



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 MINUTES MONDAY, MARCH 18, 2024, 7:00 P.M.

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

MEMBER(S) ABSENT: **None**

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

I. CALL TO ORDER:

Chairman Michele Beaulieu called the Design Review Board meeting to order at 7:01 P.M.

II. 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.

Guy Hesketh, FA Hesketh & Associates, LLC, 6 Creamery Brook, East Granby, CT and Everett Skinner and Chris Skinner, The Barn Yard, 120 West Road, Ellington, CT were present to represent the application.

Guy Hesketh explained the application was approved by the Inland Wetland Agency on March 11, 2024, and will be presented to the Planning & Zoning Commission (PZC) on March 25, 2024. Guy noted the applicants received a zone change from the PZC on June 26, 2023, for the back portion of the parcel from commercial to industrial zone along with a regulation change to allow vehicles no less than 10 feet from a building within the industrial zone if continuous access was provided around all sides of the buildings. Guy stated the proposed plan is consistent with the development concept plan reviewed by the PZC during the zone change application. The commercial zone area is not part of this application. There will be three buildings constructed, two will be 27,000 s.f. with fifteen units each that will have overhead door access in the rear and man-door access from the front. The larger building will be 40,500 s.f. with overhead door access and man-door access in the front with a 4-foot loading dock with overhead doors in the rear.

Guy illustrated parking areas, noting some spaces are deferred parking and will be built as needed. Guy noted a vehicle turning radius plan was submitted to show tractor trailer truck and fire truck access through the site. There will be an 8-foot black chain link fence around the outdoor storage area with a gravel base along with a dumpster area for the tenants to share. Guy showed where the two detention basins will be located to support full build-out of the site which will outflow to the Hockanum River. There will be an access drive around the basins for maintenance purposes along with a restoration plan around the basins. Guy reviewed the landscaping plan and noted a wooden rail fence and trees will be installed along the West Road property line. Two larger trees will be planted on each side of the access drive from Lower Butcher Road. Guy showed the pole and mounted lighting that will be installed with the proposed locations around the parcel and attached to the buildings.

Everett Skinner showed pictures of the proposed buildings, using their site at 29 Moody Road in Enfield as an example. The buildings will be wood frame, black metal roofs, timber harvest overhangs, black matte doors and windows, slate blue siding, and a stone veneer bottom finish.

Commissioner Heminway suggested mixing in some white spruce with the white pine trees shown on the landscaping plan. Commissioner Barlow asked if the two trees at the access drive off Lower Butcher Road would be too close to the utility lines. Guy noted the trees will be planted further back on the site so not to interfere with the utilities. Commissioner Barlow asked about the EV charging stations noted on the plans, Guy stated not all the proposed stations will be installed immediately but will be installed based on demand.

Commissioner Stomberg is satisfied with the proposal and complimented the applicants on the details they put into the project. Vice Chairman Chaplin stated the proposed buildings look good and he likes the added stone feature at the bottom of the buildings. Chairman Beaulieu asked about signage for the site. Guy noted there is no proposed signage at this time, the owners will install an address sign for individuals to find the parcel. Lisa Houlihan inquired about the possibility of having a multi-tenant sign on the site, to which Chris Skinner confirmed there's no plan to install a detached multi-tenant sign and showed where each tenant will have the opportunity to have an attached sign over the man-door of their unit. He stated attached signs will have a uniform design. Chairman Beaulieu asked about any handicap parking spaces, Guy showed the locations of the proposed handicap spaces on the plan and noted the owners will adhere to the ADA guidelines.

Reanna Goodreau, 301 Sadds Mill Road and Ray Liete, 59 West Road raised concerns about the brightness of the lights and noise of the tractor trailer trucks. Reanna asked when the front portion of the parcel would be constructed, Everette stated the front portion is on hold for now. Ray asked how tall the trees are going to be and expressed concern over the proposed lighting along West Road. Guy Hesketh said the trees in the front are proposed to be 34'-35' in height and showed the design of the lights. They propose to use LED down lit lights that will be no brighter than 4000 Kelvins. Truck traffic will mainly be the daytime activity and all vehicles entering and exiting the industrial space will use Lower Butcher Road.

MOVED (HEMINWAY), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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, recommending some of the white plans shown on the plan be replaced with white spruce plantings

III. ADMINISTRATIVE BUSINESS:

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

MOVED (HEMINWAY), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE NOVEMBER 20, 2023, SPECIAL MEETING MINUTES AS WRITTEN.

2. Election of Officers

- a. Chairman

MOVED (CHAPLIN) TO NOMINATE COMMISSIONER (BEAULIEU) FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2024.

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

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (BEAULIEU) FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2024.

- b. Vice Chairman

MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (CHAPLIN) FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2024.

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

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (CHAPLIN) FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2024.

3. Correspondence/Discussion: None

IV. ADJOURNMENT:

MOVED (BEAULIEU), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:47 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk