



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD REGULAR MEETING AGENDA MONDAY, MARCH 18, 2024, 7:00 P.M.

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

I. CALL TO ORDER:

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

III. NEW BUSINESS:

1. Review of design elements for Fifty (50) West Road, LLC, owner/ applicant, to construct three buildings principally for contractor and tradesmen space with provisions for limited office, retail and wholesale space, fenced outside storage, parking, stormwater management system, access over a portion of 43 Lower Butcher Road, and related site improvements to the rear of 50 West Road within the Industrial (I) Zone, APN 019-005-0000, a property zoned Industrial (I) and C (Commercial) Zones.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of November 20, 2023, Special Meeting Minutes
2. Election of Officers
3. Correspondence/Discussion:

V. ADJOURNMENT:

Next regular meeting is scheduled for June 17, 2024

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

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/88333030885>

Meeting ID: 883 3303 0885

Password: 246030

Join Zoom Meeting by phone:

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

Meeting ID: 883 3303 0885

Password: 246030

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 checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>Z202404</u> Date Received <u>2/22/2024</u>
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Fifty (50) West Road, LLC


Mailing Address: 2 Center Square
East longmeadow, MA 01028

Email: everett@barnyard.com

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

Primary Contact Phone #: 860-454-9103 x114

Secondary Contact Phone #: _____

Signature:  Date: 2-22-24

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

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

Applicant's Information (if different than owner)

Name: _____

Mailing Address: _____
Same as owner

Email: _____

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

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Signature: _____ Date: _____

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

Street Address: 50 West Road

Assessor's Parcel Number (APN): 019 - 005 - 0000 Existing Zone: I,C Proposed Zone: N/A
(If unaware of APN, please ask staff for assistance) (If none, insert "N/A")

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

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

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

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

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

Site Plan and Special Permit approval for construction of three buildings and associated site improvements.

Improvements include an access drive to Lower Butcher Road, a stormwater management system that provides for treatment of stormwater from the subject site and capacity to treat runoff from future development of the adjacent parcel to the northwest of the subject parcel. Proposed uses include principally contractor and tradesmen shop space with provisions for office space and limited retail and wholesale uses.

RECEIVED
FEB 22 2024
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Fifty (50) West Road, LLC – 50 West Road (APN 019-005-0000)

Narrative:

1. Description:

Application before the Ellington Planning & Zoning Commission include:

a. Site Plan & Special Permit

The proposal includes development of the rear portion of the parcel (portion in the Industrial Zone) to facilitate the construction of three buildings and associated site improvements. Two of the buildings are design with fifteen units each with at-grade overhead door access in the rear and man-door access in the front. One of the buildings is designed with at-grade overhead door access and man-door access in the front and a 4-foot depressed loading dock with overhead doors in the rear. Access to the site is proposed from Lower Butcher Road, on the abutting parcel. An access and utility easement will be granted from the adjacent owner.

The proposal is in substantial conformance with the Master Plan submitted and approved as part of the Zone Change Request (Z202315) granted on June 26, 2023. The proposed improvements under this request include only development of the rear portion of the parcel only, within the Industrial Zone. The development of the front outparcel (retail, office and restaurant within the Commercial Zone) is not part of the current proposal.

The proposed improvements are located in the I Zone, which allows, as permitted uses (Section 4.1) Warehousing, Storage, plumbing Shops, Carpenter Shops, Office Uses, and Other Similar uses, as approved by the Commission (Section 4.1.1). The Applicant is requesting the following similar uses:

- *Other tradesmen shops (i.e. HVAC, Electrician, Floor Installer, Roof Installer, Landscape Contractor, etc.)*

The regulations also allow for other uses, by Special Permit. The Applicant is requesting Special Permit approval for the following uses listed in Section 4.1:

- *Plumbing and Heating: Sales, Service and Storage*
- *Retail Business*
- *Wholesale Business*
- *Storage Yard for new lumber, Building Materials and related items. Business Office*
- *Warehousing, Storage*
- *Storage yard for building materials*

Fifty (50) West Road, LLC – 50 West Road (APN 019-005-0000)

The regulations also allow for other similar uses, by Special Permit, as approved by the Commission (Sec. 4.1.1). The Applicant is requesting approval by Special Permit, of the following similar uses:

- *Storage Yard for Landscape Contractors*
- *Other Trades Sales, Service and Storage*

2. Stormwater Management

The parcel will be served by conventional storm drain systems comprised of catch basins, manholes and culverts. Runoff will be collected by these systems and discharged into stormwater quality basins constructed on the western portion of the parcel. The basin has been sized to handle runoff from the ultimate developed parcel (i.e., per recognized Master Plan), as well as a significant portion of the Moser parcel to the north. The stormwater quality basin was sized to both mitigate peak rates of runoff and treat the minimum CT DEEP-recommended water quality volume for the ultimate developed condition of the parcel and including the future development of the Moser parcel to the north. The outflow from the basins will be discharged into the Hockanum River, at the western limits of the development parcel.

A comprehensive Stormwater Management Report (SMR) is provided with the application materials to demonstrate the basins and associated controls are designed for the ultimate developed condition of the subject parcel, and for the future development of a significant portion of the Moser parcel to the north.

The SMR includes a pipe-to-pipe hydraulic analysis to demonstrate the storm drain systems proposed to handle on-site runoff comply with the town's requirements and accounts for additional future development of the subject parcel in conformance with the approved Master Plan.

3. Erosion Control Measures

Proposed sediment and erosion control measures will follow the guidelines established in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines). The measures include, but are not limited to the use of silt fence erosion control in areas downgradient of earthen activities, rip rap protection on all stormwater system outlets, a construction exit, erosion control blankets on steep slopes, stabilizing vegetation, use of vegetative swales to direct runoff and the use of sediment logs (coirs) in the vegetated swales to reduce erosion until the swales are stabilized, etc. The proposed measures are depicted on the Soil Erosion and Sediment Control Plan and related details are shown on the Detail Sheets.

Fifty (50) West Road, LLC – 50 West Road (APN 019-005-0000)

4. Construction Methods/Sequence:

Methods of construction will include those typical of site development using heavy and light equipment by skilled operators and hand tools and manual labor for: installation of erosion control devices, construction of temporary sediment control measures, stripping and stockpiling of topsoil, rough grading of site, construction of storm drainage systems, construction of pavement subgrades and processed base courses and gravel drives, construction of building foundations and structure, construction of concrete sidewalks, pads and curbing, placement of bituminous pavement section and curbing, installation of plantings and establishment of stabilizing vegetation, pavement markings and signage.

It is anticipated that construction would begin in the spring of 2024 and be completed in the spring of 2025.

During construction stormwater would be controlled by directing runoff into the water quality basin where additional temporary measures would be employed to settle/filter sediments. As the site becomes stabilized, accumulated sediments would be removed from the basin forebay and restoration of water quality basin would be completed, as required. Once all disturbed areas are adequately vegetated, the temporary erosion control devices would be removed.

Equipment used would include excavators, dozers, dump trucks, water trucks, skid steers, compactors, graders, etc.

Standards for Granting Special Permit:

1. The location and size of the proposed structures and intensity of the use in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses.

The location and size of the proposed building are in harmony with buildings in the area in total size and in relative size to the lot area. The operation/use is in harmony with area buildings which include a mix of industrial, commercial, retail and similar uses.

2. The kind, size and height of the structures on the lot will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.

The proposes structure meets the minimum setback requirements for the zone and falls within the maximum height requirement for the zone and is in harmony with other buildings in the area in size, height, and relative lot coverage. The buildings are quite attractive and will not hinder or discourage use of adjoining property or hinder the value therefore.

Fifty (50) West Road, LLC – 50 West Road (APN 019-005-0000)

3. The proposed use will not adversely alter the essential characteristics of the area or adversely affect the property value of the neighborhood.

The proposed use is in harmony with other uses in the area and will not adversely alter the essential characteristics of the area nor adversely affect the property values of the neighborhood.

4. The parking facilities will be adequate and properly located, and the entrance/exit driveways are laid out to achieve maximum safety, and the existing public roadways are adequate in width and condition to handle future traffic.

The proposed parking facilities comply with town standards and provide for a total number of spaces that meet the minimum required parking for the use. The access drive is proposed off Lower Butcher Road, at a location where plenty of sight distance is provided for egress. Adequate width is provided to handle traffic conditions of the ultimate developed condition of the site as approved in the Master Plan.

5. The proposed plans provide for the conservation of natural features, drainage basins and the protection of the environment of the area.

The proposed plans provide for management of stormwater to protect adjacent and downgradient resources, including natural features. The water quality basins will capture all runoff from the developed area and treat well in excess of the minimum DEEP-recommended water quality volume of runoff prior to its release, thereby protecting the environment of the area and drainage basin into which the site discharges. The basins are proposed in an area that is currently dominated by agricultural use. Following development of the basins, the adjacent areas between the basin and wetlands adjacent to the Hockanum River will be planted in conservation seed mix and allowed to go fallow.

6. The physical design elements of the proposed development including road patterns shall be attractive and suitable in relation to the site's characteristics and the style of other buildings and development in the immediate area.

The layout and physical design of the driveway, parking areas and building placement are attractive and in harmony with similar uses in the area.

7. The proposed building materials and other design aspects of the building's architecture, together with proposed landscaping, lighting, and signage, are appropriate with respect to the surrounding neighborhood.

The proposed building incorporates handsome architectural features above and beyond most buildings in the area. The site will incorporate landscape features that offer screening of loading and storage areas and provide shade in parking areas and along

Fifty (50) West Road, LLC – 50 West Road (APN 019-005-0000)

the driveway. The landscaping is in harmony with similar area developments. The proposal incorporated street trees that match those of similar development along West Road.

Site lighting design will incorporate building wall pack downlighting to minimize off-site trespass while providing adequate lighting to safely illuminate parking areas, an on-site access drives and walkways.

8. The proposed use will not have any detrimental effect on public health, safety, convenience and property values.

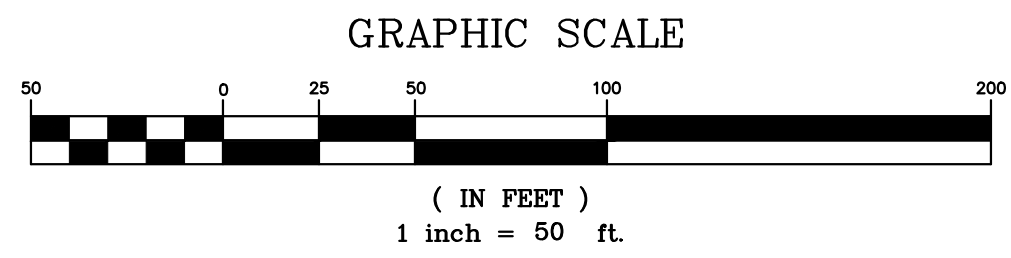
The proposed use will incorporate attractive buildings and well-landscaped parking areas. Stormwater runoff from the development will be treated in large water quality basins. Access to and from the site is designed to meet or exceed traffic safety standards. The proposal will not have a detrimental effect on public health, safety, convenience nor property values.

9. The proposed use shall have easy accessibility for fire apparatus, ambulances and police vehicles. The Commission may require to have constructed to Town specifications certain thoroughfares in the development for such purposes.

Driveways, access to the building, and internal access and circulation within parking areas are designed to provide the minimum widths and turning radii to provide easy accessibility for fire, police, ambulances and other emergency vehicles. The driveway and parking areas are proposed to be paved surfaces.

10. There are adequate utilities, including water supply and sewerage disposal, to support the proposed use.

The facility will be served by sanitary sewer. The Ellington WPCA has granted an allocation to the parcel sufficient to meet the facility needs. Sewage will be discharged to the sanitary sewer along the parcel's north boundary. Connecticut Water Company has a water main on Lower Butcher Road and this main has capacity to meet the needs of the development. Eversource has adequate gas and electric service in both West Road and Lower Butcher Road, sufficient to serve the facility. There is adequate telephone/cable/communications service along both West Road and Lower Butcher Road.



LS-1

LANDSCAPE PLAN
 PREPARED FOR
FIFTY (50) WEST ROAD, LLC
 50 WEST ROAD
 ELLINGTON, CONNECTICUT
 Date: 02-02-2024 Drawn by: DRT Job no: 23104
 Scale: 1" = 50' Checked by: GAH Sheet no: 1 OF 3

Revisions:

No.	Date	Description
1.	02-22-2024	PZC Submittal



F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com - maltrifishsketh.com

Civil & Traffic Engineers - Surveyors - Landscape Architects

SEED TYPES

Seed Type "A"

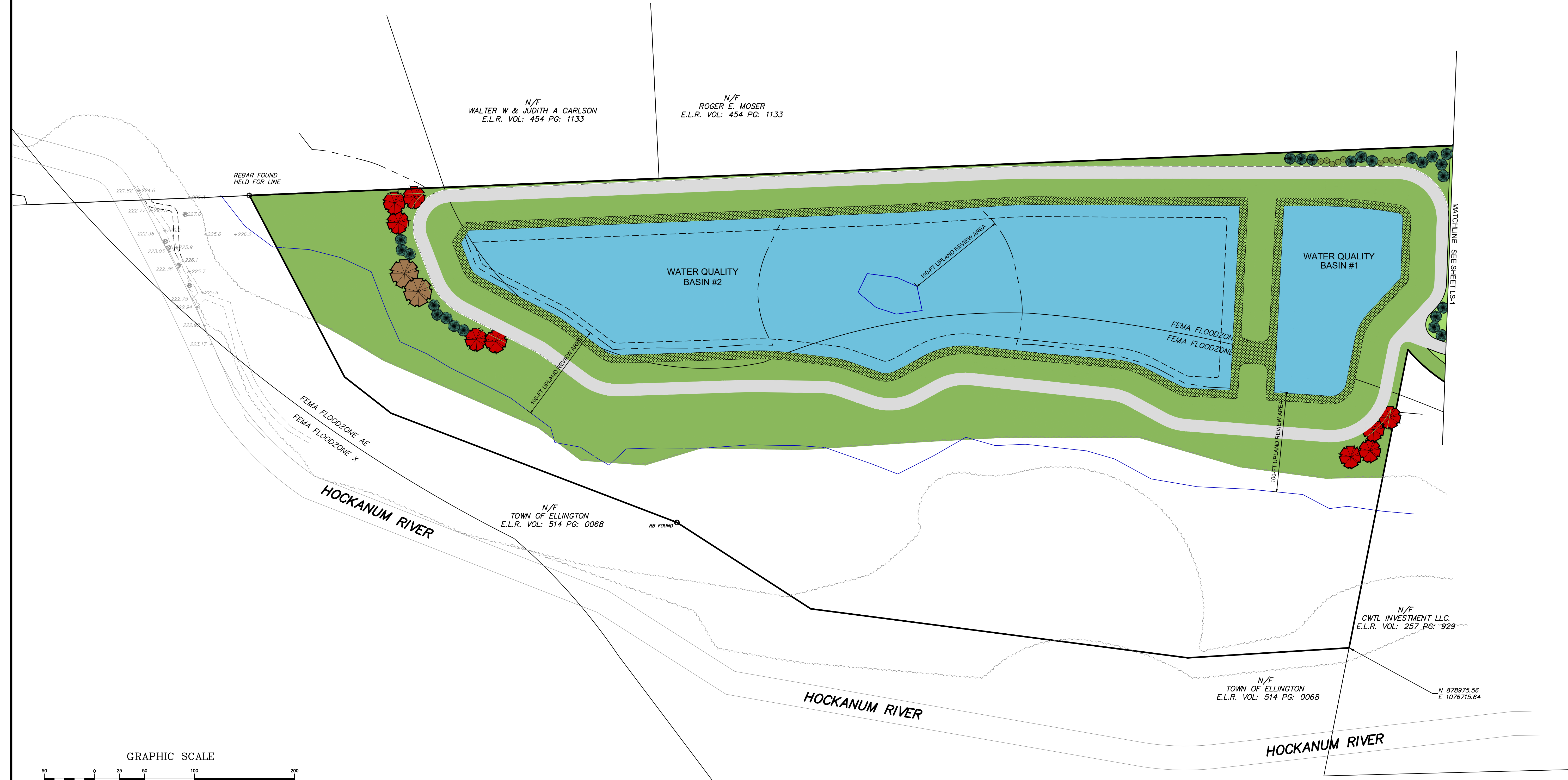
Sun & Shade Mixture
 By: Jonathan Green or approved equal
 Seed rate: 25 pounds per 9,375 square feet
 20% Darkstar II Perennial Ryegrass
 20% Carmen Chewings Fescue
 15% Deepblue Kentucky Bluegrass
 15% Eugene Creeping Red Fescue
 15% Yorkshire Dales Perennial Ryegrass
 15% Salisbury Chewings Fescue

Seed Type "B"

New England Erosion Control / Restoration Mix
 By: New England Wetland Plants, Inc. or approved equal
 Seed rate: 35 pounds per Acre
 Switchgrass (*Panicum virgatum*), Virginia Wild Rye (*Elymus virginicus*), Creeping Red Fescue (*Festuca rubra*), Fox Sedge (*Carex vulpinoidea*), Creeping Bentgrass (*Agrostis stolonifera*), Silky Wild Rye (*Elymus villosus*), Partridge Pea (*Chamaecrista fasciculata*), Soft Rush (*Juncus effusus*), Flat-top Aster (*Aster umbellatus*), Nodding Bur-marigold (*Bidens cernua*), Joe-pye Weed (*Eupatorium maculatum*), Boneset (*Eupatorium perfoliatum*), Grass-leaved Goldenrod (*Solidago graminifolia*), Grey Goldenrod (*Solidago nemoralis*)

Seed Type "C"

New England Wetmix
 by New England Wetland Plants, Inc.
 www.newp.com
 413-548-8000
 Application Rate: 1 lbs per 2,500 square feet
 Fox Sedge (*Carex vulpinoidea*), Hop Sedge (*Carex lupulina*), Bearded Sedge (*Carex comosa*), Lurid Sedge (*Carex lurida*), Nodding Bur Marigold (*Bidens cernua*), Soft Rush (*Juncus effusus*), Grass-leaved Goldenrod (*Solidago graminifolia*), Blue Vervain (*Verbena hastata*), Boneset (*Eupatorium perfoliatum*), Flat-top Aster (*Aster umbellatus*), Hard-stem Bulrush (*Scirpus acutus*), Green Bulrush (*Scirpus atrovirens*), Woolgrass (*Scirpus cyperinus*), Sensitive Fern (*Oncoclea sensibilis*), Spotted Joe-Pye Weed (*Eupatorium maculatum*), Water Plantain (*Alisma plantago-aquatica*), Soft-Stem Bulrush (*Scirpus validus*), Ditch Stonecrop (*Penthorum sedoides*)



N/F
 WALTER W & JUDITH A CARLSON
 E.L.R. VOL: 454 PG: 1133

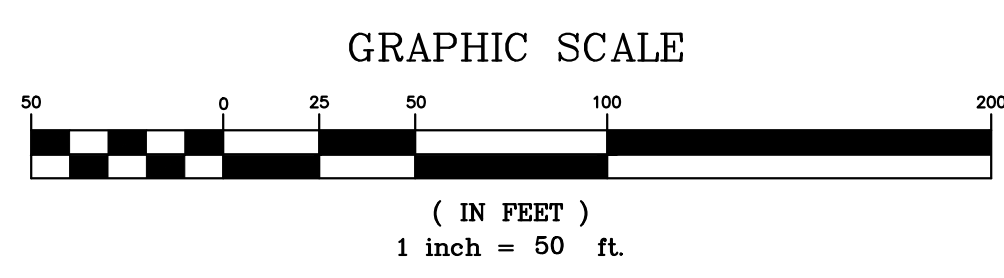
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 ROGER E. MOSER
 E.L.R. VOL: 454 PG: 1133

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 TOWN OF ELLINGTON
 E.L.R. VOL: 514 PG: 0068

N/F
 CWTL INVESTMENT LLC,
 E.L.R. VOL: 257 PG: 929

N/F
 TOWN OF ELLINGTON
 E.L.R. VOL: 514 PG: 0068

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 E 1076715.64



No.	Date	Description
1.	02-22-2024	PZC Submittal

LANDSCAPE PLAN
 PREPARED FOR
FIFTY (50) WEST ROAD, LLC
 50 WEST ROAD
 ELLINGTON, CONNECTICUT
 Drawn by: DRT
 Job no: 23104
 Checked by: GAH
 Sheet no: 2 OF 3
 Date: 02-02-2024
 Scale: 1" = 50'

LS-2



F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com
 Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE SHRUB TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

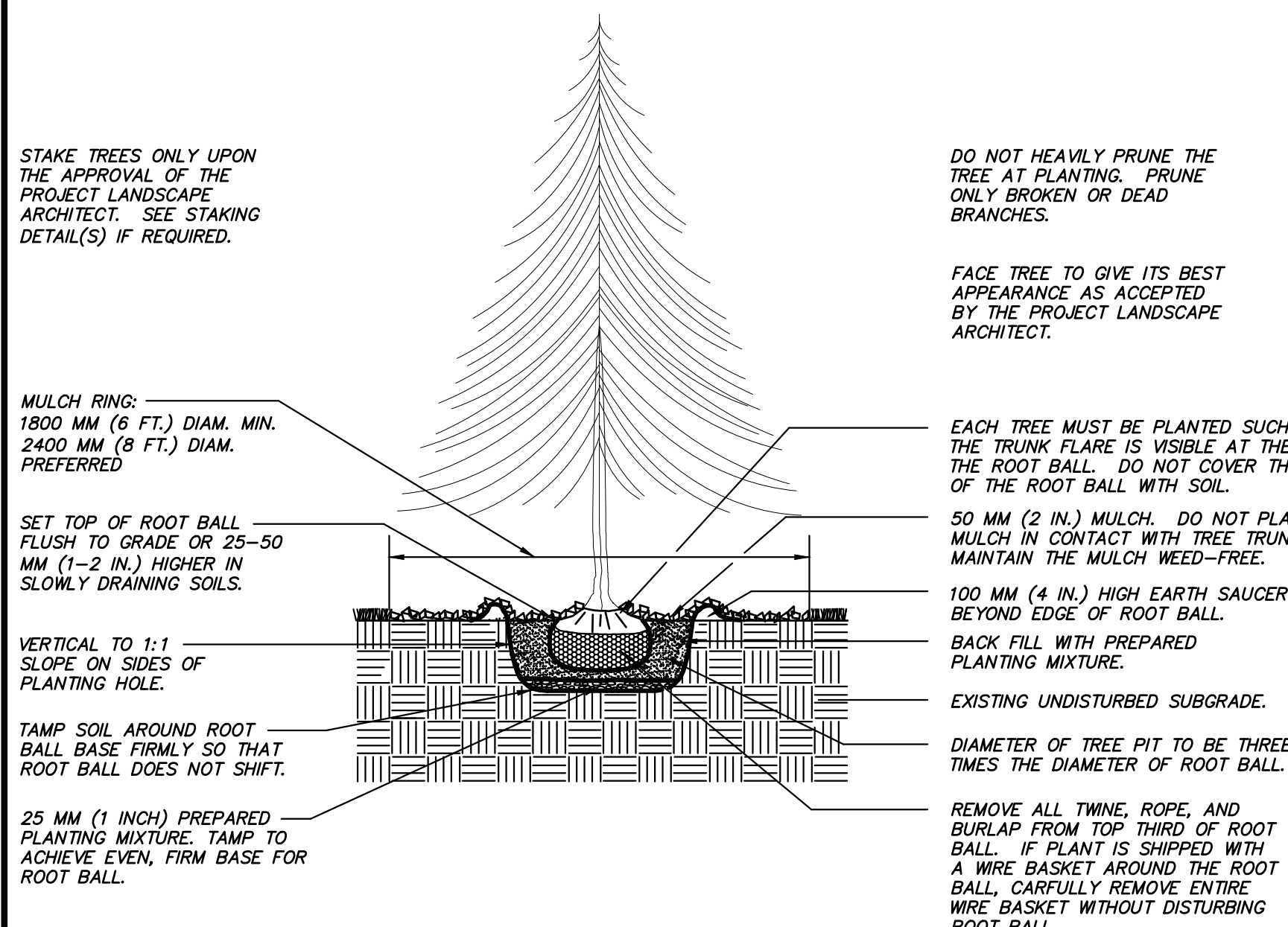
EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT MASS.

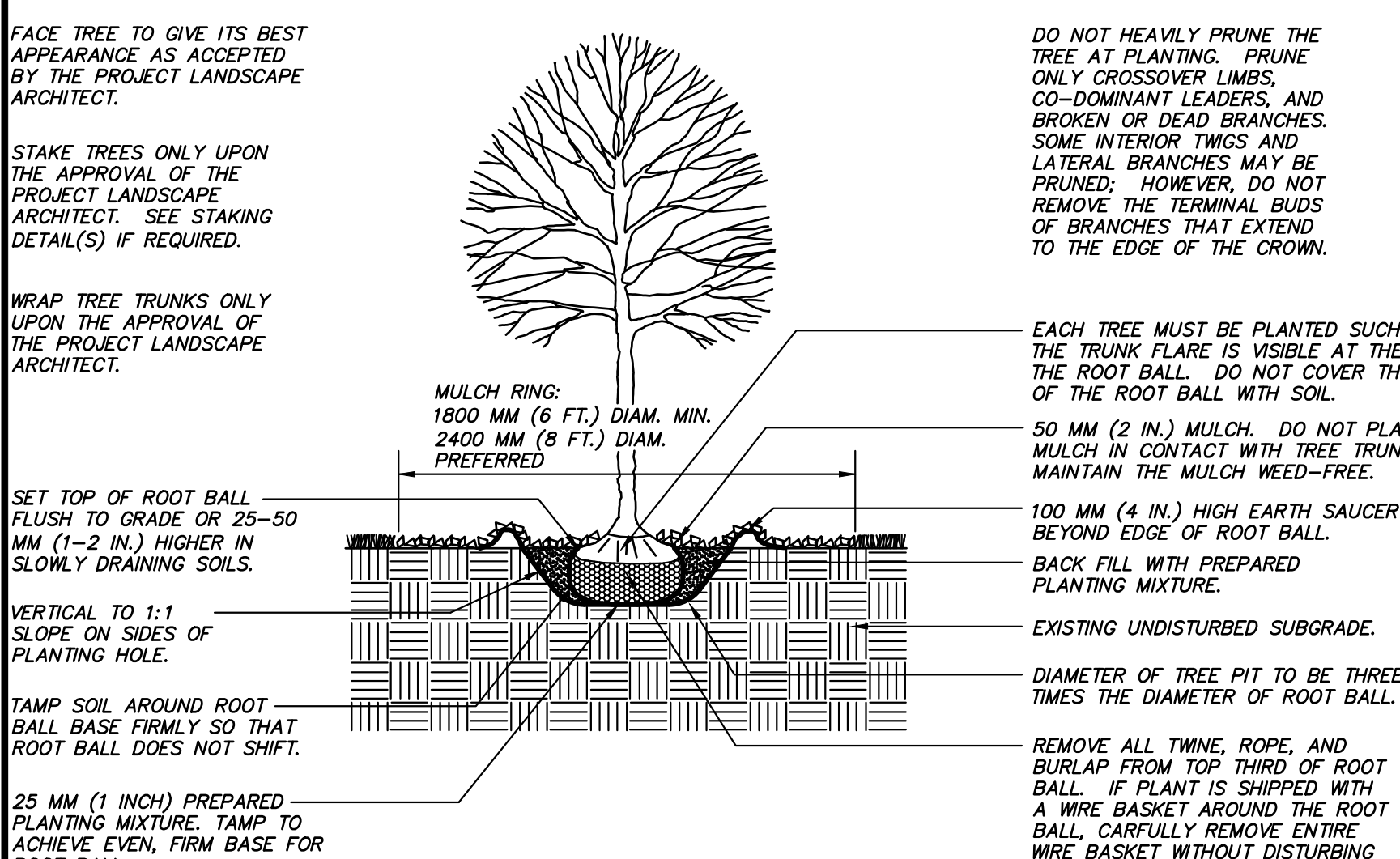
SHRUB PLANTING DETAIL

N.T.S.



EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.



B&B TREE PLANTING DETAIL

N.T.S.

LANDSCAPE SCHEDULE

Deciduous Canopy Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
AXC	<i>Acer x freemanii</i> 'Celebration'	Celebration Maple	9	3 to 3 1/2 inch caliper	Balled and Burlapped	40 to 45 Feet
GTS	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	20	3 to 3 1/2 inch caliper	Balled and Burlapped	35 to 40 Feet
NS	<i>Nyssa sylvatica</i>	Black Gum (Tupelo)	9	3 to 3 1/2 inch caliper	Balled and Burlapped	45 to 50 Feet
PAB	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	22	3 to 3 1/2 inch caliper	Balled and Burlapped	45 to 50 Feet
QB	<i>Quercus bicolor</i>	Swamp White Oak	2	3 to 3 1/2 inch caliper	Balled and Burlapped	50 to 60 Feet
QP	<i>Quercus palustris</i>	Pin Oak	3	3 to 3 1/2 inch caliper	Balled and Burlapped	60 to 70 Feet
UAP	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	20	3 to 3 1/2 inch caliper	Balled and Burlapped	60 to 70 Feet

Evergreen Trees

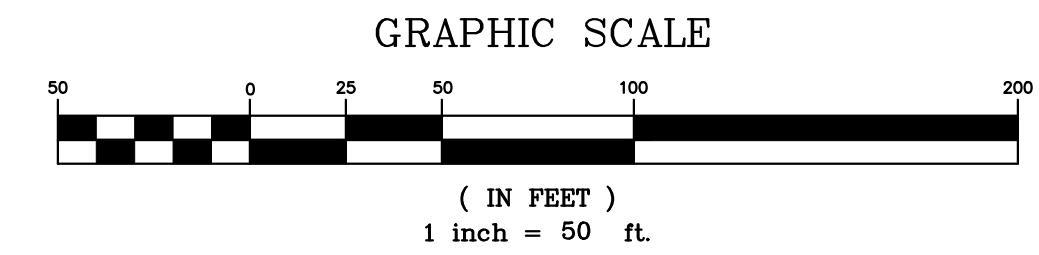
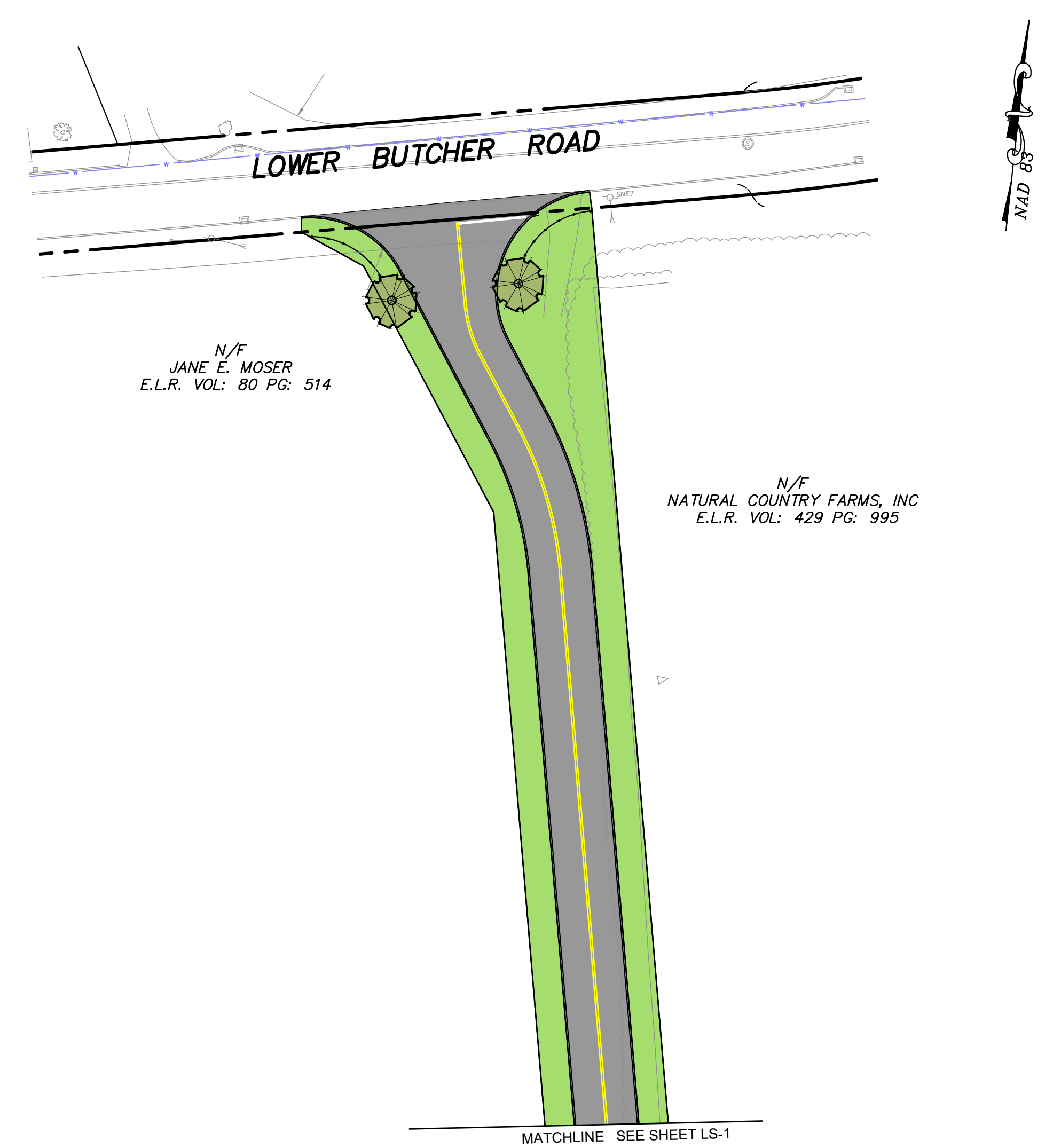
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PS	<i>Pinus strobus</i>	Eastern White Pine	116	5 to 6 foot height	Balled and Burlapped	60 to 70 Feet

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	10	24 to 36 inch height	#3 Container	5 to 6 Feet

GENERAL LANDSCAPE NOTES

- All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
- Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2014).
- All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
- Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
- All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
- Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
- Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
- If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
- If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
- Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
 - Watering
 - Weed removal
 - Apply lime or sulphur to adjust soil pH to specific plant requirements
 - Restore or reshape earth saucers
 - Pruning
 - Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
 - Replace mulch to maintain proper depth
- If there is a difference between the quantity of plant material specified on the Plan and the amount depicted on the Landscape Schedule, the amount on the Plan shall take precedence.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All planting beds and tree pits to receive approved mulch to depths indicated in the planting details.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes as specified in ANSI Z60.1-2014. Balled and Burlapped plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked root balls prior to or during planting shall not be accepted.
- All single trunk, deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting.
- The period of planting shall be from March 15th to May 15th and from September 15th to November 15th, weather permitting.
- All locations of existing and proposed utilities may not be shown on this plan. See other plan sheets for existing and proposed utility locations. Contractor shall be solely responsible for determining actual locations of utilities. Utility conflicts may require adjustments to proposed landscape installation. Contractor shall be responsible for repair on any utilities damaged during construction. Contractor shall contact "Call Before You Dig" 1-800-922-4455 (www.cbyd.com) two (2) working days prior to starting landscape installation to locate utilities.



SEED TYPES

- Seed Type A**
- Sun & Shade Mixture
 - By: Jonathan Green or approved equal
 - Seed rate: 25 pounds per 9,375 square feet
 - 20% Darkstar II Perennial Ryegrass
 - 20% Carmen Chewings Fescue
 - 15% Deepblue Kentucky Bluegrass
 - 15% Eugene Creeping Red Fescue
 - 15% Yorkshire Dales Perennial Ryegrass
 - 15% Salisbury Chewings Fescue
- Seed Type B**
- New England Erosion Control / Restoration Mix
 - By: New England Wetland Plants, Inc. or approved equal
 - Seed rate: 35 pounds per Acre
 - Switchgrass (*Panicum virgatum*), Virginia Wild Rye (*Elymus virginicus*), Creeping Red Fescue (*Festuca rubra*), Fox Sedge (*Carex vulpinoidea*), Creeping Bentgrass (*Agrostis stolonifera*), Silky Wild Rye (*Elymus patridgei*), Partridge Pea (*Chamaecrista fasciculata*), Soft (*Juncus effusus*), Flat-top Aster (*Aster umbellatus*), Bur-marigold (*Bidens cernua*), Joe-pye Weed (*Eupatorium maculatum*), Boneset (*Eupatorium perfoliatum*), Grass-leaved Goldenrod (*Solidago graminifolia*), Grey Goldenrod (*Solidago nemoralis*)

- Seed Type "C"**
- New England Wetmix by New England Wetland Plants, Inc. www.newp.com 413-548-8000
 - Application Rate: 1 lbs per 2,500 square feet
 - Fox Sedge (*Carex vulpinoidea*), Hop Sedge (*Carex lupulina*), Bearded Sedge (*Carex comosa*), Lurid Sedge (*Carex lurida*), Nodding Bur Marigold (*Bidens cernua*), Soft Rush (*Juncus effusus*), Grass-leaved Goldenrod (*Solidago graminifolia*), Blue Vervain (*Verbana hastata*), Boneset (*Eupatorium perfoliatum*), Flat-top Aster (*Aster umbellatus*), Hard-stem Bulrush (*Scirpus acutus*), Green Bulrush (*Scirpus atrovirens*), Woodgrass (*Scirpus operinus*), Sensitive Fern (*Onoclea sensibilis*), Spotted Joe-Pye Weed (*Eupatorium maculatum*), Water Plantain (*Alisma plantago-aquatica*), Soft-stem Bulrush (*Scirpus validus*), Ditch Stonecrop (*Penstemon sedoides*)
 - Willow (*Salix* spp.), Rust (*Rhus* spp.), Nodding (*Urtica* spp.)

Revisions:

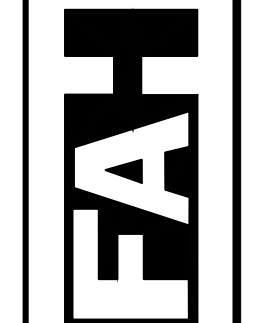
No.	Date	Description
1.	02-22-2024	PZC Submittal

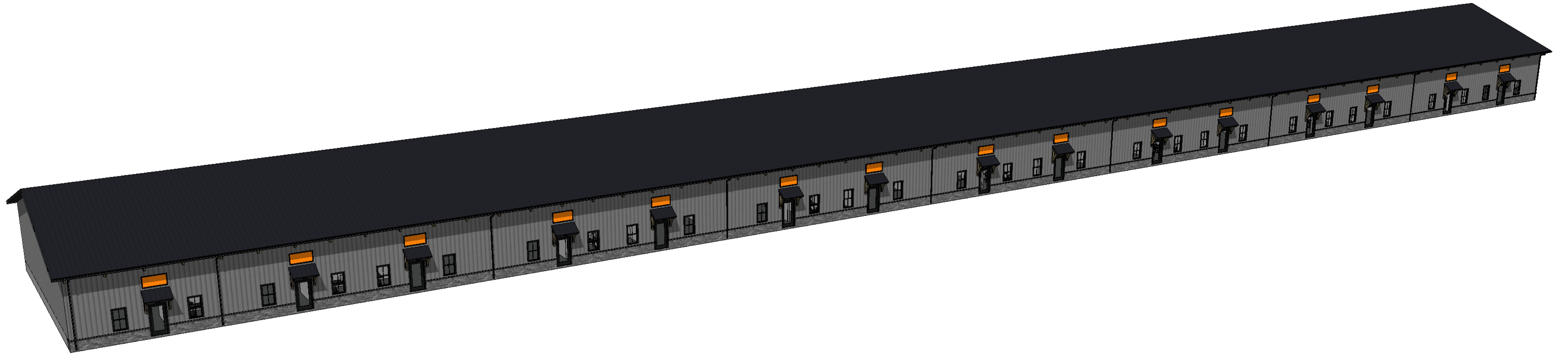
LANDSCAPE PLAN
PREPARED FOR
FIFTY (50) WEST ROAD, LLC
50 WEST ROAD
ELLINGTON, CONNECTICUT

Drawn by: DRT
Checked by: CAH
Job no: 23104
Sheet no: 3 OF 3
Date: 02-02-2024
Scale: 1" = 50'

LS-3

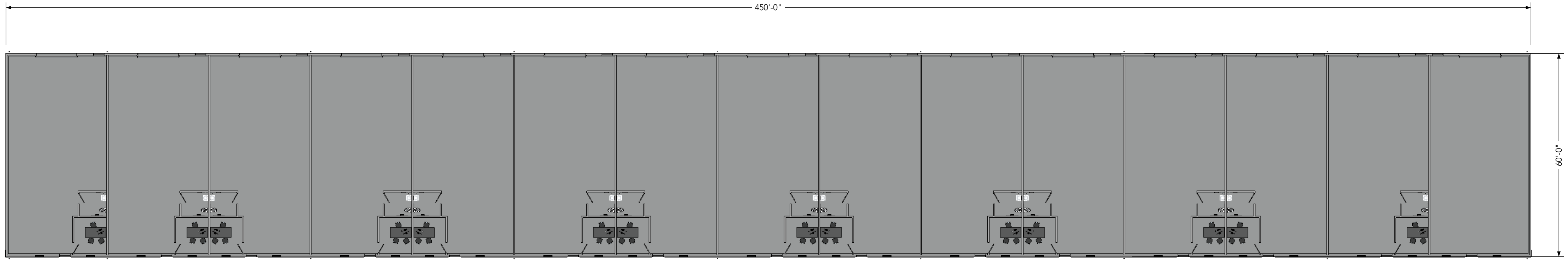
F.A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.faheskeith.com - mail@faheskeith.com
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

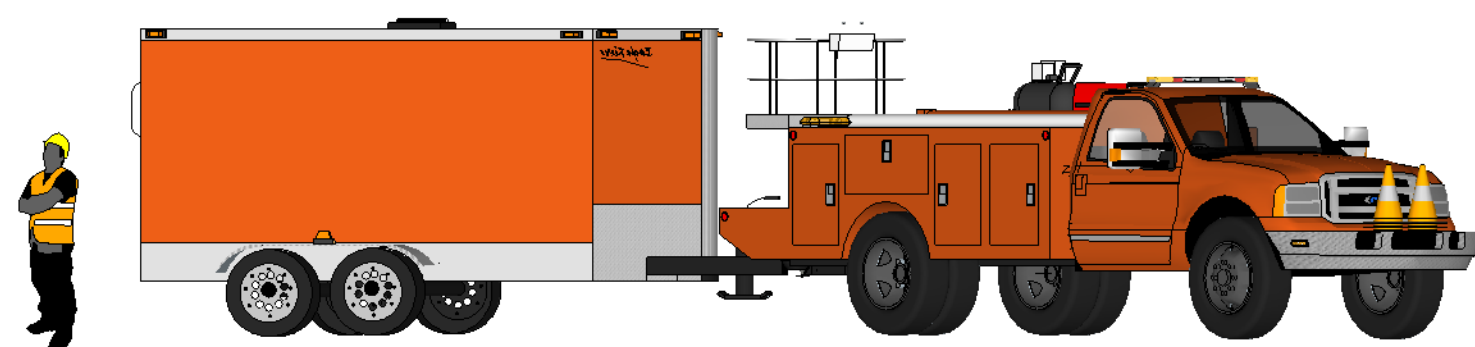
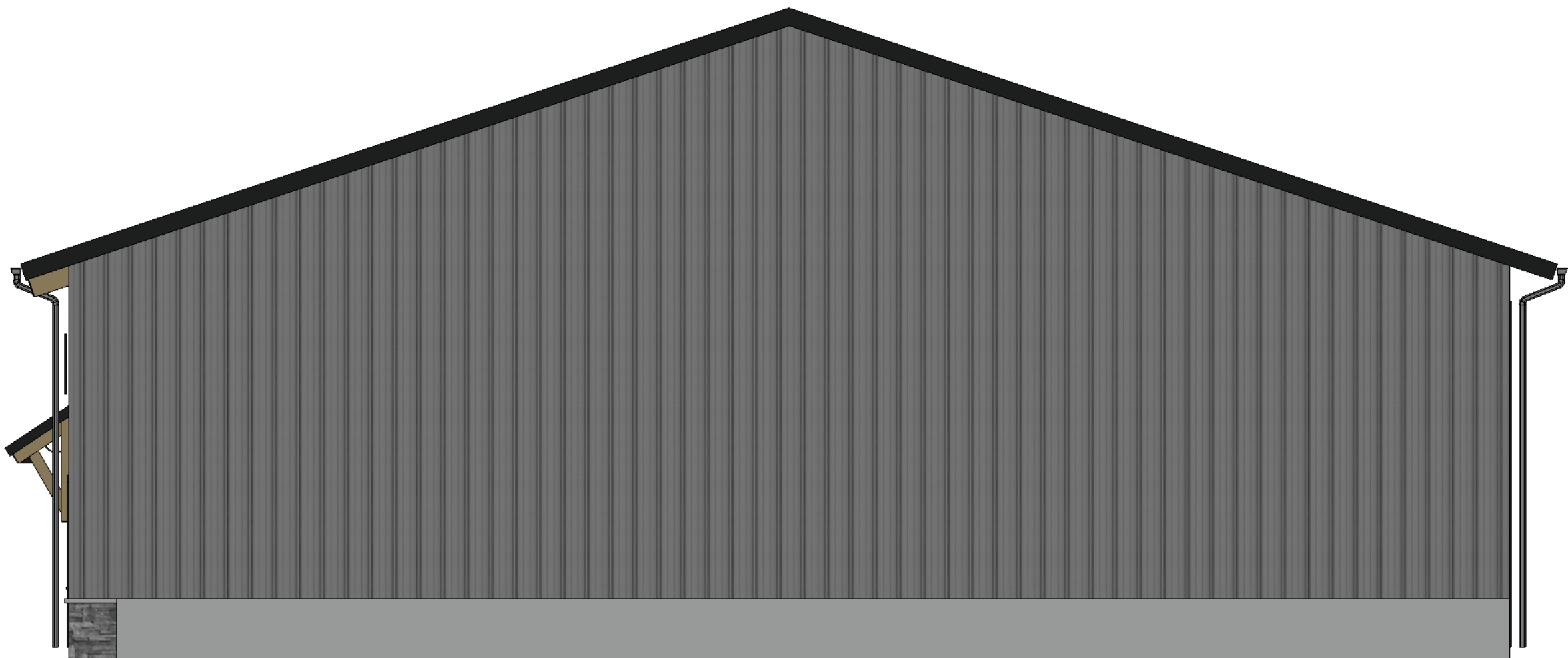


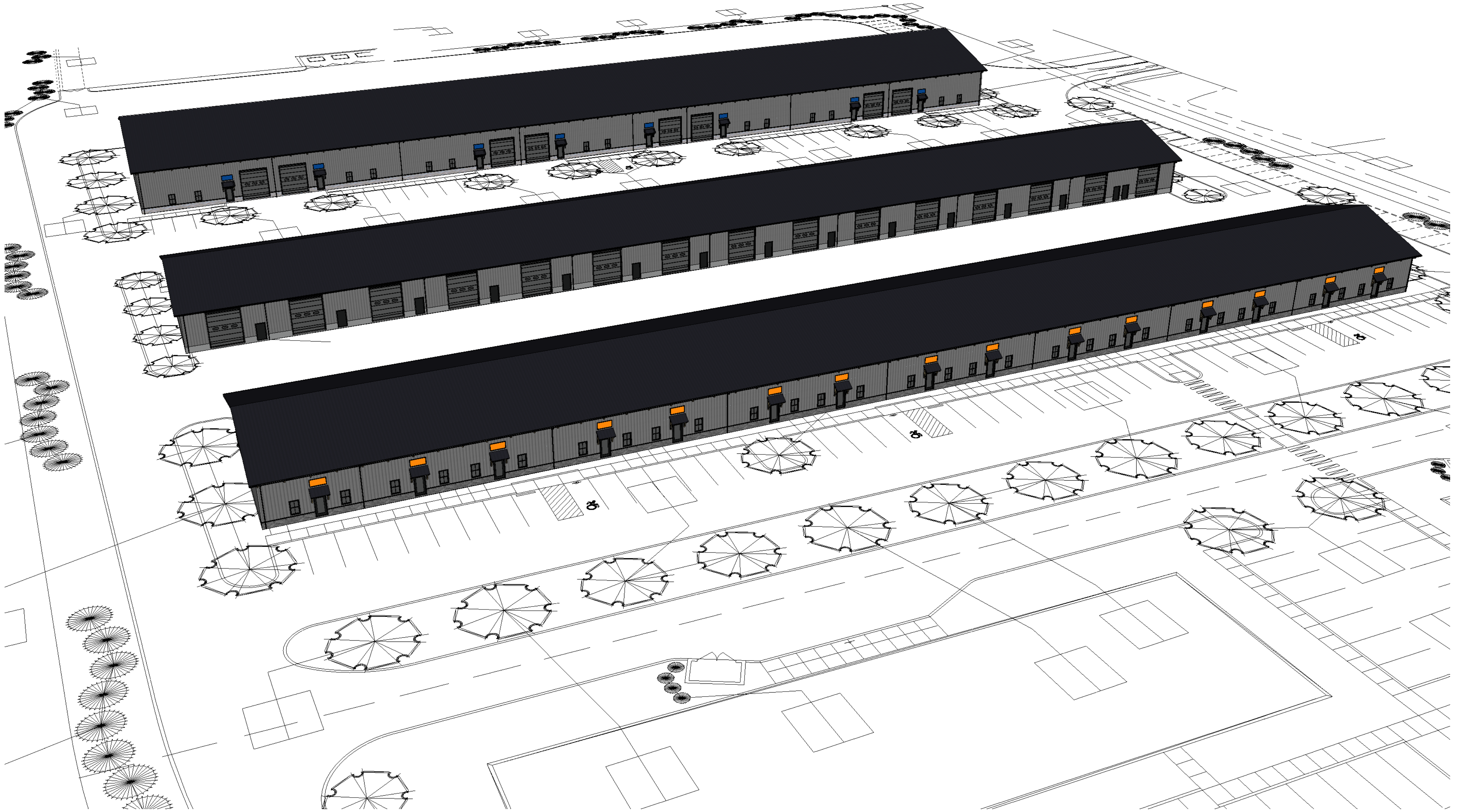






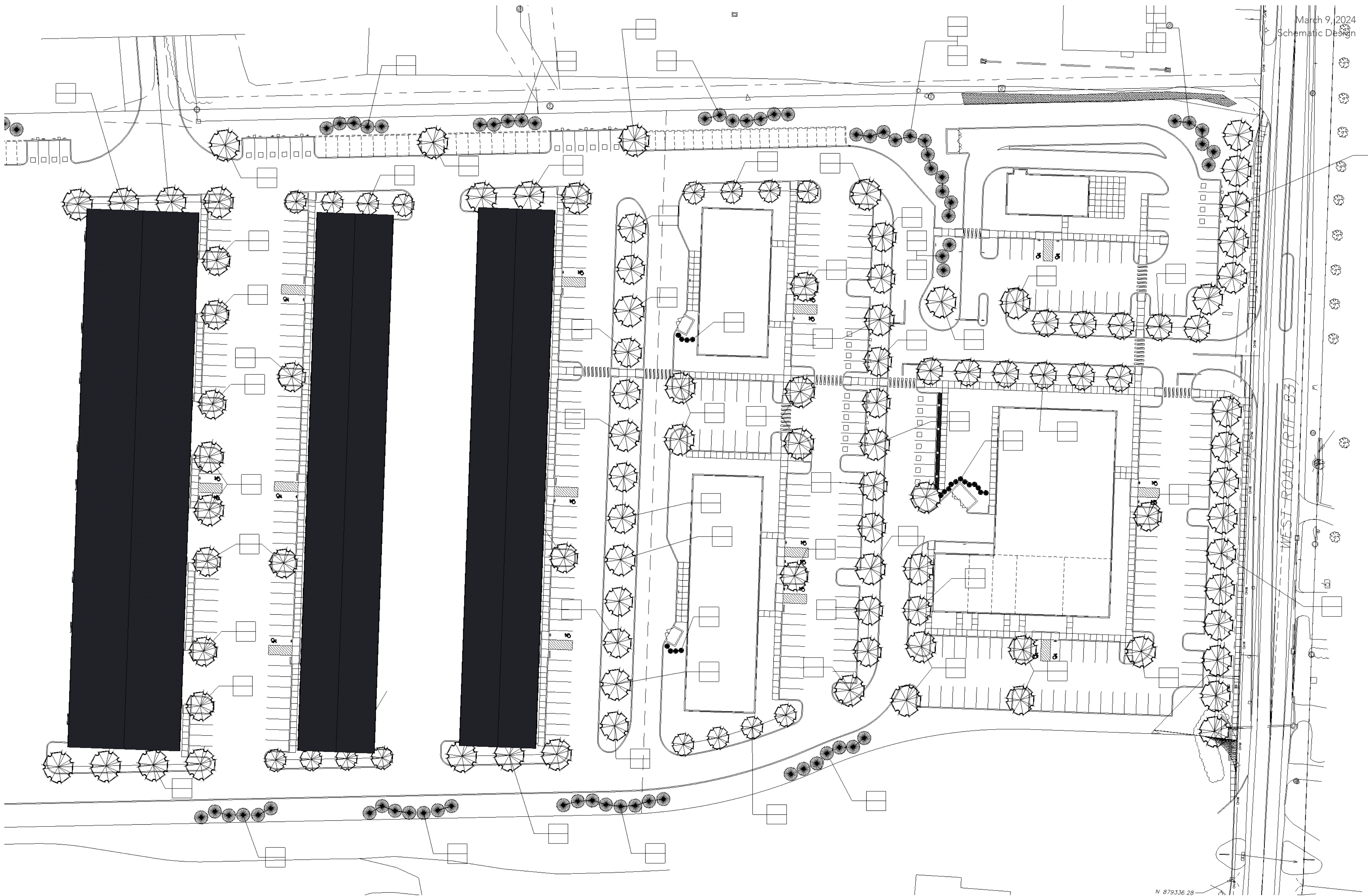






50 West Road Building 7
Overview 1

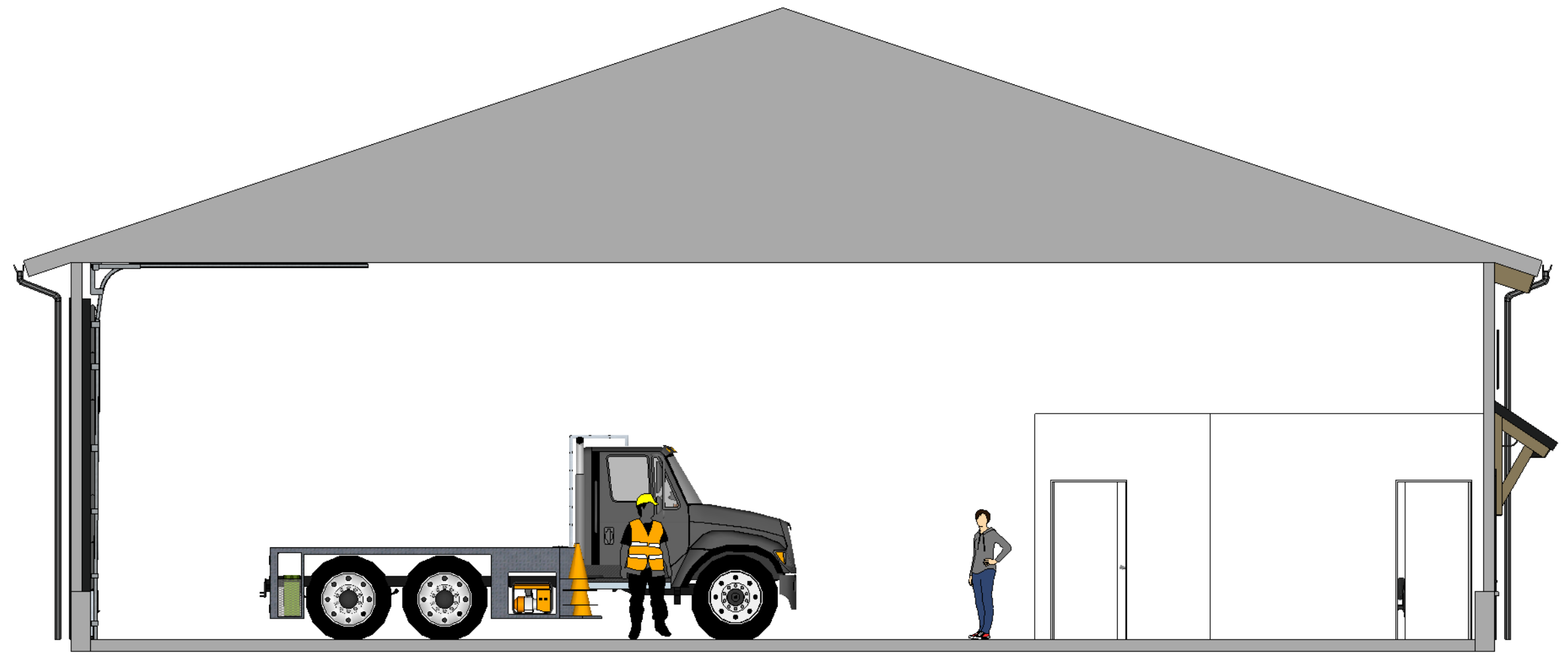
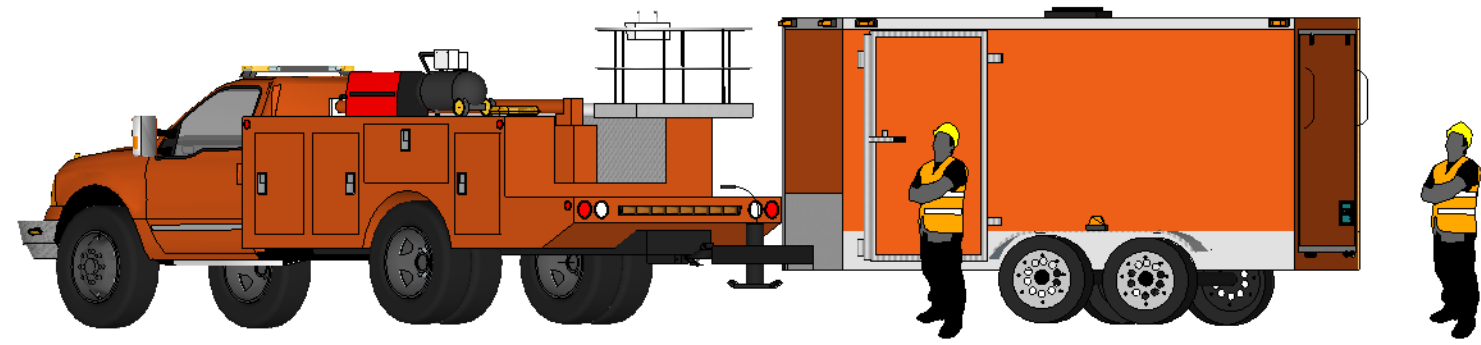


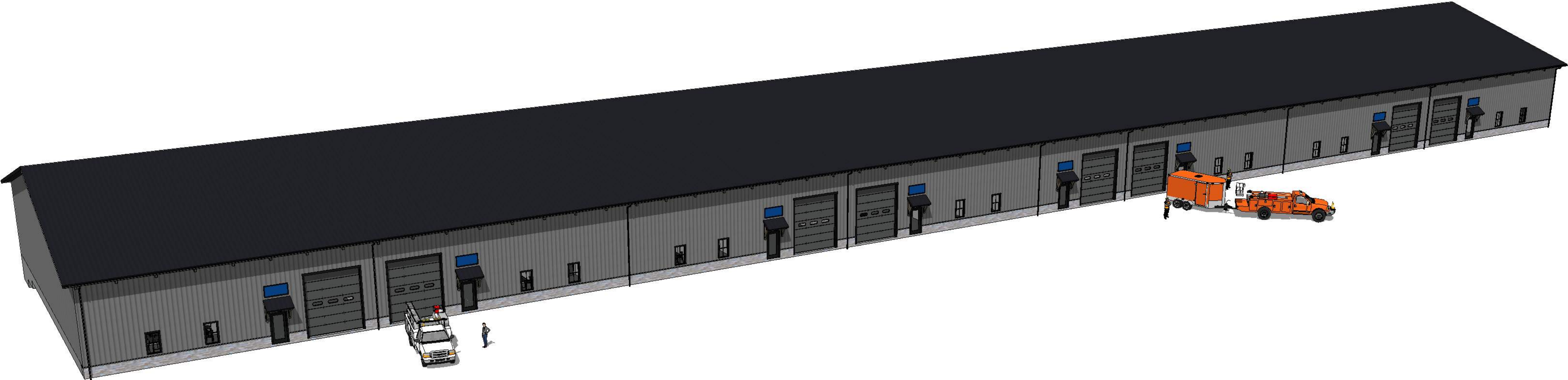


N 879336.28

50 West Road Building 7
Plan, Front and Rear Elevations

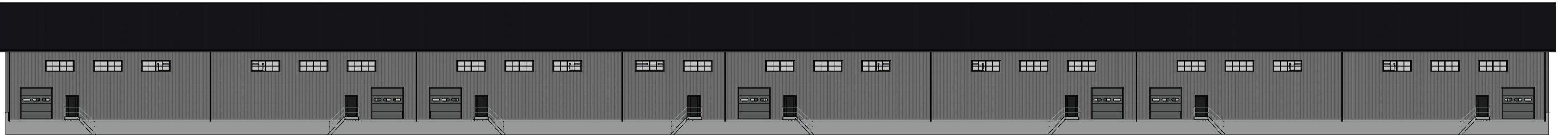
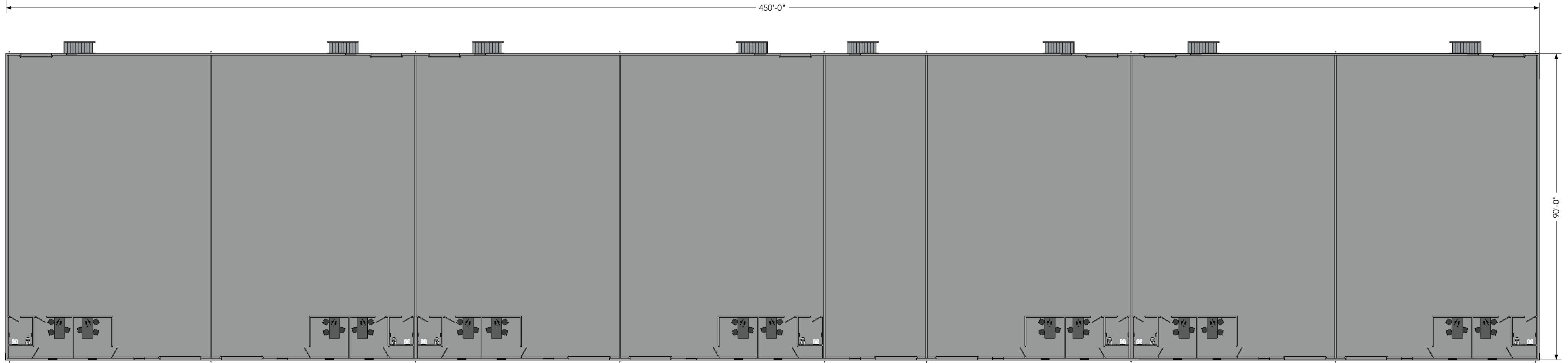


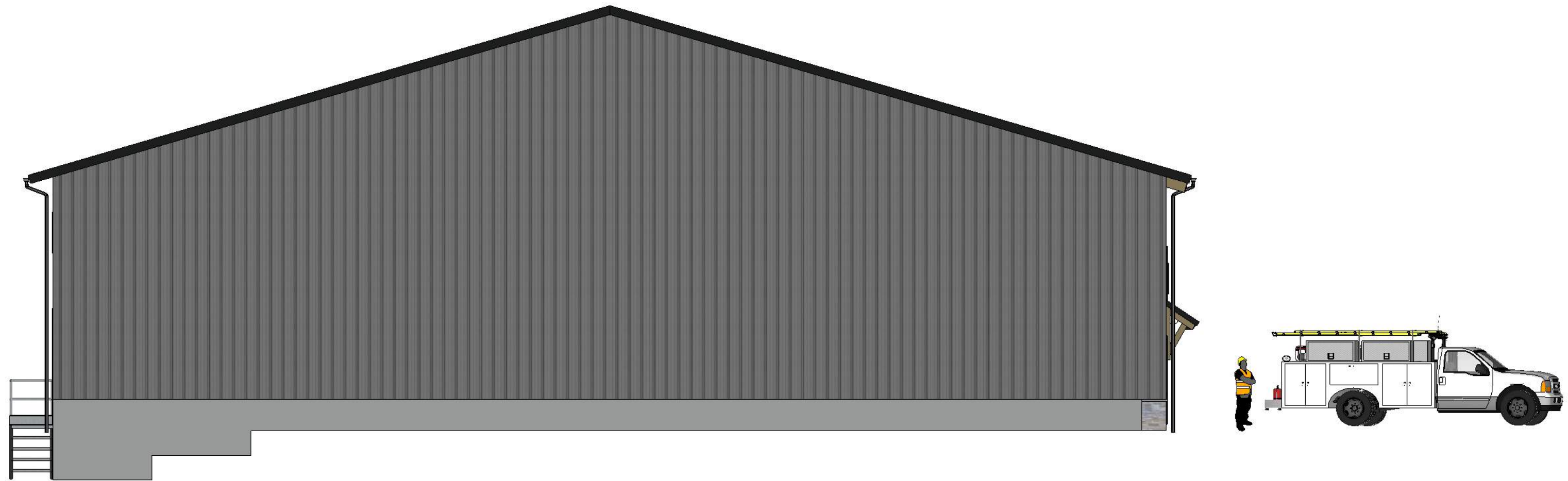


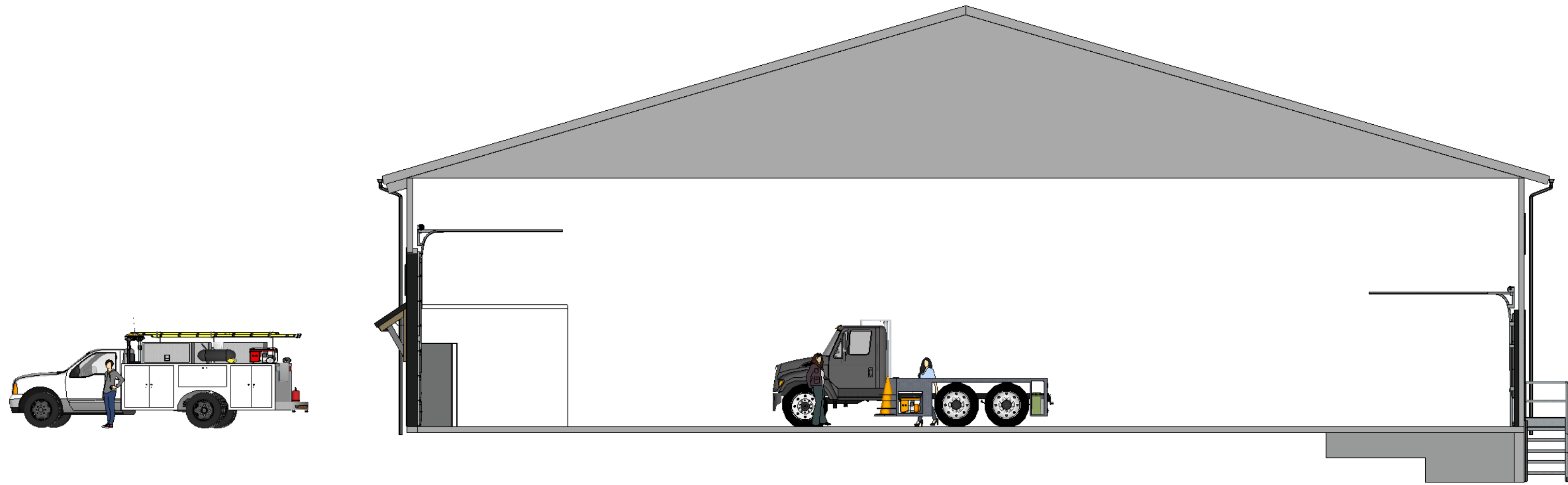




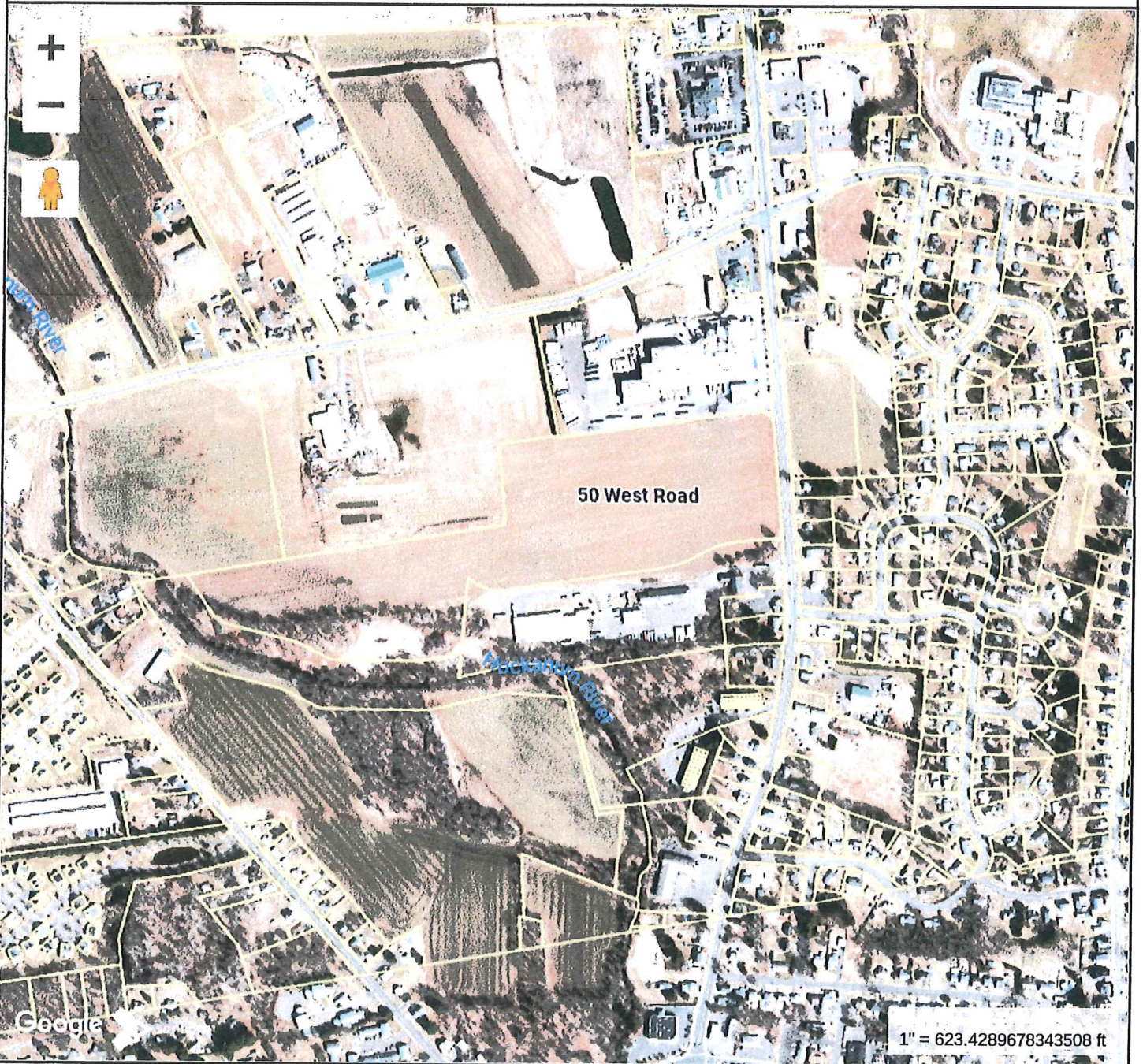
ARCHITECTURAL RENDERINGS A-2







50 West Road - GIS Aerial Map

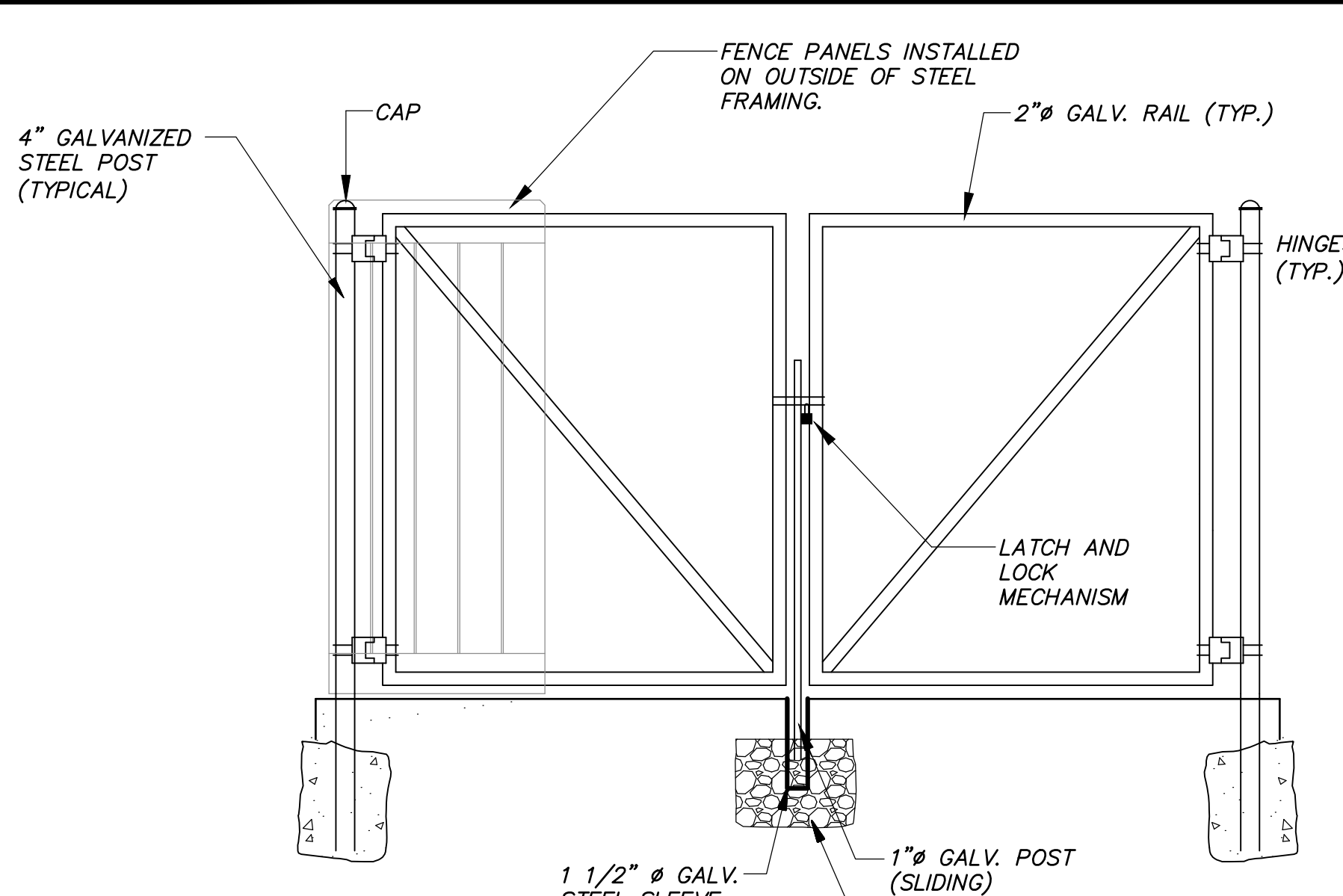


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

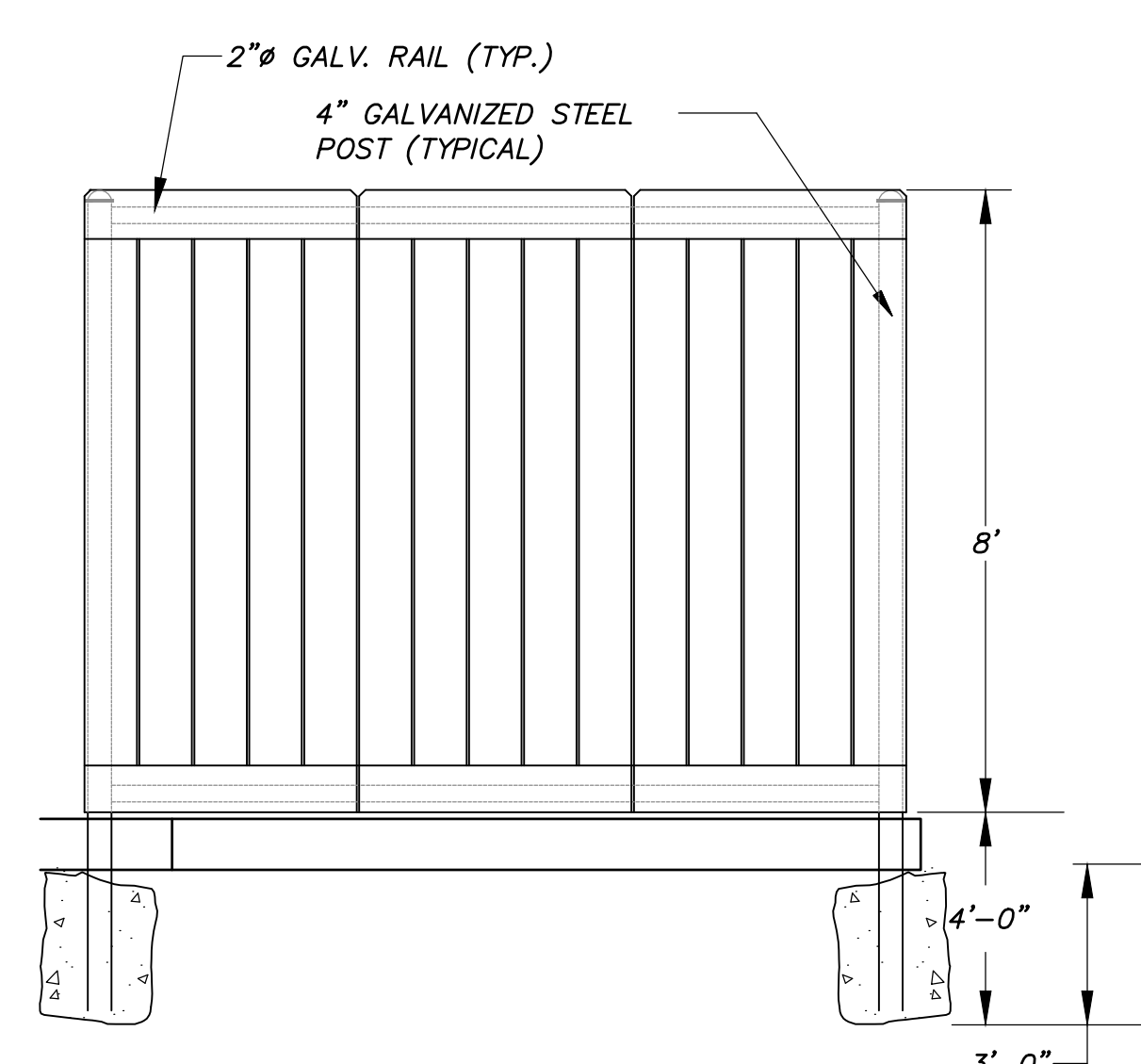
Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/11/2021
Data updated daily

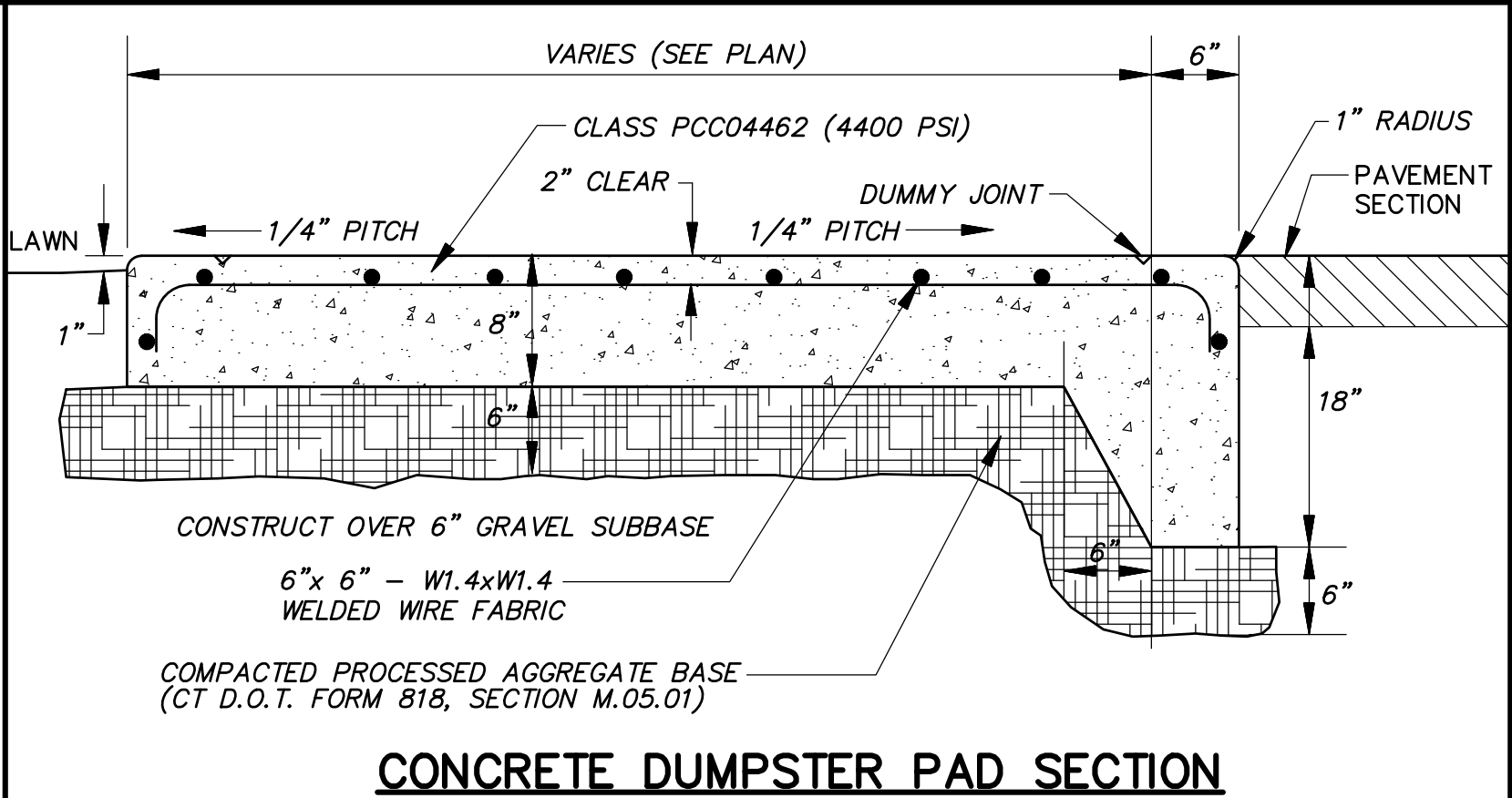
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



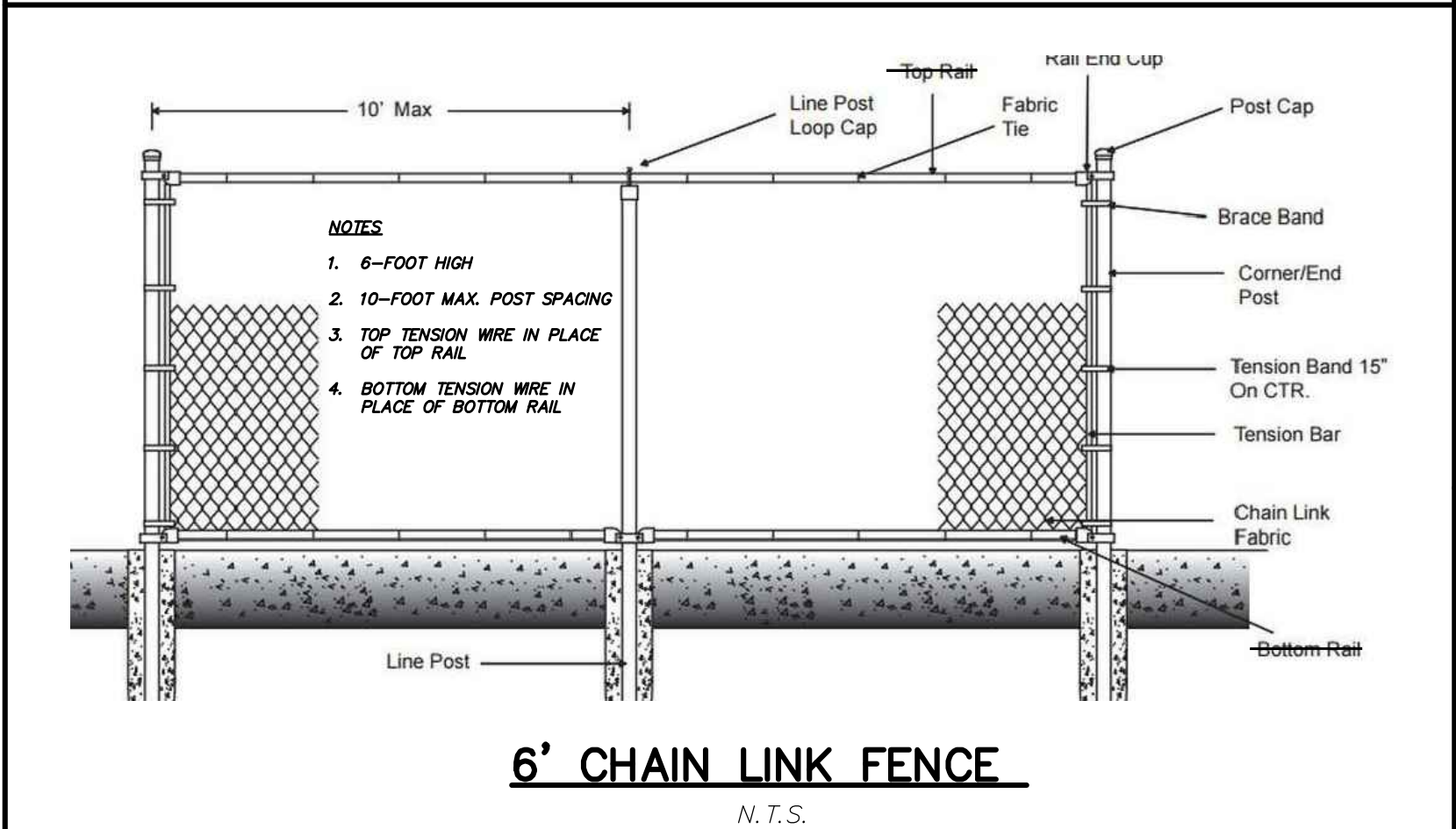
- NOTES:
- DUMPSTER ENCLOSURE MADE OF 8-FOOT-HIGH WHITE VINYL FENCE PANELS. CROSS BRACING TO FACE INSIDE OF ENCLOSURE.
 - INSTALL GALVANIZED STEEL POSTS IN CORNERS OF PAD ON INSIDE OF FENCING. SET POSTS 5 FEET ON CENTER.
 - INSTALL DOUBLE GATE OPENING TO FACILITATE ACCESS TO DUMPSTER.
 - DIMENSIONS TO FIT PAD, PER PLAN.



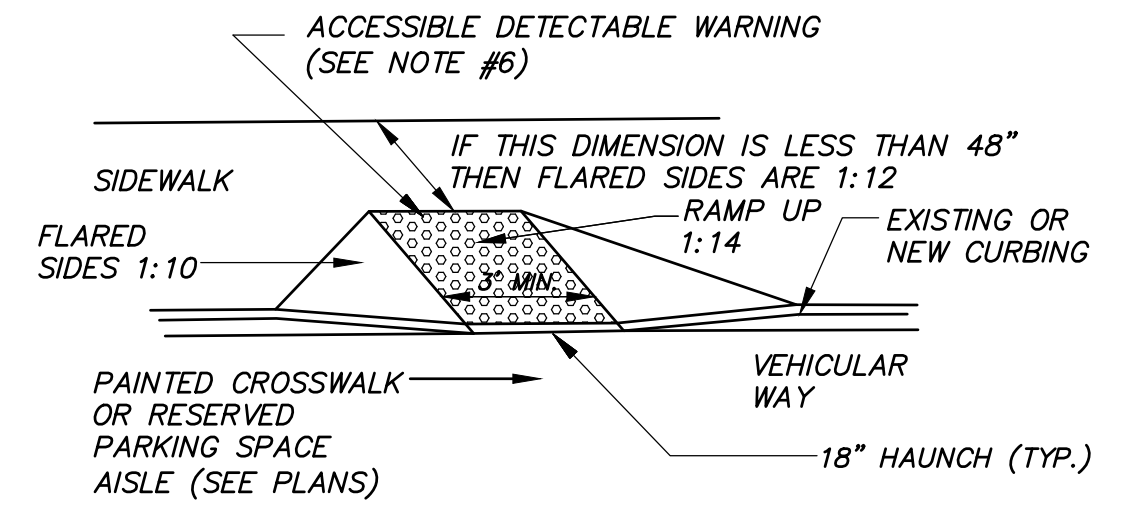
DUMPSTER ENCLOSURE
N.T.S.



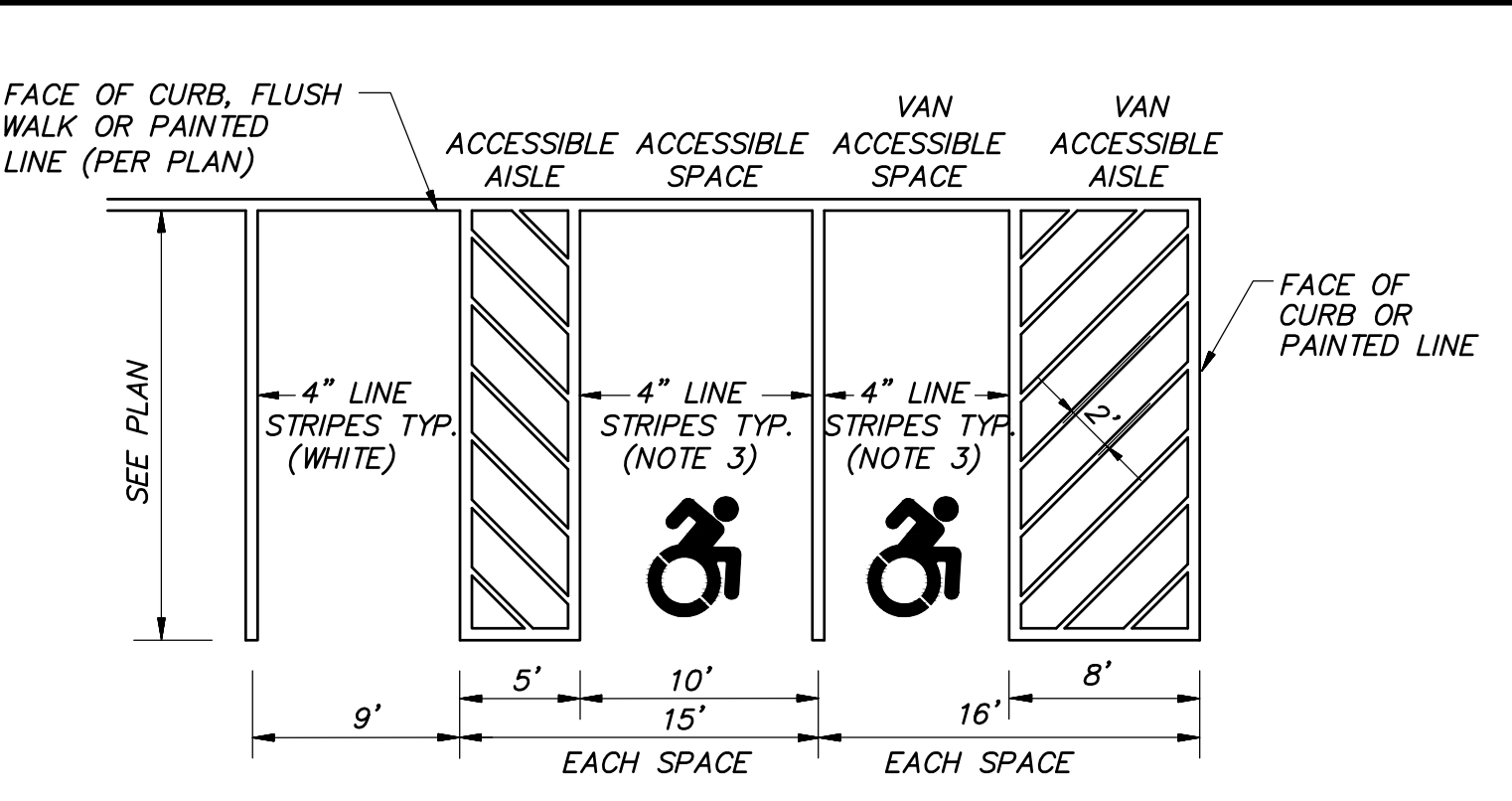
CONCRETE DUMPSTER PAD SECTION



6' CHAIN LINK FENCE
N.T.S.



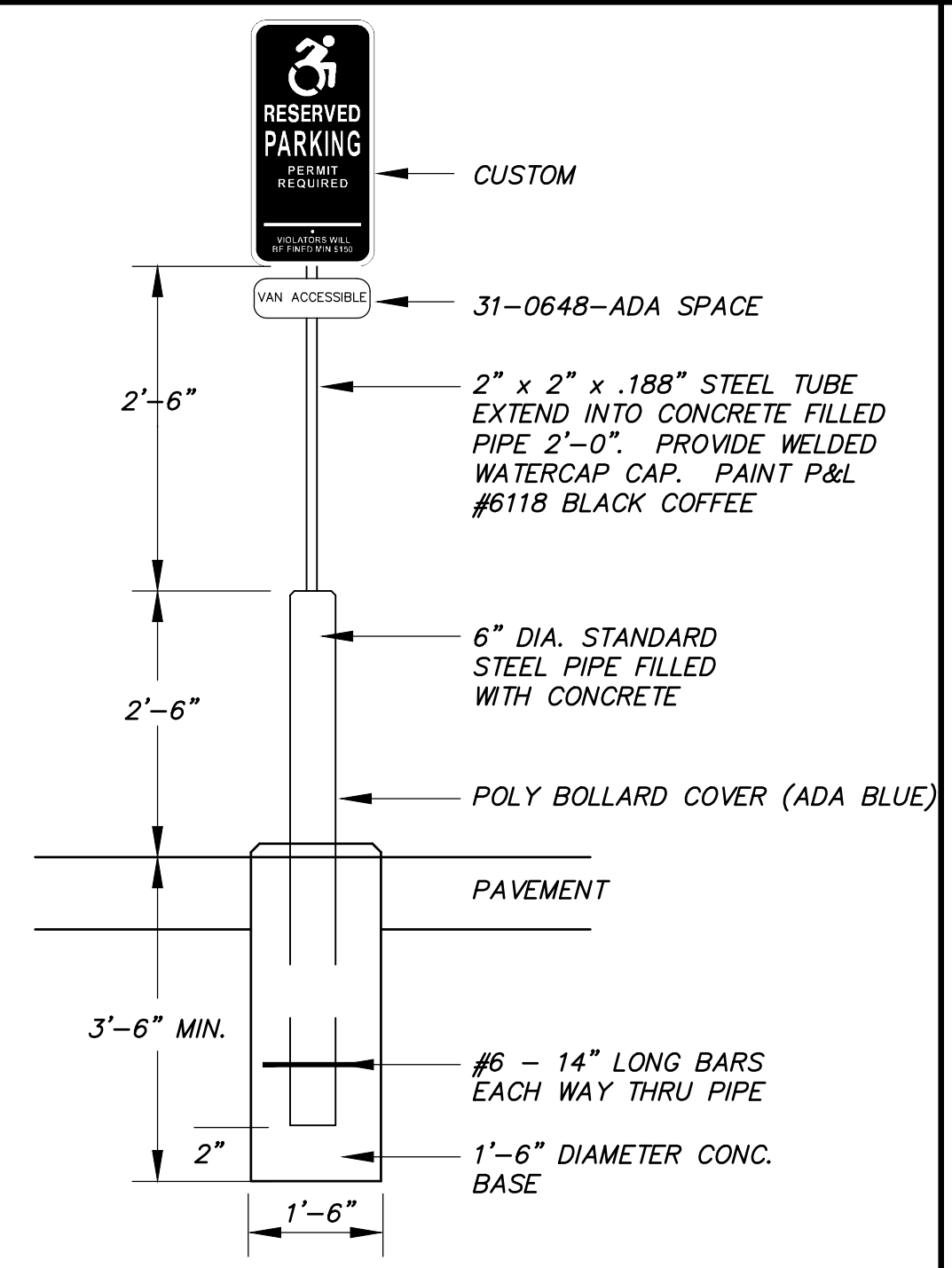
ACCESSIBLE RAMPS
N.T.S.



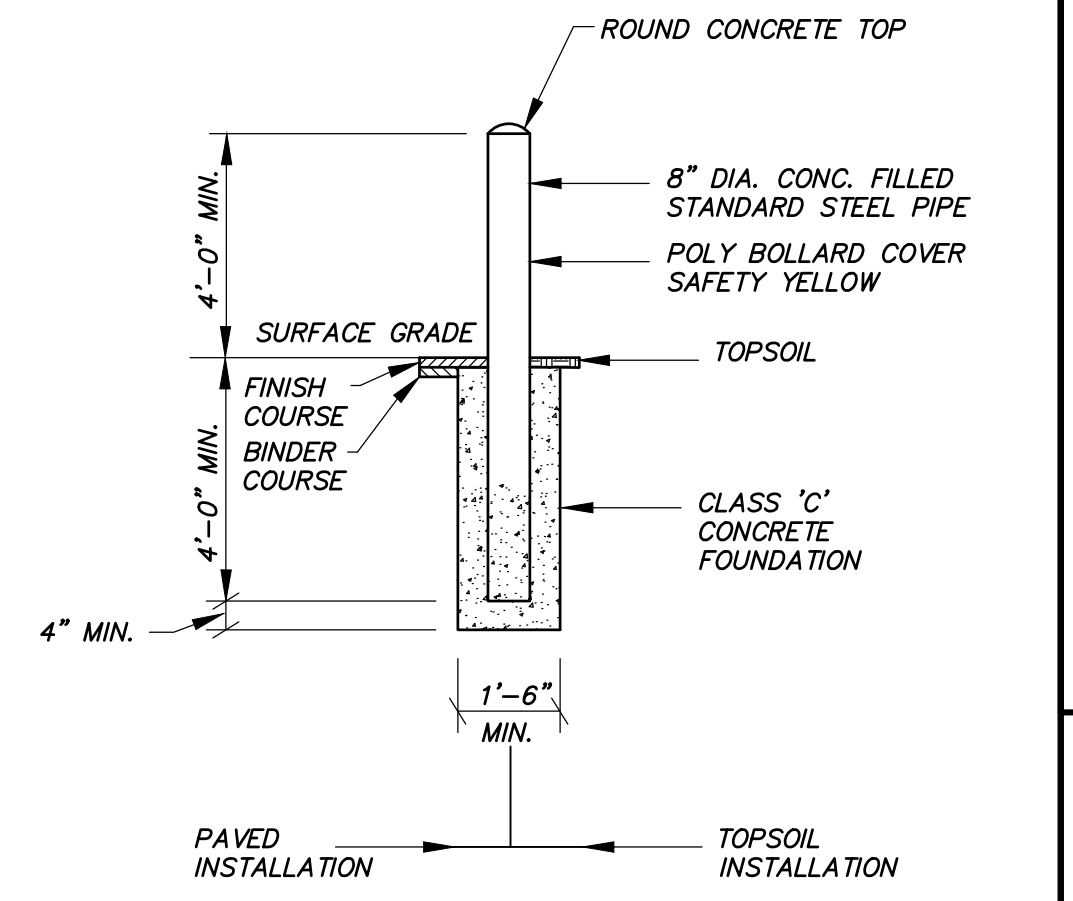
ACCESSIBLE PARKING SPACE LAYOUT
N.T.S.

- NOTES:
1. AISLE CONFIGURATION PER PLAN.
 2. SIGN/BOLLARD LOCATION PER PLAN.
 3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH WINDSOR BUILDING INSPECTOR BEFORE INSTALLATION

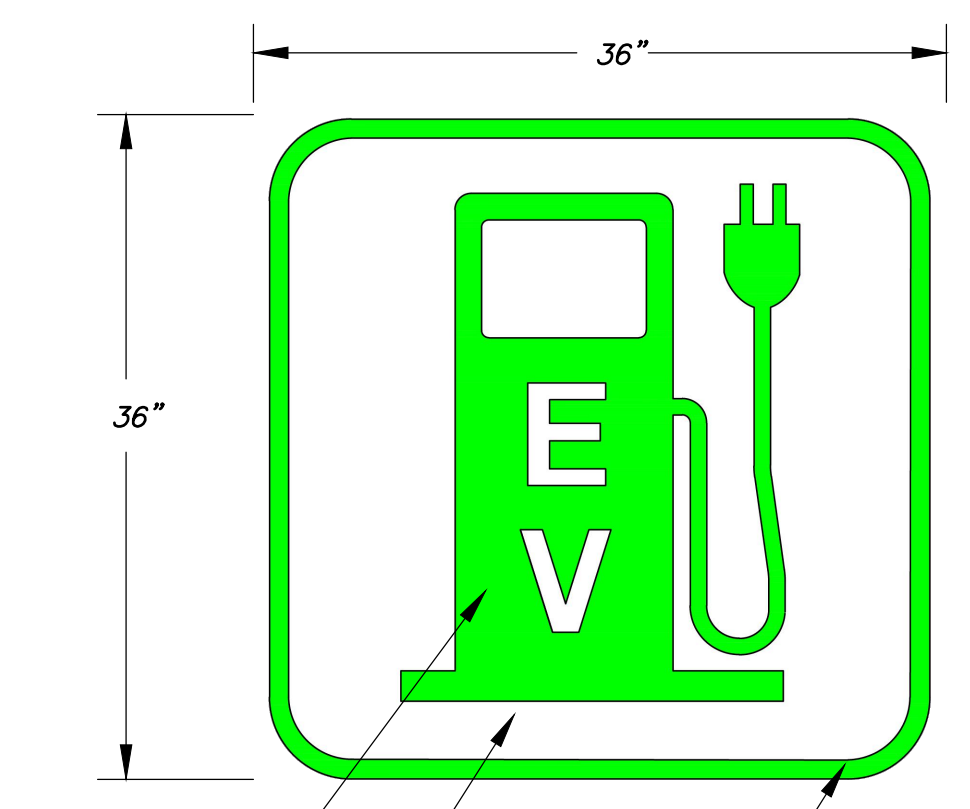
- NOTES:
1. CONCRETE CLASS PCC04462
 2. ALL ACCESSIBLE RAMPS TO RECEIVE BROOM FINISH 90° TO THE SLOPE OF THE RAMP.
 3. IF CURRENT BUILDING CODE REQUIRES ALTERNATE DESIGN, CONSTRUCT RAMP TO MEET CURRENT CODE REQUIREMENTS.
 4. INTEGRATE TRUNCATED DOME TACTILE STRIPS IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 5. CONSTRUCT 18-INCH HAUNCH AT ALL POINTS WHERE RAMP ABUTS PAVEMENT
 6. FOR ON-SITE RAMPS ONLY. FOR OFF-SITE IMPROVEMENTS, FOLLOW LATEST CT DOT DETAILS.



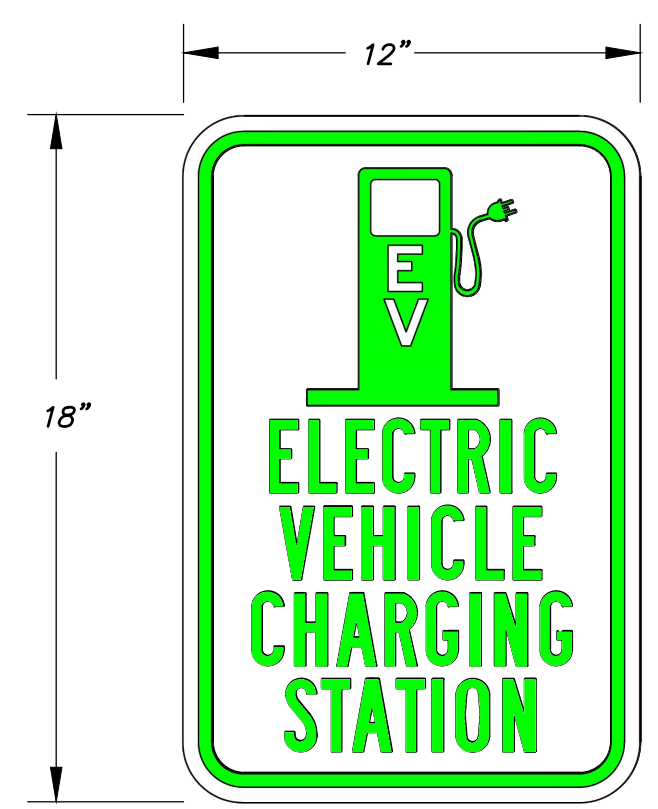
ACCESSIBLE SIGN POST/BASE
N.T.S.



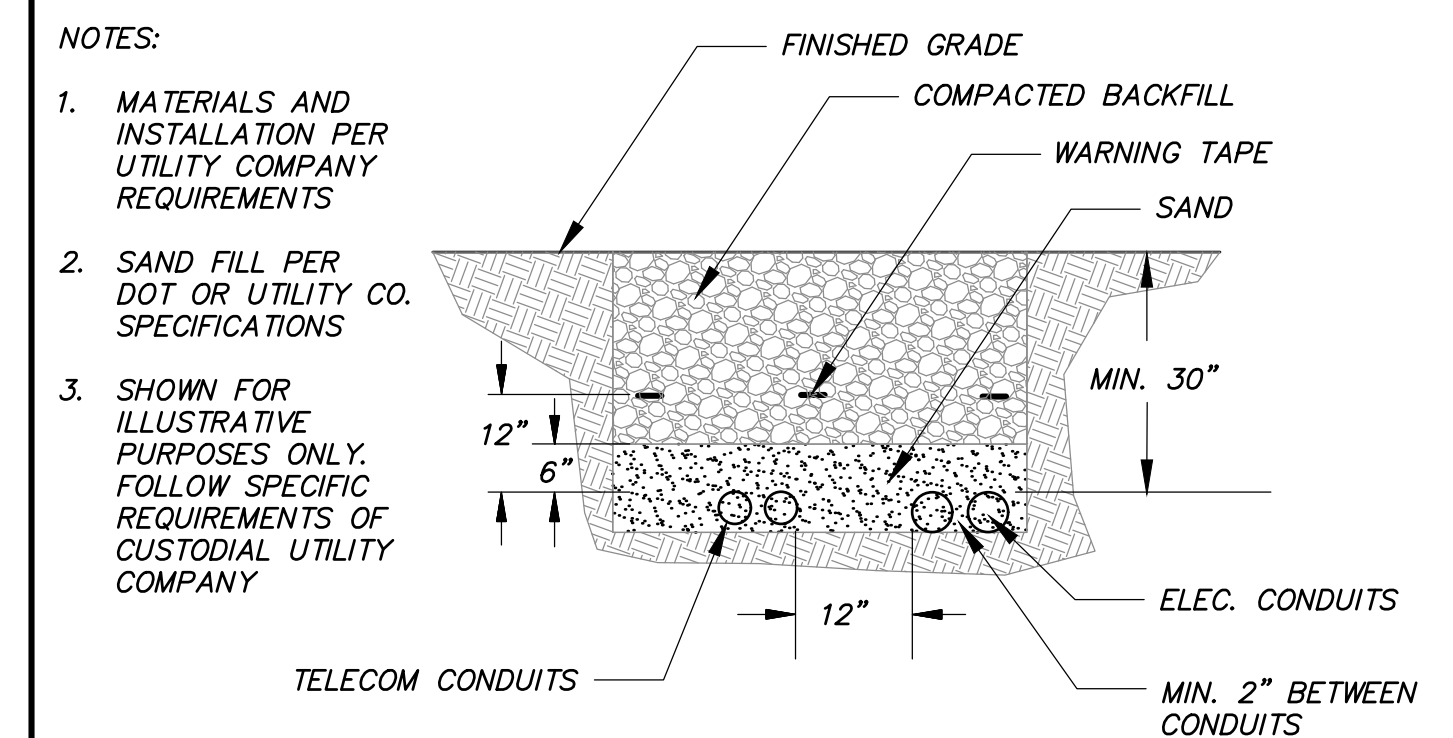
BOLLARD DETAIL
N.T.S.



EV PARKING SPACE GRAPHIC
N.T.S.

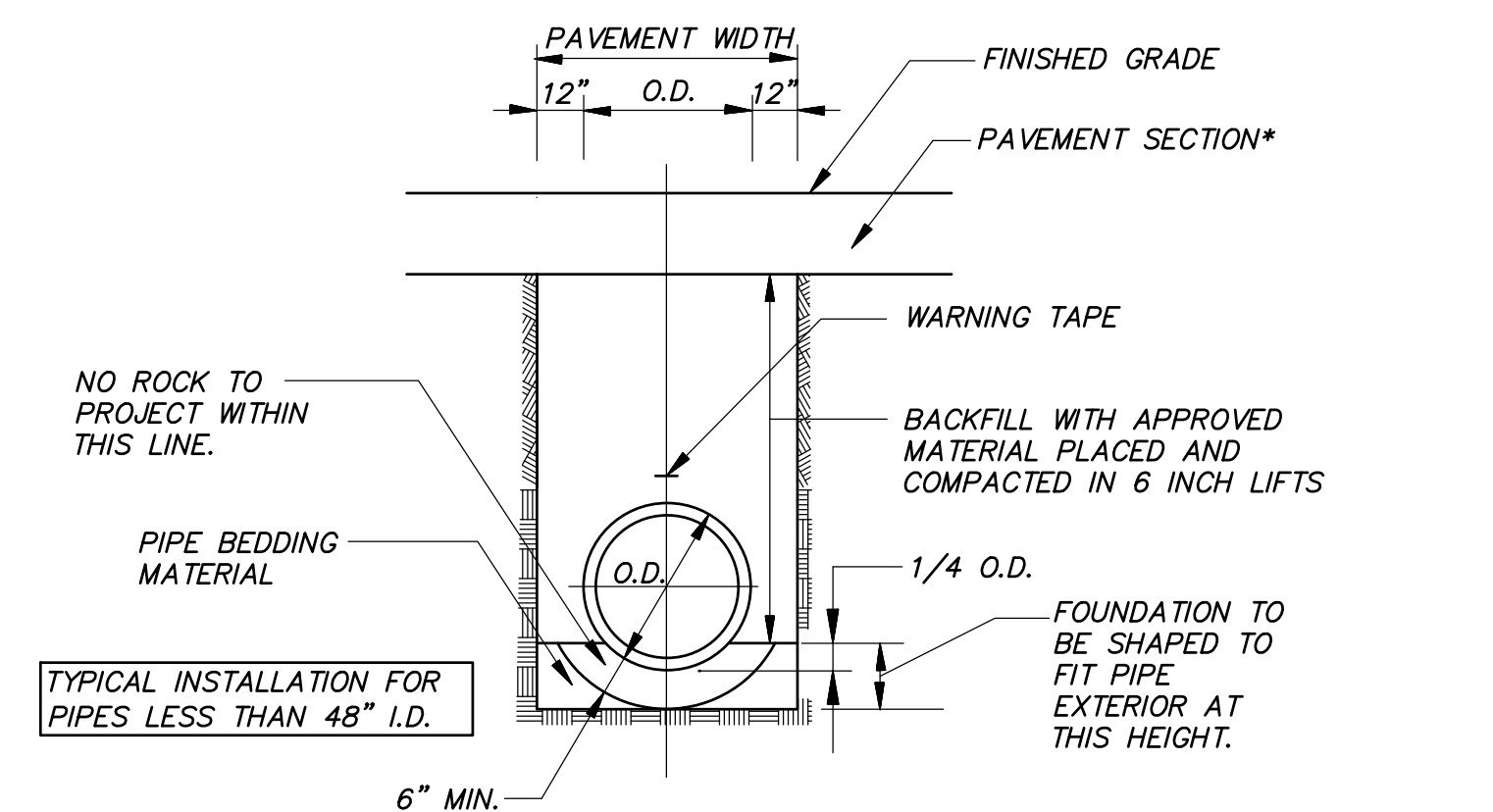
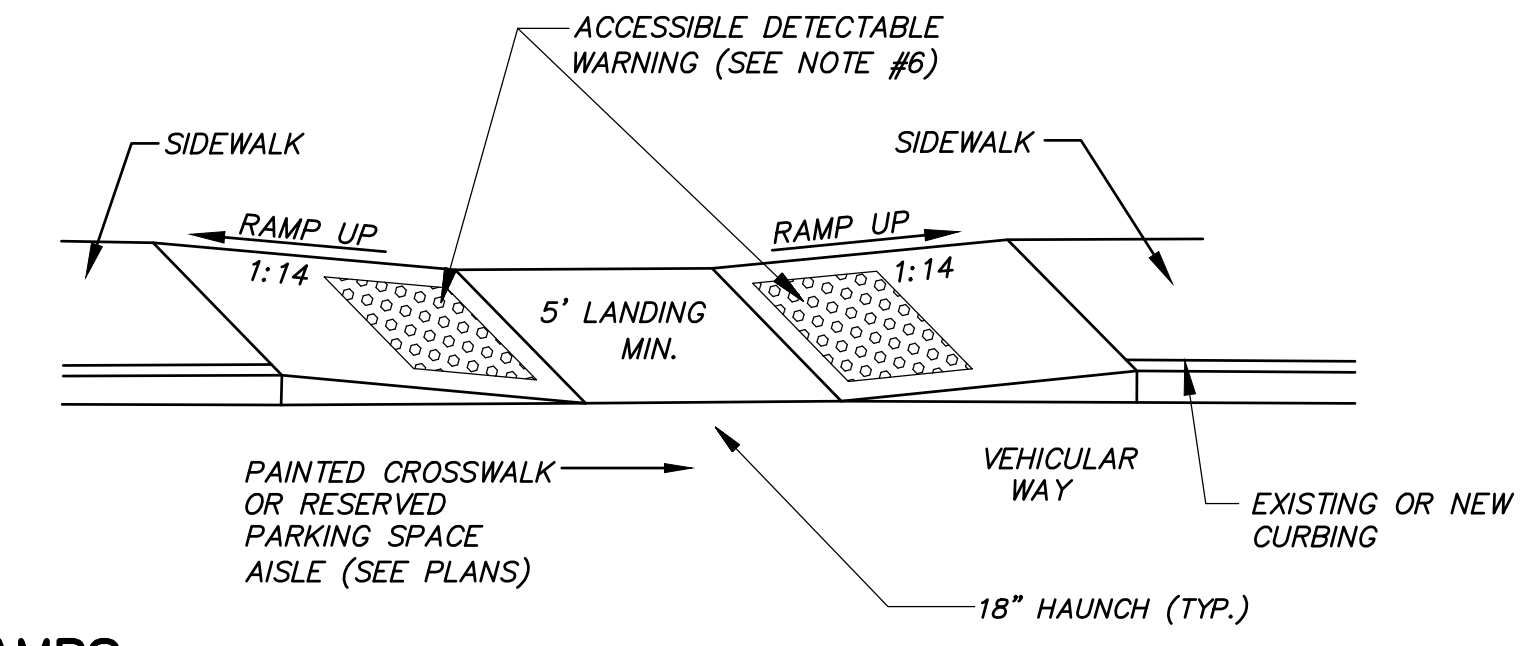


EV PARKING SPACE SIGN
N.T.S.

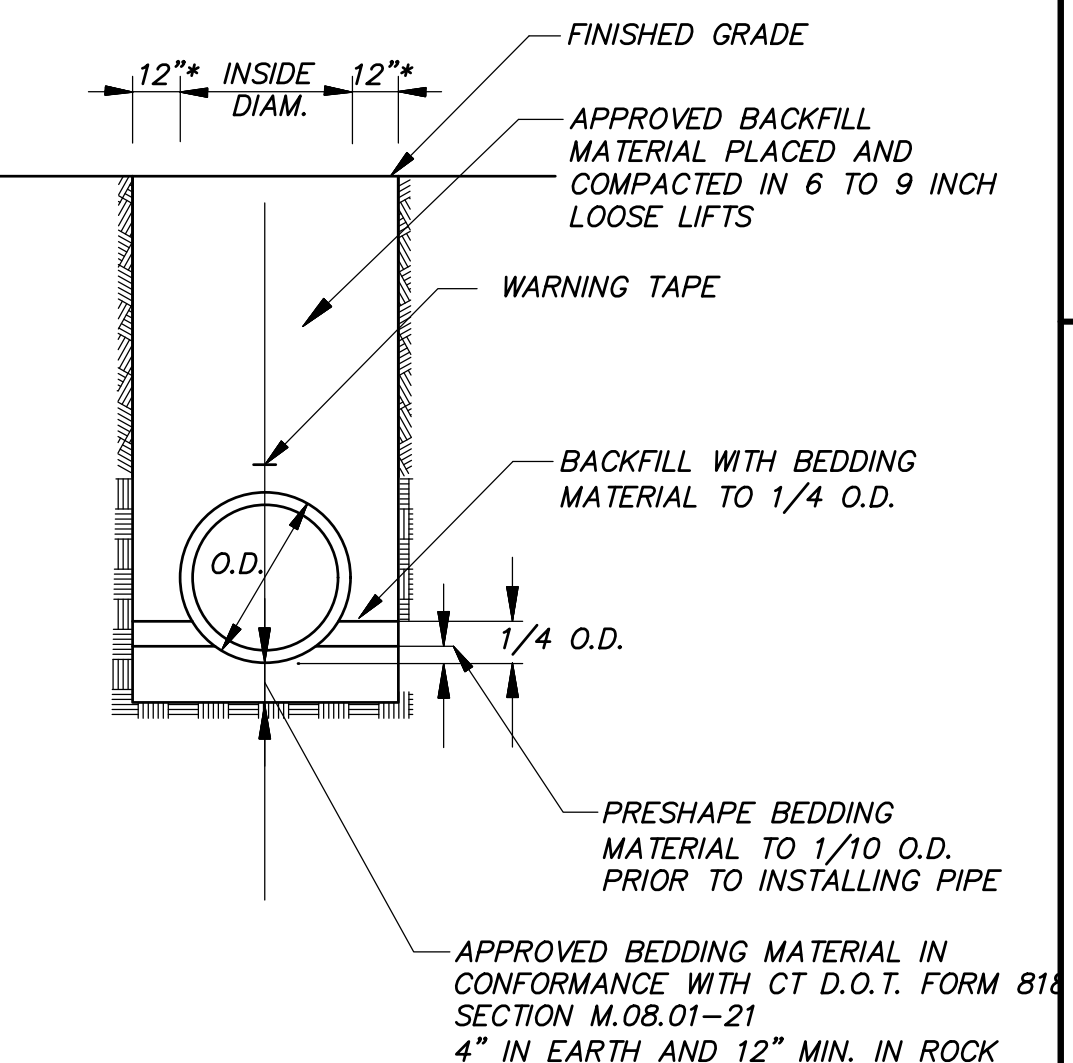


ELECTRIC/COMMUNICATION TRENCH
N.T.S.

- NOTES:
1. MATERIALS AND INSTALLATION PER UTILITY COMPANY REQUIREMENTS
 2. SAND FILL PER DOT OR UTILITY CO. SPECIFICATIONS
 3. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOLLOW SPECIFIC REQUIREMENTS OF CUSTODIAL UTILITY COMPANY



STORM SEWER TRENCH SECTION
N.T.S.



STORM SEWER TRENCH DETAIL
N.T.S.

NOTE:
* INCREASE TO 18" FOR PIPES 30" OR GREATER

Phone (860) 683-8000
Fax (860) 644-8600
e-mail: info@fah.com

F.A.H.
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Landscape Architects

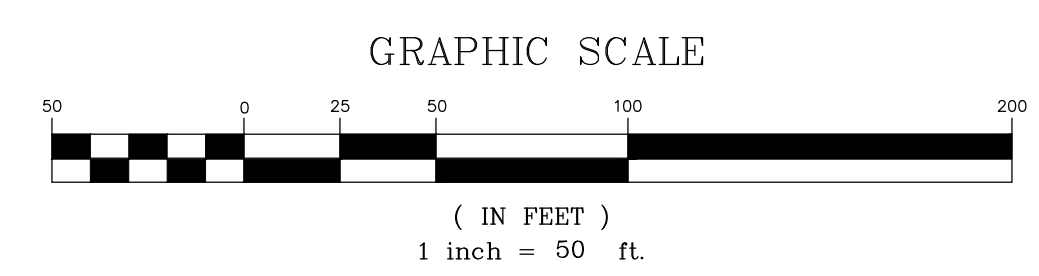
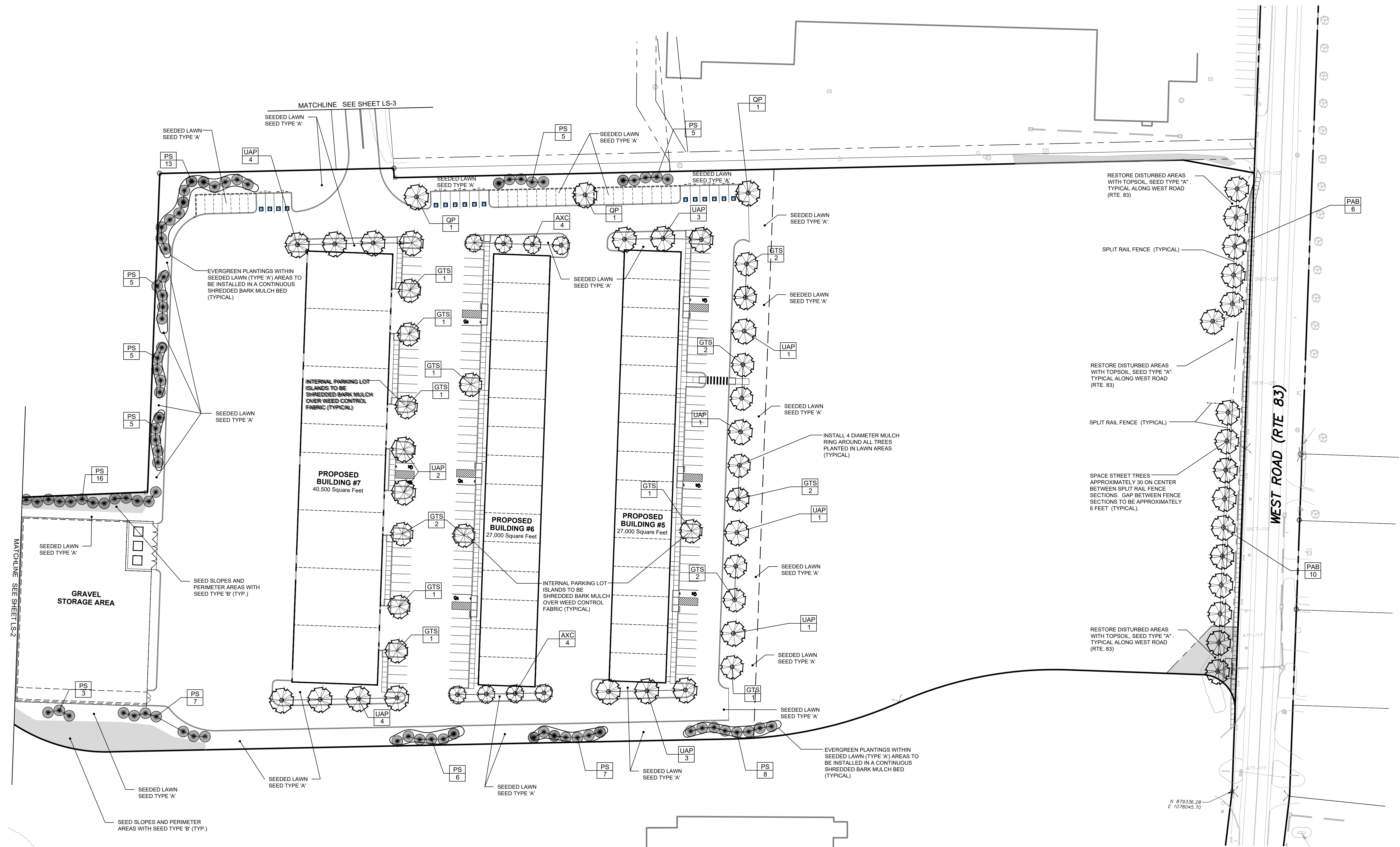
No.	Date	Description
1.	02-22-2024	P2C Submittal

Revisions:

Prepared for: **FIFTY (50) WEST ROAD, LLC**
50 WEST ROAD
ELLINGTON, CONNECTICUT

Date: 02-02-2024
Drawn by: DRT
Job no: 23104
Checked by: GAH
Sheet no: 3 OF 6
Scale: N.T.S.
P2C/EWR SD-1 2024-02-22.dwg, SD-3, Feb. 22, 2024 - 11:55:14 AM

SD-3



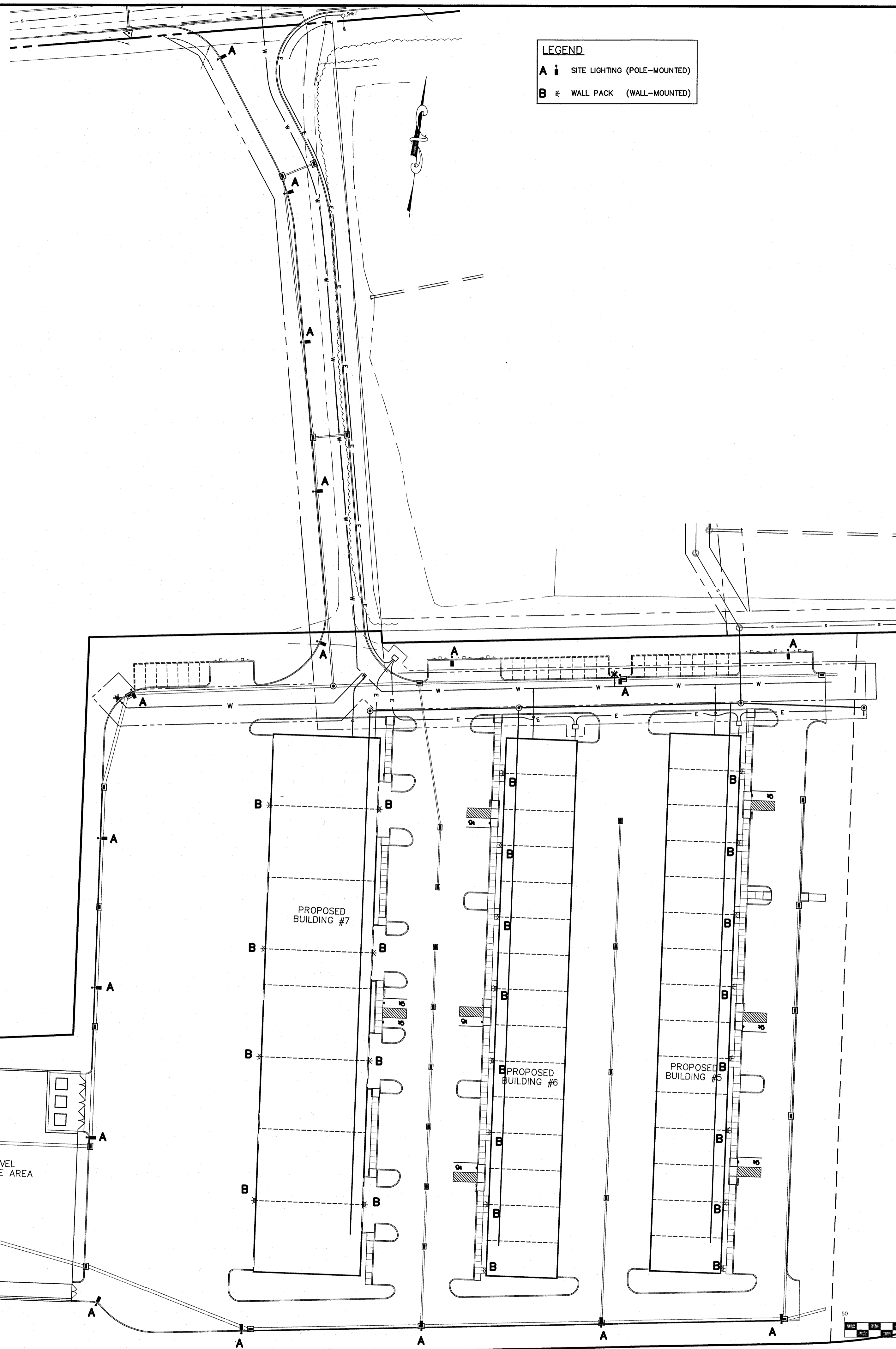
No.	Date	Description
1.	02-22-2024	PZC Submittal

LANDSCAPE PLAN
 PREPARED FOR
FIFTY (50) WEST ROAD, LLC
 50 WEST ROAD
 ELLINGTON, CONNECTICUT

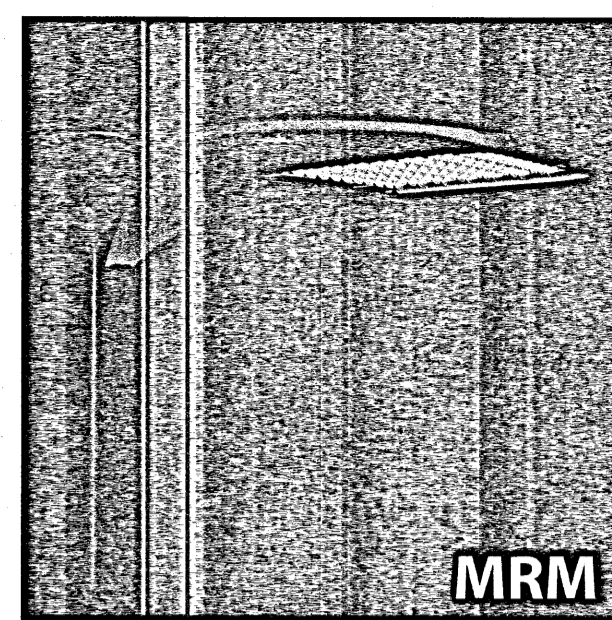
Date: 02-02-2024 Drawn by: DRT Job no: 23104
 Scale: 1" = 50' Checked by: GAH Sheet no: 1 OF 3
 01/2023/23104 - 50 West Road - Ellington Submittal 2024-02-22 PZC/EWR LS-1 2024-02-22.dwg LS-1, Feb. 22, 2024 - 10:18:15 AM

LS-1

FAH
 F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com
 Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

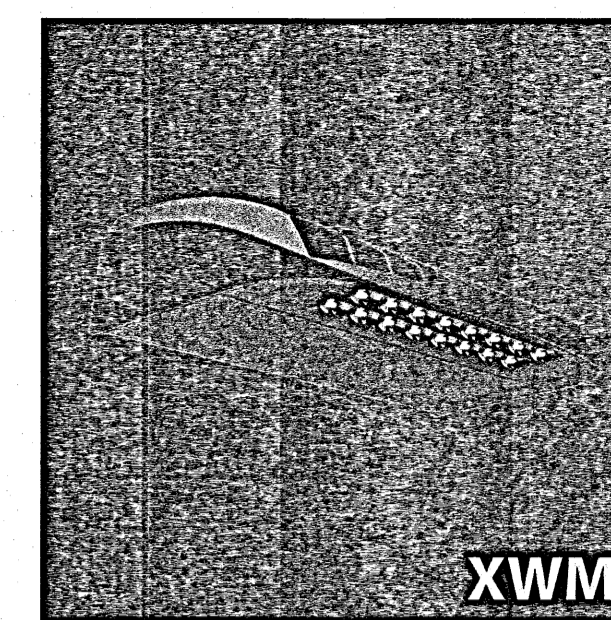


LEGEND
A | SITE LIGHTING (POLE-MOUNTED)
B | WALL PACK (WALL-MOUNTED)



POLE-MOUNTED LIGHT DETAIL (A)

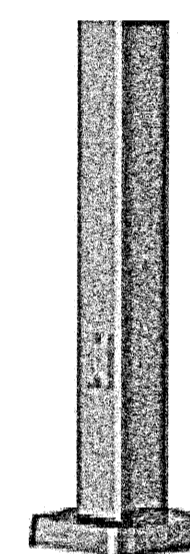
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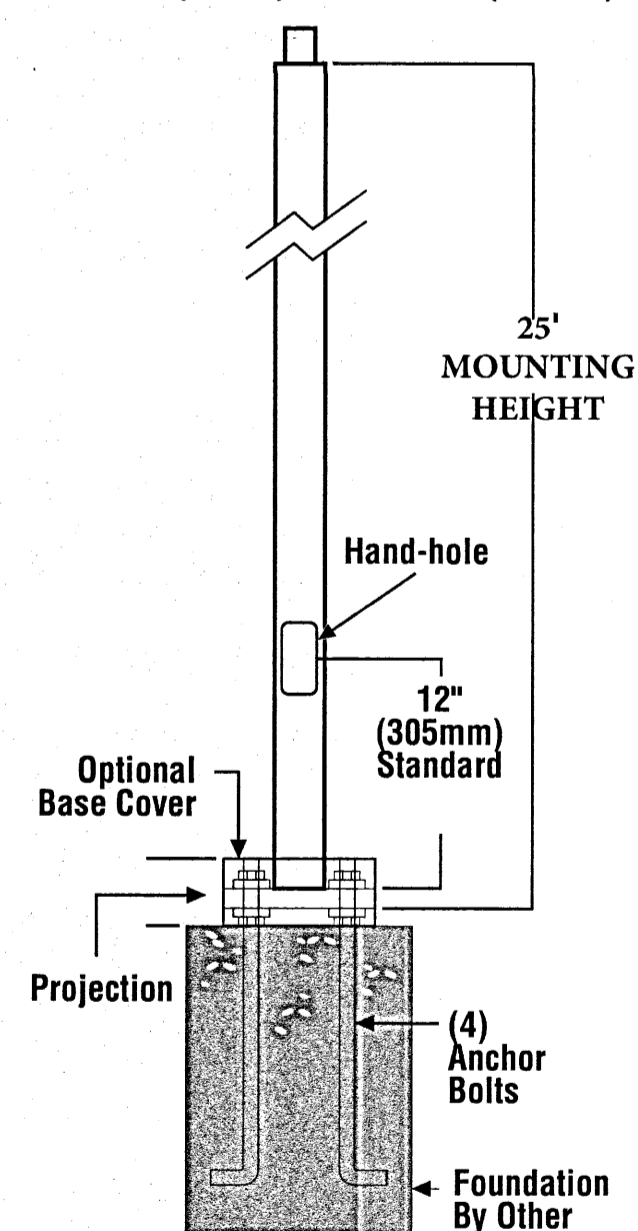
WALL-MOUNTED LIGHT DETAIL (B)

N.T.S.

Steel Poles
 Square Straight

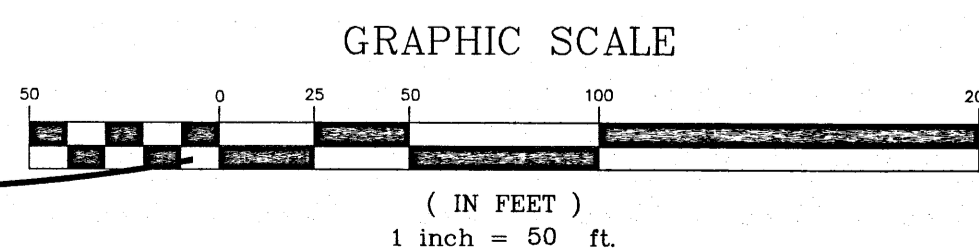
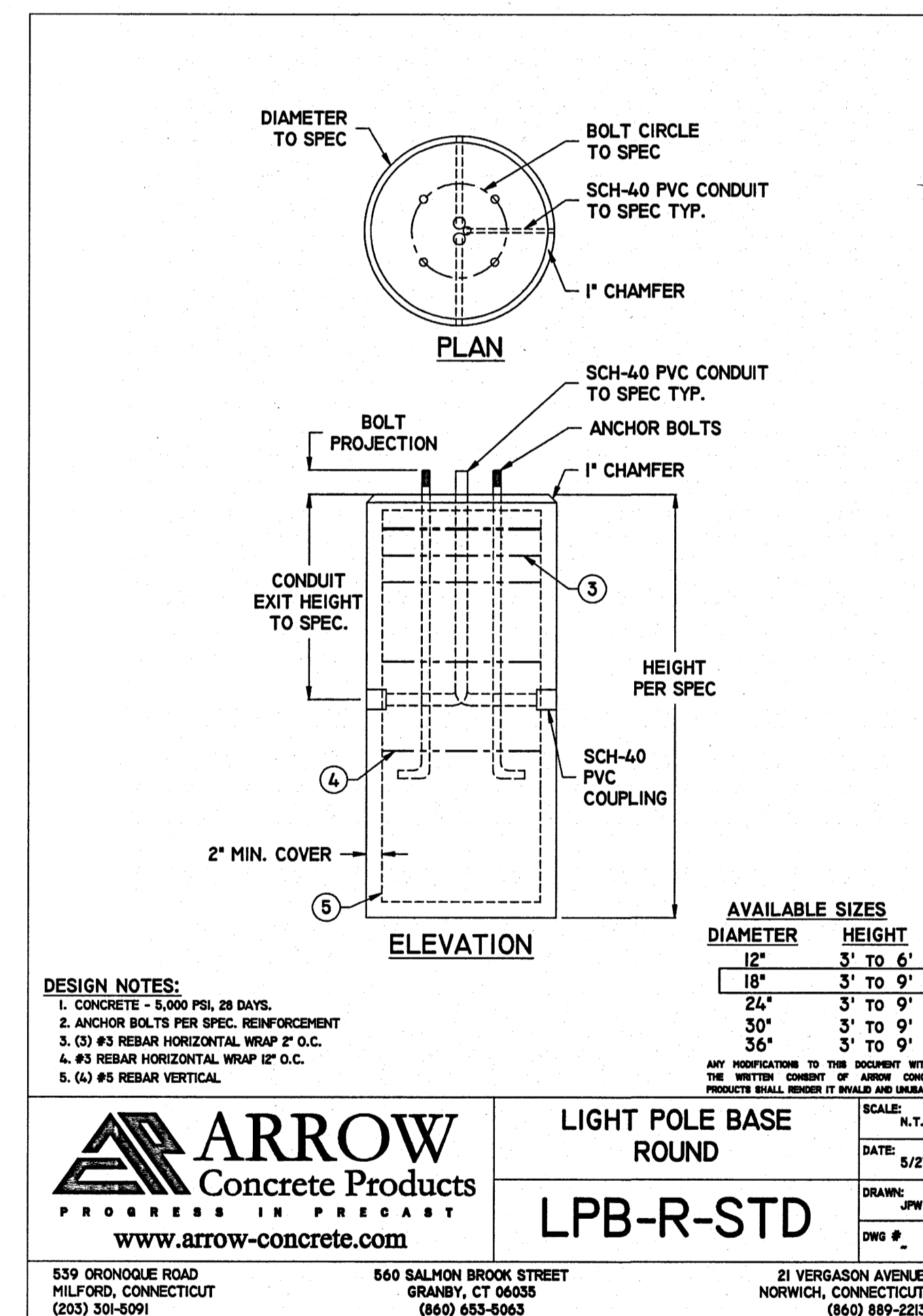


SQT -
 N = 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon



POLE-MOUNTED LIGHT BASE AND POLE DETAILS

N.T.S.



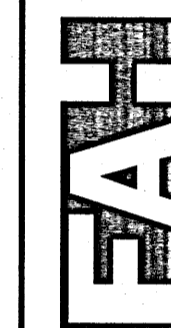
RECEIVED
 MAR 12 2024
 TOWN OF ELLINGTON
 PLANNING DEPARTMENT

No.	Date	Description

SITE LIGHTING PLAN
 PREPARED FOR
FIFTY (50) WEST ROAD, LLC
 50 WEST ROAD
 ELLINGTON, CONNECTICUT
 Date: 03-12-2024 Drawn by: DRT Job no: 23104
 Scale: 1" = 50' Checked by: GAH (Sheet no: 1 OF 1)

PH-1

F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
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03/12/2024 12:31:04 - 50 West Road - Ellington\Summittal\2024-02-22_P20\LR\PH-1 2024-03-12.dwg, PH-1, Mar. 12, 2024 - 11:53:29 AM



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

**DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
MONDAY, NOVEMBER 20, 2023, 6:30 P.M.
TOWN HALL ANNEX MEETING ROOM, 57 MAIN STREET, ELLINGTON, CT**

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

MEMBER(S) ABSENT: None

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

I. CALL TO ORDER: Chairman Beaulieu called the meeting to order at 6:31 P.M.

II. NEW BUSINESS:

- 1. Review of design elements for Stick It Here Storage, LLC, owner/applicant, request to construct buildings, driveways, and associated improvements for a self-storage facility at 25 West Road, APN 019-180-0000.**

Eric Peterson, Gardener and Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, and Michael and Steve Riley, Stick It Here Storage, LLC, 23 Eleanor Road, Somers, CT, were present to represent the application.

Eric Peterson said the parcel is 4.36 acres. Stick It Here Storage, LLC, recently bought the property and wants to construct a new self-storage facility on the rear vacant land. Currently, there's an office building that runs parallel to Route 83 along the northern property line and a single-family home that faces Route 83 next to the office. The existing buildings screen most of the rear vacant land.

Eric reviewed the location of the property and abutting uses. The facility is designed with 4 rows of storage buildings. Adjacent to the north and south property lines, instead of four long buildings there will be two buildings with a small separation between them to meet fire safety requirements.

The self-storage buildings will not be connected to public water or public sewer. The facility does not include an office and access to storage units will be controlled through a mobile application. The Rileys will maintain the site and have other similar storage facilities in Somers, CT, and Agawam, MA.

The buildings are one story, will be painted tan, with tan doors, and brown trim. The plans include vegetative buffers along the property lines that abut residences. Eric reviewed the type and size of the proposed plantings. The facility will use an existing dumpster that has fencing around it. Commissioner Heminway spoke in favor of the type and size of plantings used as vegetative screening and asked what screens the dumpster. Michael said there is existing vegetation that will be trimmed, and the area will be augmented with additional plantings.

Eric indicated where exterior lights will be located on the sides of the new buildings. Lights will be fully shielded and only what is needed for security purposes. Illumination from the exterior lights will not spill over the property lines. A new sign panel for Stick It Here Storage will be added to the existing detached multi-tenant sign.

The site will have an entry gate. There's no total number of units, but overall, there's 30,000 square feet of storage. Unit sizes are flexible and easily adjusted to meet customer demand. Steve Riley said they try to limit access to the site to between 7 A.M. and 10 P.M.

Commissioners had no further comment and spoke in favor of the proposed plan.

MOVED (CHAPLIN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION for 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 019-181-0000, in a C (Commercial) Zone.

III. ADMINISTRATIVE BUSINESS:

1. Approval of the September 21, 2023, Regular Meeting Minutes

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 21, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Approval of the 2024 Design Review Board Meeting Schedule.

MOVED (HEMINWAY), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO APPROVE THE MEETING SCHEDULE AS WRITTEN.

Lisa Houlihan noted the vacant Board position and asked members to encourage interested citizens with relevant professional backgrounds to submit a letter of interest to serve on the board.

3. Correspondence/Discussion:

Commissioner Stomberg expressed frustration that the Planning and Zoning Commission (PZC) did not seek additional input from the Design Review Board (CRB/Board) for the new Starbucks building, noting what the PZC approved is different than what the Board recommended. Commissioner Stomberg recalled the design approved by the Board as orienting the entry to the new building southward facing McDonald's and not toward Route 83. Staff displayed the design approved by the DRB and the one approved by the PZC and both located entry toward Route 83. The Board likes the design for Starbucks approved by the PZC but felt they should have been advised of the change. Lisa spoke favorably about the design review process and complimented the Board for their contributions. She mentioned the Board is advisory to the PZC. In the future when PZC approves a design that is significantly different than what DRB approves, staff will share information with the Design Review Board.

IV. ADJOURNMENT:

MOVED (HEMINWAY), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 6:58 P.M.

Respectfully submitted,

Lisa Houlihan, Acting Recording Clerk