. Refuse areas shall be properly screened from public view and shall be located adjacent to buildings and at least 100 feet from adjacent properties.

7. Buffer Standards: A 10 foot wide vegetated buffer, 6 foot high privacy fence or combination thereof may be required along side and rear yards to reduce disturbance to adjacent residential zones or residences. When plantings are required, they shall comply with Section 6.1.C – Buffer Requirements.
8. Lighting: Exterior lighting shall be fully shielded, downward directed, and shall not create glare or emit light beyond the property boundary it serves. Exterior lighting, other than the minimum extent required for safety, shall be extinguished beyond the permitted hours of operation.
9. Signs shall comply with Section 6.3 Signs.
10. Hours of operation may be permitted on Sunday 10am to 8pm, Monday – Wednesday 9am to 9pm, Thursday – Saturday 9am to 10pm.
11. Food trucks may be permitted, subject to obtaining all required health department approvals, but shall be subordinate to the agricultural related use. Establishments may allow visitors to bring prepared food.
12. Outdoor entertainment may be permitted by the commission but shall be subordinate to the agricultural related use and shall not be amplified.
13. Deliveries and pick-up shall not occur between 10pm and 6am, when adjacent to an existing off-site residence or residential zone.

ARTICLE 3 RESIDENTIAL ZONES

Section 3.1 Permitted Uses

The following table establishes those uses allowed in the residential zoning districts.

P	Permitted Use	SP	Use Allowed by Special
3.1.1	AGRICULTURAL USES (See Section 7.14)	Rural Agricultural Residential	Residential / Lake Residential
1.	Agricultural Related Uses	SP	SP

ARTICLE 4 COMMERCIAL & INDUSTRIAL ZONES

Section 4.1 Permitted Uses and Uses Requiring Special Permit

The following uses are permitted in Commercial and Industrial Zones:

Table 4.1 Permitted Uses and Uses Requiring Special Permit				
P = Permitted Use, Site Plan Approval SP = Special Permit Blank= Not Permitted				
Uses	C	PC	I	IP
Agricultural Related Uses	SP	SP	SP	SP

ARTICLE 10 DEFINITIONS & INTERPRETATION

Section 10.2 DEFINITIONS

Agriculture. The use of land for agricultural purposes, including farming, the growing of crops, raising of livestock, and the storing, processing and sale of agricultural and horticultural products and commodities, including those defined in Connecticut General Statute Section 1-1q, as incidental to agricultural operations.

Agricultural Buildings and Structures. Buildings, structures and portions thereof, used in connection with agriculture, including shelter for livestock and storage for farm machinery, equipment and supplies; excludes farm stores and seasonal farm stands.

Agricultural Related Uses. Events on a farm that are incidental to agriculture, including farm stores, tasting rooms, farm-to-table dinners, bakeries, corn mazes, pick-your-own, farm tours, harvest festivals, educational demonstrations, hayrides, petting zoos, farm breweries, farm cideries, farm distilleries, farm wineries, or other agricultural uses approved by the commission.

Farm-to-table diners serve Ellington-grown or Connecticut-grown food at restaurants, school cafeterias, and agricultural-related uses through direct sales, a community-supported agriculture arrangement, a farmer's market, or local distributor where the origin of the food is identifiable to consumers.

October 22, 2023

TO: ELLINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-128: Proposed zoning text amendment regarding agriculture related regulations and definitions.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 10/23/2023.

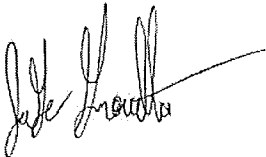
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Somers, Enfield, East Windsor, South Windsor, Vernon, Tolland, Stafford, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

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 #

2202323

Date Received

9-26-2023

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

Owner's Information

Name: Town of Ellington Planning & Zoning Commission

Mailing Address: 57 Main Street

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 #: 860-870-3120

Secondary Contact Phone #: _____

Signature: _____ Date: _____

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

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

Applicant's Information (if different than owner)

Name: Town of Ellington

Mailing Address: _____

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: N/A.

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

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

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

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

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

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

Section 7.15.7 Alternative Energy-Solar-Ground-Mounted
Primary Use and Other - All Zones of the Ellington
Zoning Regulations.

PROPOSED REGULATION AMENDMENT
SEPTEMBER 25, 2023
CLEAN COPY

7.15.7 Ground-Mounted Primary Use and Other – All Zones

A ground-mounted solar array not in compliance with Sections 7.15.5 or 7.15.6 or proposed as a primary uses in all zones may be allowed by approval from the commission by Special Permit and Site Plan Approval pursuant to Section 8.3 Special Permit Standards and Procedures, the purpose and general requirements of this section, and the following:

- A. A ground-mounted solar array and any portion thereof shall be located at least 200' from property lines and shall comply with the maximum lot coverage requirements for the zoning district in which it is located.
- B. A ground-mounted solar array and any portion thereof located in residential zones shall not exceed 20' in height from natural grade at any point of the array and when located in commercial or industrial zones shall not exceed 25' in height from natural grade at any point of the array. Trackers are measured when the array is 60 degrees to horizontal.
- C. A ground-mounted solar array and any portion thereof shall be screened from visibility along all yards and to adjacent properties, regardless if the adjacent property is developed or undeveloped or to existing public or private streets or existing easements or right-of-ways used or intended to be used as a public or private street, or a state highway. Screening provisions shall be 30' in depth and consist of two rows of planted evergreens every 10' on center or portion thereof between the perimeter of the solar facility and abutting properties. Plantings shall be 6' in height when planted and pruned and consist of Green Giant arborvitae and in shaded area Upright Cedar Skyrocket Junipers. The 30' wide planted buffer may include earthen berms, plantings, fencing, existing evergreen vegetation and other like features or combinations thereof if the commission finds screening provisions protect privacy of residents and eliminate noise, dust, and glare. Plantings and other screening provisions shall be maintained for the life of the facility and dead or dying plantings replaced as soon as practical in the present growing season or immediately upon the start of the next growing season.
- D. Transformers and inverters shall be enclosed in soundproof structures and located 200' or greater from any property lines.
- E. All ground-mounted solar arrays shall require the issuance of a Zoning Permit prior to installation.
- F. When a ground-mounted solar array ceases to operate for three (3) consecutive months or more all components of the solar facility shall be removed from the property and the site restored to pre-development condition

October 22, 2023

TO: ELLINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-127: Proposed zoning amendment regarding ground mounted solar panel regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 10/23/2023.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Somers, Enfield, East Windsor, South Windsor, Vernon, Tolland, Stafford, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



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, SEPTEMBER 25, 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 JON MOSER, MICHAEL SWANSON, AND ALTERNATE MARY CARDIN

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, AND ALTERNATE RACHEL DEARBORN

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

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

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

III. PUBLIC HEARING(S): None

IV. OLD BUSINESS: None

V. NEW BUSINESS:

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

Lisa Houlihan stated commissioners received a copy of mixed-use regulations from East Windsor, South Windsor, and Hebron and relevant portions from the Plan of Conservation & Development Chapter 5 – Housing and Residential Development for review and discussion.

Chairman Hoffman spoke about the Plan of Conservation and Development (POCD) and referred to existing development near the Vernon town line where there is commercial with some housing mixed in and he would like to see that area cleaned up and make the mix of uses work. For instance, allowing a mix of uses helped Ellington Printery, Pools & More and the Jug Shop redevelop. Chairman Hoffman does not like the thought of putting housing in commercial zones.

Vice Chairman Kelly suggested making the mixed-use development a Special Permit process and look at each application on a case by case. Vice Chairman Kelly asked if allowing residential use on second floor with commercial on the main level makes commercial development worse? Vice Chairman Kelly referred to Hebron's regulations which states, "...keeping with the scale and character of the Town, under design standards that minimize conflict and enhance synergy between the various types of land uses.", would give the commission the ability to say yes or no to an application.

Commissioner Moser said the Town has worked hard to keep commercial uses within commercial zones and changing the regulations to allow mixed-use goes against that. It may make sense to add residential to 105 West Road with 1-bedroom apartments over businesses, if looking down the road 10 years, but he supports commercial rather than the mixed-uses within a parcel.

Commissioner Moser does like the idea of a Special Permit process but doesn't think adding this component is beneficial.

Alternate Cardin noted the Town has obligations to provide affordable housing and having a new regulation could help.

Chairman Hoffman talked with Lori Spielman, First Selectman, about the property next to the High School, which was purchased with the intention of building additional senior housing. Chairman Hoffman stated the Town is actively starting to move forward with design for the development.

Commissioner Swanson said there are over 100 people on the waiting list for housing at Snipsic Village on Main Street. There is a need for this type of housing within the Town.

Lisa noted the affordable housing percentage is currently below 5%, more single-family dwellings are being built but they do not help with the affordable housing percentage.

Vice Chairman Sean Kelly noted the Town should have 10% affordable housing, and if not at 10% a developer could come in and build what they wish.

Lisa referred to CT State Statute Section 8.30g, and if an application is received in the Planning Department, the application would need to be discussed with the Town Attorney. The Planning & Zoning Commission is required to update their affordable housing plan every five years, which they will be discussing within the next couple of months. Don Fish started the conversation about having apartments above commercial uses along Route 83. The POCD refers to a village district concept for the upper portion of land on Main and Maple Streets. Deer Valley North was the last multi-family project approved and constructed in Ellington.

Chairman Hoffman noted the Big Y Plaza is a nice development and he doesn't support apartments there. There is no multifamily zone in Town now, and any developer can come in for a zone change for affordable housing. Having accessory apartments doesn't help the affordable housing percentage unless they are deed restricted. The Commission agreed to wait to create new regulations.

2. Pursuant to Chapter 6 Agriculture as an Economic Sector from the Plan of Conservation & Development, Review and discuss Draft Text Amendment to Section 7.14.3 – Agricultural Special Permit Uses, Section 3.1 Permitted Uses in Residential Zones, Section 4.1 Permitted Uses in Commercial and Industrial Zones, and Article 10 Definitions of the Ellington Zoning Regulations.

Vice Chairman Kelly stated this is a referral from Economic Development Commission for promoting agricultural uses and reviewed the proposed changes to Section 7.14.3 – Special Permit Uses. Commissioners agreed to proceed with the suggested changes and add the proposed text amendment to next month's agenda for approval.

3. Review and discuss Draft Regulation Amendment, dated August 28, 2023, for Section 7.15.7 Alternative Energy-Solar-Ground-Mounted Primary Use and Other – All Zones.

The Commission reviewed and briefly discussed the proposed changes to Section 7.15.7. Lisa said there are standards utility-scale solar applicants must meet when applying to the CT Siting Council and require applications to generally comply with local regulations. The Commission decided to add the proposed text change to next month's agenda for approval.

4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202302** – James W. Persano & Susan P. Haight, owner/ Gardner & Peterson Associates, LLC, applicant, request for a one lot subdivision on Jobs Hill Road, APN 139-019-0000, in a Rural Agricultural Residential (RAR) Zone.
5. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202303** – Walter Carlson, owner/ Tracy French, applicant, request for a two-lot subdivision (1 agricultural lot & 1 lot for development) on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

6. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING ON OCTOBER 23, 2023, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202321** – Walter Carlson, owner/ Tracy French, applicant, request for a Site Plan approval to construct a building, parking and other site improvements for an indoor tennis/pickleball facility on Lower Butcher Road, APN 018-020-0001, in an Industrial Park (IP) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the August 28, 2023, Regular Meeting Minutes.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 28, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Letter from Lisa Houlihan, Town Planner to Tom Modzelewski, WPCA Administrator dated September 20, 2023, for Proposed Expansion of the Hockanum Sanitary Sewer Service Area for Portions of properties on Jobs Hill Road, Tomoka Avenue, Pinney Street and Frog Hollow Road.

Lisa explained the Water Pollution Control Authority's plan to expand the Hockanum Sewer Service Area (SSA) to include commercially zoned land where Jobs Hill Road, Route 140, and Tomoka Avenue intersect. The revised SSA expansion is consistent with the plan presented to the commission in 2021, but now includes the northern portion of 11 Jobs Hill Road and the town-owned land on Middle Road that was purchased for a future municipal complex. The proposed expansions are consistent with the POCD since they support commercial development and land that supports agriculture as an economic sector.

- b. Ellington Farm Day, September 23, 2023, flyer.
- c. Report and discuss status of Land Use Commissioner Training, Pursuant to Public Act No. 21-29... Training for Certain Land Use Officials.

VII. ADJOURNMENT:

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:08 PM.

Respectfully submitted by,

Barbra Galovich, Recording Clerk

Barbra Galovich

Subject: FW: responses to locations

From: PETER HANY <p.hany@sbcglobal.net>

Sent: Tuesday, October 10, 2023 4:48 PM

To: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; Matthew Reed <mreed@ellington-ct.gov>; Lori Spielman <lspielman@ELLINGTON-CT.GOV>; Tiffany Pignataro <tpignataro@ELLINGTON-CT.GOV>

Cc: Nicole Caron <nicole.caron@ellingtonambulance.org>; Bruce Hoffman <bruce.hoffman@ellingtonambulance.org>

Subject: responses to locations

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

Good Afternoon All,

After today's staff meeting I did research at the request of Lisa of how many calls we did to 105 West Rd (Priority Urgent Care) and 123 West Rd (The Ivy).

Going back two years from today we responded to 123 West Rd 296 times and to 105 West Rd we responded 154 times. The Ivy's estimate at time of being reviewed by the town was that we could expect an average of 75 times a year. We never heard any estimates from Priority Urgent Care but the expectation was that it should be minimal since they take care of walk-in emergencies.

The Ivy is not a nursing home and falls under different state guidelines as an assisted living facility. They do not have 24/7 nursing staff on duty and rely more on medical assistants. The urgent care usually has a Paramedic or Physician's Assistant on staff but anything more than what they can handle gets given to us.

This is why the new Hartford Hospital Urgent Care is such a concern to an already overloaded EMS system. What this is going to bring about is more than likely adding staffing with our second ambulance during the hours that the proposed urgent care is open. We currently have a hard time staffing the second ambulance which brings in mutual aid and a loss of that revenue.

I would appreciate being placed on the email list for any new projects proposed in town so we at least can offer our thoughts. EVAC is not opposed to growth for Ellington but doing so cautiously, which we have a good record of doing.

If you have any thoughts to offer us, we are open to ideas to help the emergency services in town.

Best Regards,

Chief Peter Hany Sr/EVAC

Barbra Galovich

Subject: FW: FEMA draft data review notice to Town of Ellington (090158) in Thames and Shetucket Watersheds
Attachments: thames-shetucket_621_090158_CT_Tolland_Ellington.pdf

From: Smith, Melissa M <melissasmith@usgs.gov>
Sent: Thursday, September 28, 2023 8:30 AM
To: Lori Spielman <lspielman@ELLINGTON-CT.GOV>
Cc: John Colonese <jcolonese@ELLINGTON-CT.GOV>; Jack Turner <jturner@ELLINGTON-CT.GOV>; Ken Radziwon <kradziwon@ellingtonct.onmicrosoft.com>; Planner <planner@ELLINGTON-CT.GOV>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Walter Lee <wlee@ellington-ct.gov>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: FEMA draft data review notice to Town of Ellington (090158) in Thames and Shetucket Watersheds

September 27, 2023

Lori L. Spielman
First Selectman, Town of Ellington
Town of Ellington, Tolland County, Connecticut (090158)

Dear First Selectman Spielman,

We are writing to present the Draft Flood Insurance Rate Map (FIRM) Database for the Federal Emergency Management Agency's Risk MAP project in the Thames and Shetucket Watersheds in Connecticut and Massachusetts. The database has been prepared by the U.S. Geological Survey in partnership with FEMA. The database was first announced at the Workmap Review meeting held on Tuesday, June 20, 2023, to which your community was invited, and the workmaps provided at that meeting were developed using the data in this database. The attached letter contains much more information about the database, the workmaps, and the Risk MAP study. The draft data can be reviewed [online](#) on FEMA's Flood Hazard and Risk Data Viewer.

Liz Ahearn is the USGS Project Manager for the Thames and Shetucket Watersheds Risk MAP project. As described in the attached letter, she should receive all information regarding flood risk in the watershed and is the primary contact for questions relating to technical aspects of the project. Liz can be reached at eaahearn@usgs.gov.

Please note that the following contact list is the intended distribution for this letter and email. It is not being sent by post to any of these contacts. We have attempted to include as many as possible by email, but our email list is limited and some may have been excluded. Please feel free to forward this email and letter to excluded members of this list and any other relevant officials in your community. This letter and the Draft FIRM Database are not intended to be distributed to community members or residents without official roles.

Lisa M. Houlihan, AICP, Town Planner, Town of Ellington
Arthur G. Aube, Chairperson, Zoning Board of Appeals, Town of Ellington
Daniel Parisi, Chairperson, Water Pollution Control Authority, Town of Ellington
John Turner, Chairperson, Emergency Services Committee, Town of Ellington
Ken Radziwon, PE, Director, Department of Public Works, Town of Ellington
Kenneth Braga, Chairperson, Inland Wetlands Agency, Town of Ellington
Raymond F. Martin, III, Building Official, Town of Ellington
Rebecca Quarno, Chairperson, Conservation Commission, Town of Ellington
Walter Lee, Director, Department of Emergency Management, Town of Ellington

We look forward to working together with your community throughout the Workmap process and the whole lifetime of the Risk MAP project in your watershed.

Sincerely,
The USGS Risk MAP Project Team



FEMA

September 27, 2023

Lori L. Spielman, First Selectman
Town of Ellington
Town Hall
P.O. Box 187
Ellington, Connecticut 06029

Subject: Town of Ellington, Tolland County, Connecticut
Community No.: 090158

RE: 30-Day Data Submission Notification

Dear First Selectman Spielman:

The Federal Emergency Management Agency (FEMA) is currently validating the draft Flood Insurance Rate Map (FIRM) database for Tolland County, Connecticut (All Jurisdictions). Completing this draft database is a significant milestone for the flood risk project, as it concludes the collection and analysis of the project's initial engineering data. As discussed during the Thames and Shetucket Watersheds Flood Risk Review Meeting (or "Workmap" Meeting) held on June 20, 2023, FEMA's goal is to offer useful and credible data to help you make informed decisions to continue building a safer and stronger community. These datasets, developed by FEMA's mapping partner, U.S. Geological Survey (USGS), provide the best available calculation of where water will collect and flow in the event of a flood (outlined below), based on current conditions.

The engineering data will form the basis for mapping the proposed Special Flood Hazard Areas (SFHAs) on the Flood Insurance Rate Maps (FIRMs) for your community. An SFHA is an area that is subject to inundation by the 1-percent-annual-chance flood (also called the base flood). Over time, water flow and drainage patterns in your area may have changed dramatically due to surface erosion, land use, and other forces. These factors may have increased or decreased the likelihood of flooding in certain areas, which would result in changing SFHA boundaries and types.

The proposed SFHAs are available for your community's review [online](#) on FEMA's Flood Hazard and Risk Data Viewer. If your community would like to review a local copy of the draft database or other flood hazard data, please speak to the FEMA Project Monitor, Colleen Bailey, as soon as possible. Contact information is listed below. We encourage you to share this data with elected officials and staff to allow a thorough review the database before the formal community coordination meeting. However, please note that this data is considered draft/provisional and is subject to change. It has not yet been through final reviews or an appeal period.

Your community has 30 days to review the draft FIRM database and provide additional data to supplement or modify the draft data. Any data you provide must be consistent with prevailing engineering principles. Your community will have several additional opportunities to comment on and provide feedback about the resulting SFHAs and other flood hazard information before the data are finalized.

Please note that some areas of Zone A, or approximate flood hazard (areas for which detailed analyses have not been performed), on the current effective FIRM dated February 5, 1997, have been removed or

converted to Zone X (shaded) to denote areas of moderate flood hazard outside of the SFHA. This removal or conversion is due to small drainage areas and/or lack of model backing of the effective SFHA. Instances of Zone A to Zone X (shaded) conversion are located in panels 0170E, 0178E, 0179E, and 0190E. Consistent with FEMA Standard ID 645, we are alerting you to these Zone A removals. Please let us know if the community would prefer that any of these areas remain mapped as Zones A. Structures in Zone A may be subject to the local floodplain management ordinance and to mandatory flood insurance purchase requirements. If you wish to discuss any of these implications, please reach out to the contacts at the end of this letter. If we do not receive any response within the 30 days, we will assume that you concur with the changes. There will be additional opportunities for your community to comment on or provide feedback about the resulting SFHAs, including an official 90-day appeal period.

FEMA Region 1 wants to use the most up-to-date and accurate technical data to develop flood risk products for your community. FEMA Region 1 relies on your feedback, partnership, and knowledge during this important project to determine the extent of flood risk in your community, in support of your efforts to reduce those risks. We also look forward to working with community officials and other stakeholders in Tolland County to increase flood risk awareness and reduce the risk to life and property from flooding. Your initial feedback will not affect your community's ability to provide feedback later or to formally appeal the flood hazard information during a future appeal period.

Please ask questions, send any data, and provide comments on the draft FIRM database by October 27, 2023 to Colleen Bailey, FEMA Project Manager, by email at colleen.bailey@fema.dhs.gov or by phone at (202) 710-9766. Also available to answer any questions is Liz Ahearn, the USGS Technical Lead for the study, by email at eaahearn@usgs.gov, or by phone at (860) 291-6745.

Sincerely,



Kerry Bogdan
Risk Analysis Branch Chief
Mitigation Division
FEMA Region 1

cc: Lisa M. Houlihan, AICP, Town Planner, Town of Ellington
Arthur G. Aube, Chairperson, Zoning Board of Appeals, Town of Ellington
Daniel Parisi, Chairperson, Water Pollution Control Authority, Town of Ellington
John Turner, Chairperson, Emergency Services Committee, Town of Ellington
Ken Radziwon, PE, Director, Department of Public Works, Town of Ellington
Kenneth Braga, Chairperson, Inland Wetlands Agency, Town of Ellington
Raymond F. Martin, III, Building Official, Town of Ellington
Rebecca Quarno, Chairperson, Conservation Commission, Town of Ellington
Walter Lee, Director, Department of Emergency Management, Town of Ellington
Diane Ifkovic, State NFIP Coordinator, Connecticut Department of Energy and Environmental Protection
Karen Michaels, State RiskMAP Coordinator, Connecticut Department of Energy and Environmental Protection
Liz Ahearn, Project Manager, U.S. Geological Survey

Please note that the above contact list is the intended distribution for this letter, but it is not being sent by post to any of these contacts. The letter will be sent instead by email to all recipients whose email addresses are known. Please forward this letter to any community officials in the list above who did not receive a copy. Please also feel free to forward it to any other relevant community officials who are not