



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](http://www.ellington-ct.gov)

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

### PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

**MONDAY, MARCH 25, 2024, 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 HEARING(S):** (Notice requirements met, hearing may commence.)

1. Z202403 – West Meadow Associates, LLC, owner/applicant, request for Site Plan Approval to relocate and widen driveway access at 106 West Road, APN 028-011-0000, and create shared access with 100 West Road, APN 028-010-0000, in the Commercial (C) and Planned Commercial (PC) Zones.
2. Z202404 – Fifty (50) West Road, LLC, owner/applicant, request for Special Permit Uses Pursuant to Zoning Regulations 4.1 and 4.1.1 as listed in Narrative dated February 22, 2024, and Site Plan Approval to construct three buildings, 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. OLD BUSINESS:** None

**V. NEW BUSINESS:**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the February 26, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
  - a. Request from Gardner & Peterson for informal discussion to allow construction of rental units for special tradesmen space (currently only permitted by special permit in industrial zones) and review of conceptual site plan for 3 Jobs Hill Road, APN 072-003-0000, a property in the Planned Commercial (PC) Zone.
  - b. Notice of Violation, dated March 7, 2024, Gondal Corporation (The Road Runners), owner, 83 West Road, for violation of the Ellington Zoning Regulations for electronic signs displaying fuel prices on dispenser pumps.

**VII. ADJOURNMENT:**

**Next Regular Meeting is scheduled for April 22, 2024.**

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Planning & Zoning Commission.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/84465303856>

Meeting ID: 844 6530 3856

Passcode: 260779

Join Zoom Meeting by phone:

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

Meeting ID: 844 6530 3856

Passcode: 260779

# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <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 # <u>2202403</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: West Meadow Associates LLC

Mailing Address: 100 West Road  
Ellington, CT 06029

Email: Note@greenmeadowlawncare.com

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

Primary Contact Phone #: 860 281-5230

Secondary Contact Phone #: \_\_\_\_\_

Signature: [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 #: FEB 22 2024

Signature: \_\_\_\_\_

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: 100 West Road + 106 West Rd

Assessor's Parcel Number (APN): 028 - 010 - 0000      Existing Zone: C      Proposed Zone: 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)

Relocate an existing driveway access @ 106 West Rd to allow for widening and combined access for residential @ 106 West Rd and commercial use @ 100 West Rd. Existing residential curb cut to be discontinued.

<b>Location:</b> 106 WEST RD		<b>Map Id:</b> 028 011 0000	<b>Zone:</b> PC	<b>Date Printed:</b> 2/28/2024							
<b>Neighborhood:</b> C120			<b>Last Update:</b> 2/28/2024								
<b>Owner Of Record</b>		<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>							
SPIELMAN JUDITH		0258/0605	12/22/1999	Quit Claim							
29 GAIL DR, ELLINGTON, CT 06029				Exempt							
<b>Prior Owner History</b>											
KLOTER JUDITH		0149/0845	5/22/1987	Warranty Deed							
SPIELMAN FLORA E		0149/0840	5/22/1987	Warrantv Deed							
<b>Permit Number</b>	<b>Date</b>	<b>Permit Description</b>									
37336	4/10/2012	REROOF.									
BD0098	9/2/2002	BD-2003-0098-40 X 120 TENT									
22203	9/4/2001	TEMP TENT									
16931	11/14/1997	REPLACE 3 WINDOWS									
13515	6/8/1994										
<b>Supplemental Data</b>											
<b>Census/Tract</b> 5351	VisionPID 1700		<b>Appraised Value</b>								
<b>Dev Map ID</b>	Assessor Map 028		<b>Total Land Value</b>		120,120						
<b>GIS ID</b>	Sub Div		<b>Total Building Value</b>		186,010						
<b>Route</b>	Survey Map		<b>Total Outbldg Value</b>		4,400						
<b>District</b>	Zone 2 C		<b>Total Market Value</b>		310,530						
<b>Utilities</b> Sewer, Public Water											
<b>Acres</b>			<b>State Item Codes</b>								
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Total Value</b>	<b>Code</b>	<b>Quantity</b>	<b>Value</b>					
Primary Site	0.92	0.00	120,000	22-Commercial Building	1.00	130,210					
Commercial Excess	0.02	0.00	120	21-Commercial Land	0.94	84,080					
				25-Commercial Outbuilding	1.00	3,080					
<b>Total</b>	0.9400	0.00	120,120								
<b>Assessment History (Prior Years as of Oct 1)</b>					<b>490 Appraised Totals</b>						
	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>
<b>Land</b>	84,080	84,080	84,080	84,080	84,080						
<b>Building</b>	130,210	130,210	130,210	130,210	130,210						
<b>Outbuilding</b>	3,080	3,080	3,080	3,080	3,080						
<b>Total</b>	<b>217,370</b>	<b>217,370</b>	<b>217,370</b>	<b>217,370</b>	<b>217,370</b>				<b>Totals</b>	<b>0.00</b>	<b>0</b>
<b>Comments</b>						<b>Application Date:</b>	<b>Expiration Date:</b>				



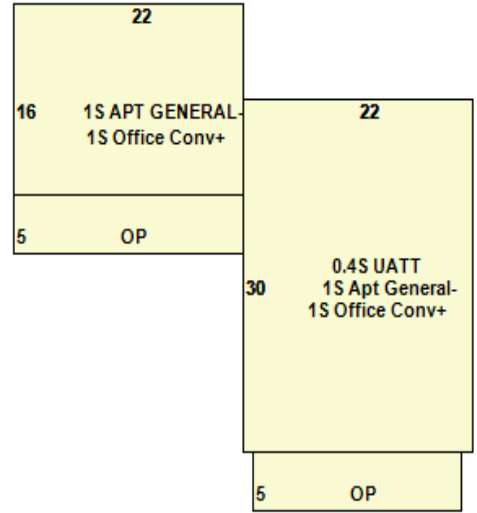
Unique ID: 00143700

Ellington

Location: 106 WEST RD

Unit

Commercial Building Description		Description	Area/Qty
Building Use	Office	Base Value	2024
Class	Wood Frame	Central Air	2024
Overall Condition	Very Good	Unfinished Basement Area	1012
Construction Quality	B		
Stories	2.00		
Year Built	1917		
Remodel			
Percent Complete	100		
GLA	<b>2024</b>		
Basement			
Basement Area	1012		
HVAC			
Heating Type	Hot Water	Attached Component Computations	
Fuel Type	Oil	Type	Yr Bilt
Cooling Type	Central	Open Porch	1917
Interior		Open Porch	110
Floors	Carpet	Unfinished Attic	264
Walls	Drvwall		
Wall Height			
Exterior			
Exterior Walls	Vinyl Siding		
Roof Type	Asphalt		
Roof Cover	Gable		
Special Features			



Detached Component Computations								
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty	
Paving	1950	Average	4400					



### 100 & 106 West Road - GIS Map - Zoning View



### 100 & 106 West Road - GIS Map - Satellite View



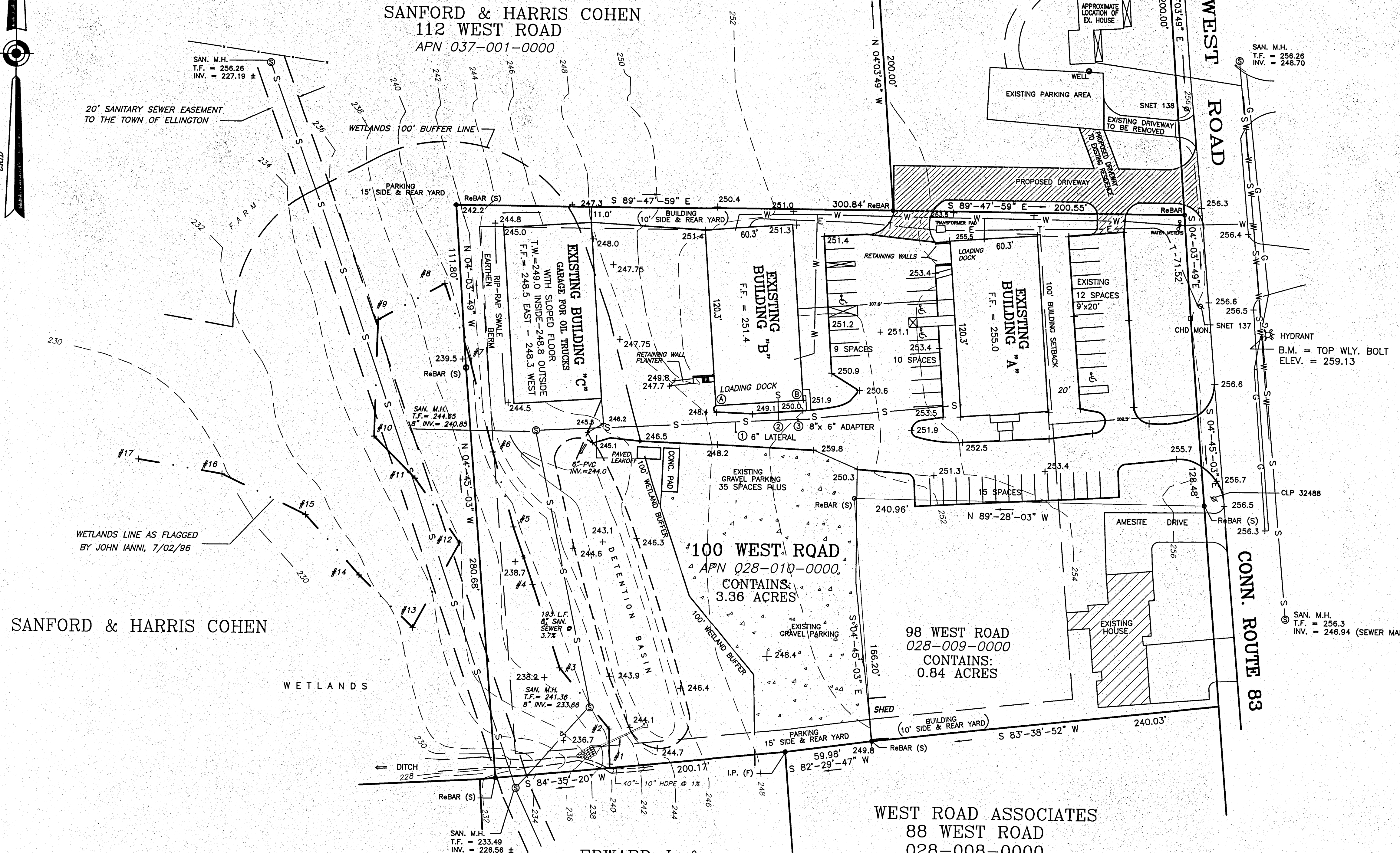
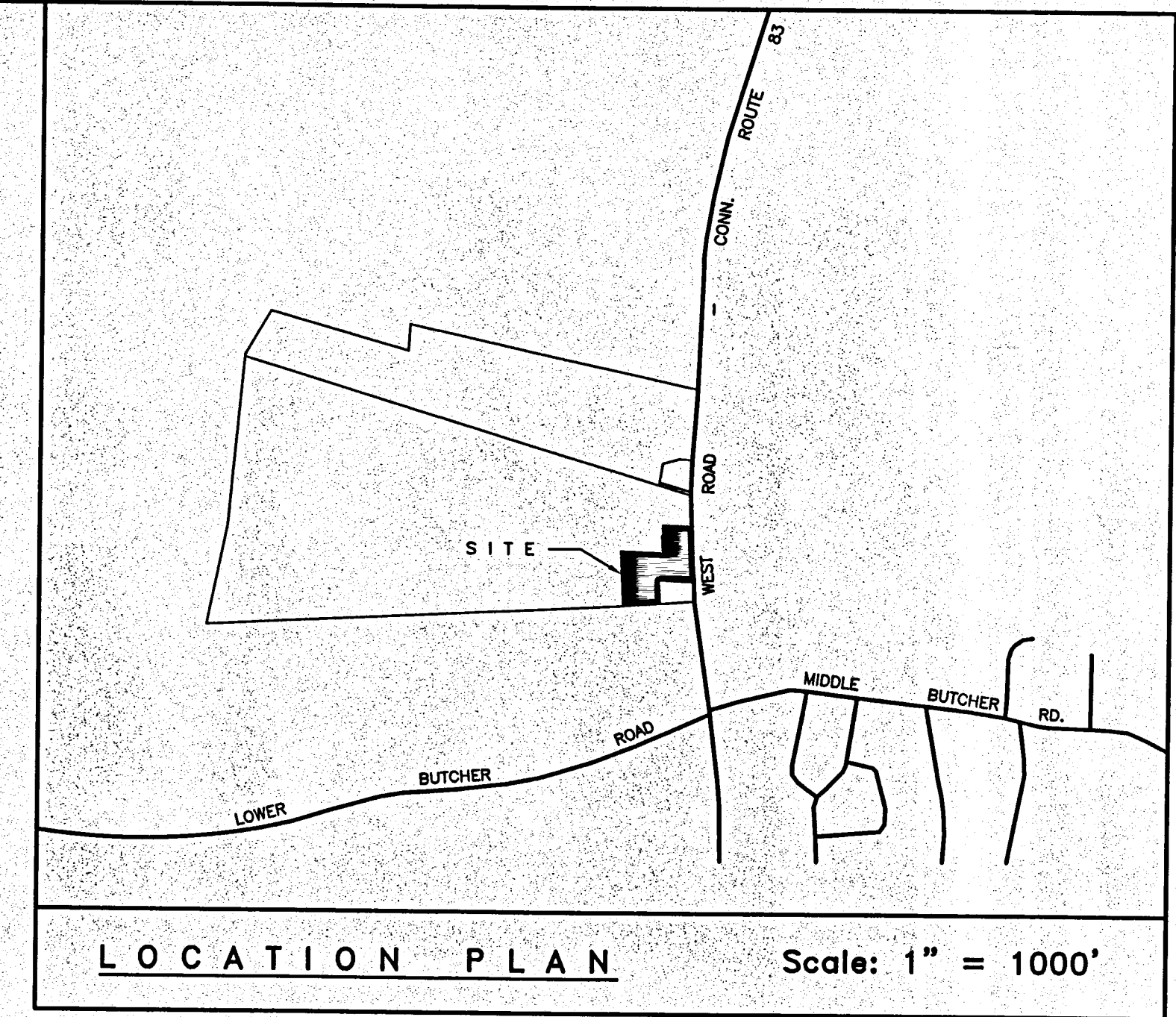
**Section 6.6 Access Management (*Effective*  
4/1/2021)**

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- A. **Purpose** Traffic flow and roadway safety can be significantly reduced by the proliferation of access points and intersections along roadways. Access management is a technique used to promote safe movement of vehicles, smooth flow of traffic, preserve the capacity of roadways, reduce vehicular congestion and conflicts, and improve pedestrian and bicyclist safety especially along heavily trafficked roads and state highways.
  - B. **Intent** This regulation is intended to control the number, size and location of access points, and the distance between access points, intersections and traffic signals, and require the use of shared access points and interconnections between abutting properties where feasible while allowing proper and adequate access to and from parcels.
  - C. **Applicability** As determined by the commission or its agent, this regulation shall apply to Designed Multi-Family developments, division of land into two or more parcels, commercial and industrial developments, and modifications thereto along arterial and collector streets listed in Section 2.1.10 Highway Clearance Setback, (except for Hopkins Road) and along Lower Butcher Road, Tomoka Avenue and Meadow Brook Road.
4. **General** The commission may require an applicant or owner to:
- 1. Provide a traffic impact analysis, prepared by a professional engineer licensed in Connecticut, containing sufficient details based upon both existing levels of development and projected build out levels of development to review:
    - a. The number and location of necessary access points;
    - b. The nature and type of traffic circulation to and from premises and adjacent properties;
    - c. The relationship of new access points to adjacent properties, roadways, intersections and traffic signals;
    - d. Interconnections between properties, parking layouts and internal traffic circulation;
    - e. A site layout depicting the parcel and adjacent parcels depicting roadways and access points; and,
    - f. Other information requested by the commission.
  - 2. Close an existing access point or eliminate a proposed access point.
  - 3. Establish or use a shared access point and/or interconnection between properties in a location acceptable to the commission and record an easement on the land records if one does not already exist, defining construction and maintenance responsibility in favor of the abutting property and/or the Town of Ellington in a form acceptable to the town attorney.
5. The commission may be guided by the Interior Access Concept Plan for Route 83, as may be amended, when considering access management techniques for properties along Route 83.

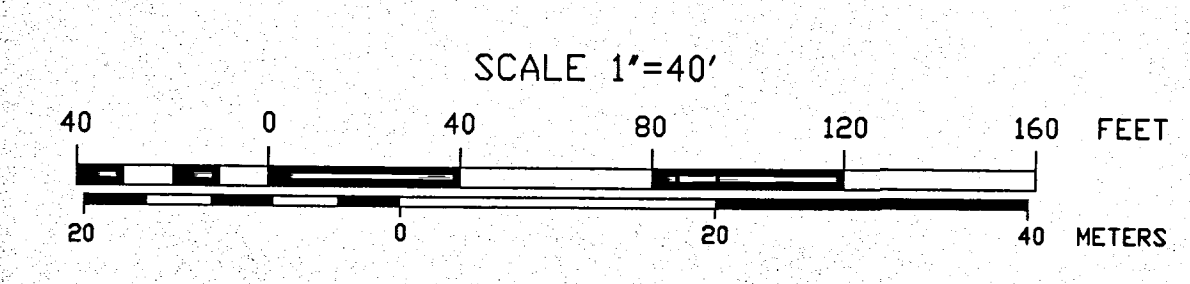






- LEGEND:**
- IRON PIPE (FOUND)
  - REINFORCING BAR (SET)
  - CONCRETE MONUMENT
  - UTILITY POLE
  - EXISTING ELEVATION
  - WETLANDS FLAG
  - MANHOLE
  - TOP OF FRAME
  - INVERT
  - CATCH BASIN
  - FIRST FLOOR
  - WIRE FENCE
  - SEWER LINE
  - WATER LINE
  - GAS LINE
  - ELECTRIC-TELEPHONE

- I.P. (F)
- ReBAR (S)
- C.H.D. MON.
- ⊙ CLP 32488
- + 252.6
- + # 12
- ⊙ M.H.
- T.F.
- INV.
- C.B.
- F.F.
- x — x — x
- s — s — s
- w — w — w
- g — g — g
- e — t — e



- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:  
 "IMPROVEMENT LOCATION SURVEY PREPARED FOR WEST MEADOW ASSOC., L.L.C. ELLINGTON, CONNECTICUT BY SCHINDLER SURVEYS DRAWN BY M.O.H., SCALE 1"=40' DATE 8/12/97 REV TO 10/01/99 JOB NO. 967-2AB."  
 "MAP OF PARCEL OF LAND OF FRED W. SPIELMAN ELLINGTON, CONNECTICUT BY ALFRED E. SCHINDLER, SCALE 1"=40' DATE: 2/24/87 JOB NO. 8610-5"
  - ZONE - COMMERCIAL AND PLANNED COMMERCIAL.
  - EXISTING LOT COVERAGE -54%  
 PROPOSED ADDITIONAL LOT COVERAGE OF 900 S.F. TO TOTAL 54.5%  
 EXISTING LOT COVERAGE AT 106 WEST RD = 14%  
 PROPOSED LOT COVERAGE AT 106 WEST RD = 28%

RECEIVED  
 FEB 22 2024  
 TOWN OF ELLINGTON  
 PLANNING DEPARTMENT

**2202403**  
**PROPOSED ACCESS DRIVE**  
**IMPROVEMENT LOCATION SURVEY**  
**PREPARED FOR**  
**WEST MEADOW ASSOCIATES, L.L.C**  
**100 & 106 WEST ROAD**  
**ELLINGTON, CONNECTICUT**  
**LANDMARK SURVEYS, LLC**  
 62 LOWER BUTCHER RD ~ 860-875-8204  
 ELLINGTON, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
*Rachel Dearborn* 2/22/24 L.S. 70285  
 RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

DRAWN BY	SCALE	DATE	JOB NO.
R.L.D./M.O.H.	1" = 40'	2/22/24	967-2-4-PDRV



# Town of Ellington Planning & Zoning Commission Application

<b>Type of Application:</b> <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.*

# **STORM WATER MANAGEMENT REPORT**

**Proposed Industrial/Commercial Development  
50 West Road  
Ellington, CT**

Prepared For:

**Fifty (50) West Road, LLC**

Prepared By:

**F. A. Hesketh & Associates, Inc.  
6 Creamery Brook  
East Granby, CT 06026**



**February 2, 2024  
Revised February 22, 2024**

## **1. Introduction**

This storm water management report has been prepared to demonstrate that the storm water management practices for the proposed commercial/retail development meet the requirements of Town of Ellington Zoning Regulations, follow sound engineering practices, and protect adjacent landowners from adverse storm water impacts.

This report presents hydrologic analysis of both pre- and post-developed conditions to demonstrate that the development of the parcel will not result in a net increase in peak rate of discharge of runoff from the development.

This report also presents a detailed pipe to pipe design analysis to demonstrate that the proposed storm drain systems have adequate capacity to convey runoff for a 10-year return-period storm event.

## **2. Project Description**

The proposed development site is comprised of a 25.91-acre parcel located on the west side of West Road (Route 83) across just south of the Natural Country Farms parcel located on the southwest corner of the intersection of Lower Butcher Road and West Road. The site is vacant and is currently in agricultural use. Residential uses are located to the east, and industrial uses are located to the north, south and west. The Hockanum River is situated about 100 feet south and parallel to the southern boundary of the western half of the parcel.

The proposal includes developing the eastern half of the site with a mix of industrial and commercial uses, including a restaurant, three commercial/retail buildings, and three industrial buildings. Access to the site is proposed from both West Road and Lower Butcher Road (via an easement on an adjacent parcel). Retail/commercial buildings are proposed along the frontage of West Road. Industrial buildings are proposed to the west of the commercial buildings. The western half of the site will be utilized for stormwater management facilities.

Four new storm drain collection and conveyance systems are proposed for the development. Two of these systems (System #1 and System #2) are designed to collect stormwater runoff from a majority of the developed areas on the eastern half of the parcel and convey it to the water quality basins proposed on the western half of the site. Another system (System #3) is designed to collect runoff discharging from the CT DOT drainage system at the southeast corner of the site and convey north, to its current point of discharge from the parcel along the parcel's northern boundary. This DOT drainage system drains runoff from an approximate 14-acre watershed that includes West Road and areas to the east of West Road. Currently runoff from the DOT drainage system enters the site and flows north through the site to an inlet culvert located on the Natural Country Farms site for discharge north of Lower Butcher Road. System #3 will preserve this existing flow path. Storm Drain System #4 is proposed to convey runoff from an approximate 2-acre developed portion of the northeast corner of the site and to discharge the runoff to the north to the existing inlet culvert located on the Natural Country Farms site, where runoff from this area currently flows. The storm drain systems will consist of catch basins, manholes, culverts and a flared-end outlet.



In addition to the on-site flow conveyed by Storm Drain Systems #1 and #2, the proposed water quality basins have been sized to handle the flow from future development of an additional 15.5-acre portion of the adjacent parcel to the north (43 Lower Butcher Road, the Moser parcel). The water quality basins will be shared by both parcels under a common use and maintenance agreement.

All runoff from both the 25.91-acre development parcel and the additional 15.5-acre portion of the Moser parcel flows either north and/or west, and ultimately into the Hockanum River. Stormwater management practices include measures to ensure peak rates of runoff from the ultimate, developed conditions of both the 25.91-acre development parcel and the 15.5-acre portion of the 43 Lower Butcher Road parcel are below those of the existing parcel conditions.

### **3. Hydrologic Analysis**

The design of the stormwater management systems for the proposed development is aimed at mitigating total peak rate of runoff and in treating stormwater runoff for the minimum-recommended CT DEEP water quality volume or water quality flow.

Hydrologic analysis was conducted for both the existing condition and the proposed developed condition of both the 25.91-acre site and the 15.5-acre portion of the 43 Lower Butcher Road site to determine peak flow of runoff and total volume of runoff, under both conditions. Hydraflow Hydrographs 2007 computer software was utilized in the analysis. The TR-55 Method was used to determine peak flows and total volume of runoff for both the pre- and post-redeveloped conditions. For longer flow paths, times of concentration were calculated using the TR55 travel times methods provided in the Hydraflow software (i.e., Sheet flow, Shallow Concentrated Flow, and Open Channel Flow). For watersheds with shorter flow paths and catchment areas that are characterized as mostly impervious, the times of concentrations calculated by the pipe-to-pipe analysis were used.




Surficial Soil mapping indicates a variety of soils in and around the site. These soils both fall under a variety of Hydrologic Soil Groups (See [Attachment 1](#)).

SCS Curve Numbers for the various land-use types were based on the following values (per Table 2-2a, b and c of USDA Urban Hydrology for Small Watersheds R-55):

- CN=39 Open Space, good condition, Group A;
- CN=61 Open Space, good condition, Group B;
- CN=74 Open Space, good condition, Group C;
- CN=30 Woods, good condition, Group A;
- CN=55 Woods, good condition, Group B;
- CN=70 Woods, good condition, Group D;
- CN=98 Impervious areas (i.e. rooftops and paved areas)

A Type III Storm Distribution (24-hour storm) with a shape factor of 484 and a one minute time interval was modeled. Analysis was performed for the 2-, 5-, 10-, 25- and 50-year return period storm events, using the PDS-based point precipitation frequency estimates for the 6-hour and

**AREA TYPE LEGEND**

- Symbol Type**
-  Impervious Surface
  -  Landscaping
  -  Wooded

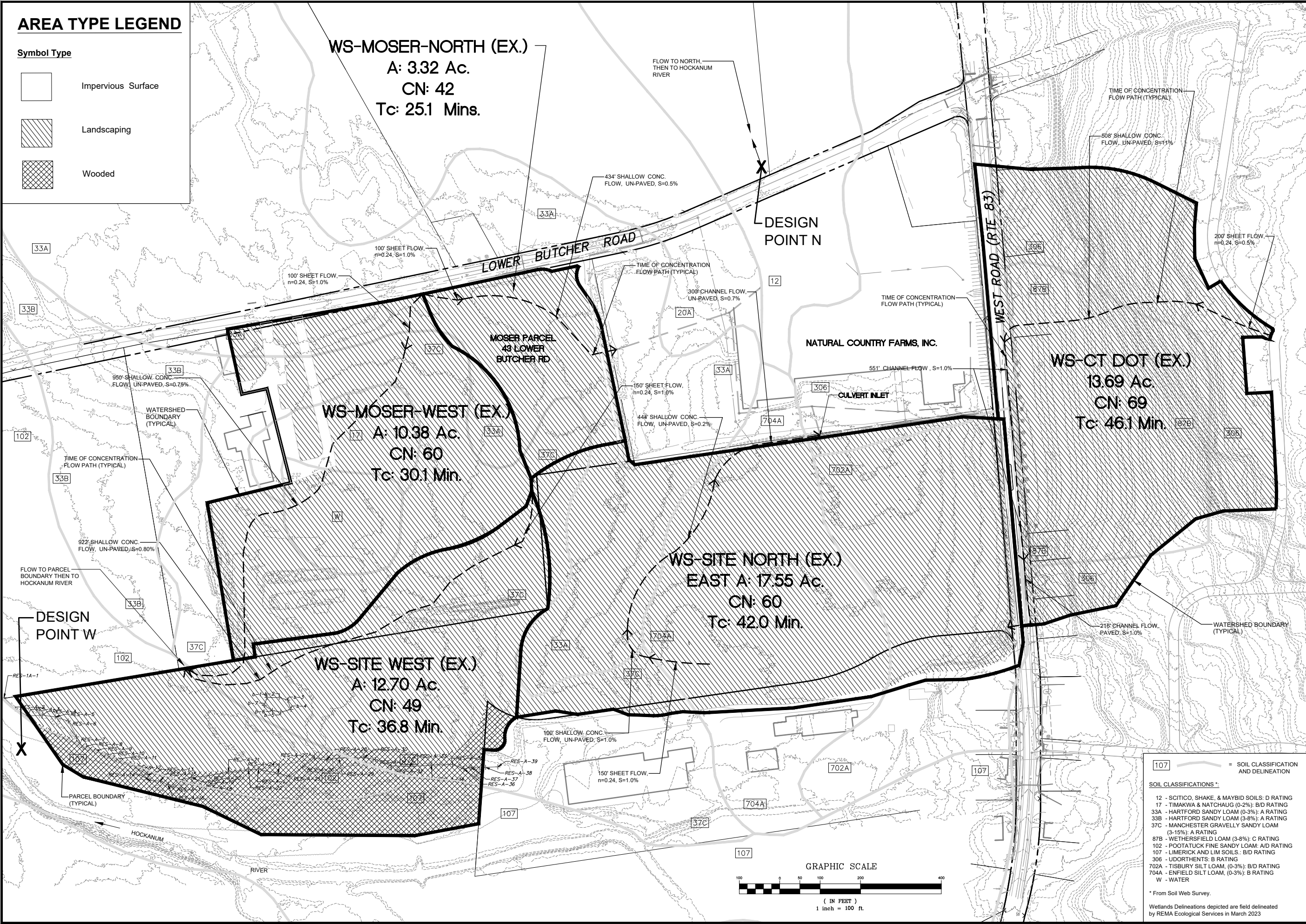
**WS-MOSER-NORTH (EX.)**  
 A: 3.32 Ac.  
 CN: 42  
 Tc: 25.1 Mins.

**WS-MOSER-WEST (EX.)**  
 A: 10.38 Ac.  
 CN: 60  
 Tc: 30.1 Min.

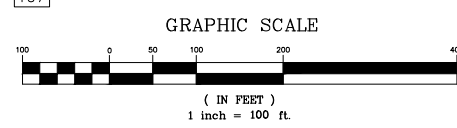
**WS-SITE NORTH (EX.)**  
 EAST A: 17.55 Ac.  
 CN: 60  
 Tc: 42.0 Min.

**WS-SITE WEST (EX.)**  
 A: 12.70 Ac.  
 CN: 49  
 Tc: 36.8 Min.

**WS-CT DOT (EX.)**  
 13.69 Ac.  
 CN: 69  
 Tc: 46.1 Min.



- SOIL CLASSIFICATIONS AND DELINEATION**
- 107 = SOIL CLASSIFICATION AND DELINEATION
- SOIL CLASSIFICATIONS \*:**
- 12 - SCITICO, SHAKE, & MAYBID SOILS: D RATING
  - 17 - TIMAKWA & NATCHAUG (0-2%): BID RATING
  - 33A - HARTFORD SANDY LOAM (0-3%): A RATING
  - 33B - HARTFORD SANDY LOAM (3-8%): A RATING
  - 37C - MANCHESTER GRAVELLY SANDY LOAM (3-15%): A RATING
  - 87B - WETHERSFIELD LOAM (3-8%): C RATING
  - 102 - POOTATUCK FINE SANDY LOAM: A/D RATING
  - 107 - LIMERICK AND LIM SOILS: BID RATING
  - 306 - UDORTHENTS: B RATING
  - 702A - TISBURY SILT LOAM (0-3%): BID RATING
  - 704A - ENFIELD SILT LOAM (0-3%): B RATING
  - W - WATER
- \* From Soil Web Survey.



**Revisions:**

No.	Date	Description

**DRAINAGE ANALYSIS - EXISTING CONDITIONS**

PROPERTY OF  
**FIFTY (50) WEST ROAD, LLC**  
 50 WEST ROAD  
 ELLINGTON, CONNECTICUT





Date: 02-02-2024 Draw by: DRT Job no: 23104  
 Scale: 1" = 100' Checked by: GAH Sheet no: 1 OF 1  
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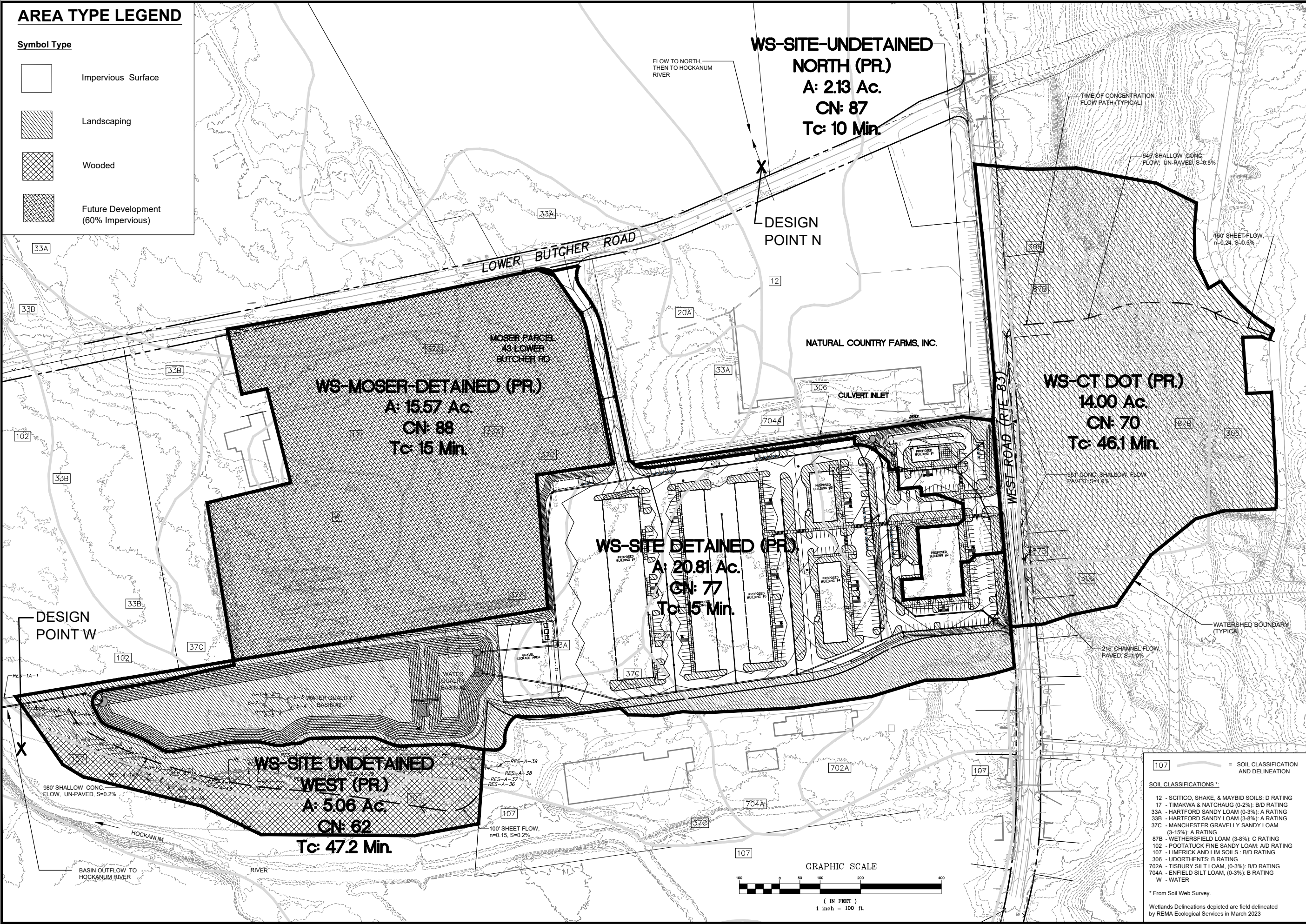
**DA-1**

**F. A. Hesketh & Associates, Inc.**  
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**AREA TYPE LEGEND**

Symbol Type	Description
	Impervious Surface
	Landscaping
	Wooded
	Future Development (60% Impervious)



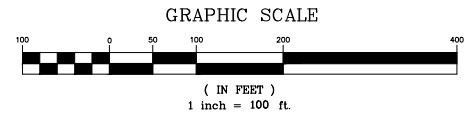
**WS-SITE-UNDETAINED NORTH (PR.)**  
**A: 2.13 Ac.**  
**CN: 87**  
**Tc: 10 Min.**

**WS-MOSER-DETAINED (PR.)**  
**A: 15.57 Ac.**  
**CN: 88**  
**Tc: 15 Min.**

**WS-SITE DETAINED (PR.)**  
**A: 20.81 Ac.**  
**CN: 77**  
**Tc: 15 Min.**

**WS-SITE UNDETAINED WEST (PR.)**  
**A: 5.06 Ac.**  
**CN: 62**  
**Tc: 47.2 Min.**

**WS-CT DOT (PR.)**  
**14.00 Ac.**  
**CN: 70**  
**Tc: 46.1 Min.**



**SOIL CLASSIFICATIONS AND DELINEATION**

Code	Description	Rating
12	SCITICO, SHAKE, & MAYBID SOILS	D RATING
17	TIMAKWA & NATCHAUG	(0-2%); BID RATING
33A	HARTFORD SANDY LOAM	(0-3%); A RATING
33B	HARTFORD SANDY LOAM	(3-8%); A RATING
37C	MANCHESTER GRAVELLY SANDY LOAM	(3-15%); A RATING
87B	WETHERSFIELD LOAM	(3-8%); C RATING
102	POOTATUCK FINE SANDY LOAM	A/D RATING
107	LIMERICK AND LIM SOILS	B/D RATING
306	UDORTHENTS	B RATING
702A	TISBURY SILT LOAM	(0-3%); B/D RATING
704A	ENFIELD SILT LOAM	(0-3%); B RATING
W	WATER	

\* From Soil Web Survey.

Revisions:

No.	Date	Description

**DA-2**

DRAINAGE ANALYSIS - PROPOSED CONDITIONS

PROPERTY OF  
**FIFTY (50) WEST ROAD, LLC**  
 50 WEST ROAD  
 ELLINGTON, CONNECTICUT

Date: 02-02-2024 Drawn by: DRT Job no: 23104  
 Scale: 1" = 100' Checked by: GAH (Sheet no: 1 OF 1)  
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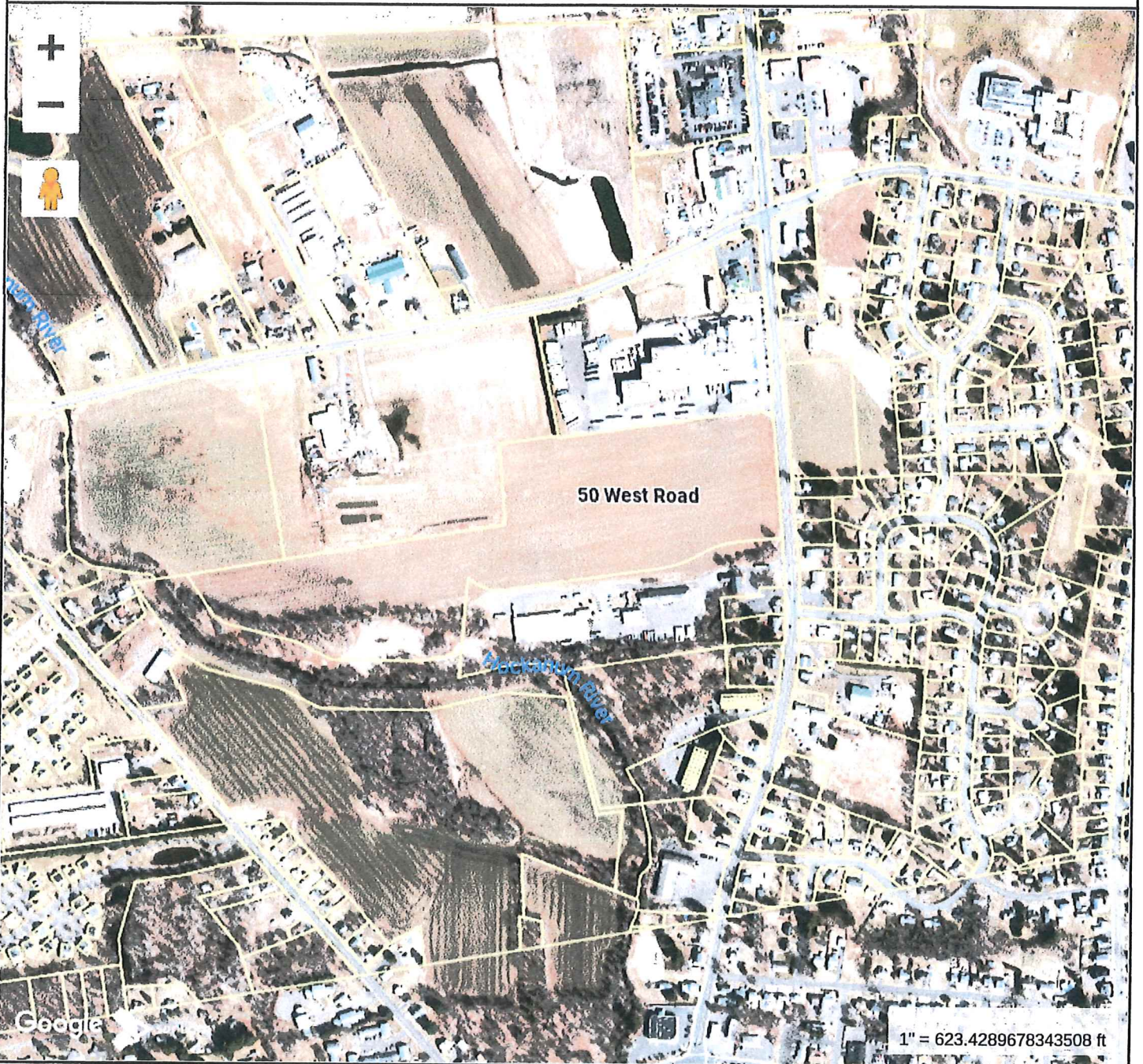
**F. A. Hesketh & Associates, Inc.**  
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 Phone (860) 653-8000 Fax (860) 844-8800  
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Wetlands Delineations depicted are field delineated by REMA Ecological Services in March 2023



### 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.



# Town of Ellington Planning Department



## MEMO

DATE: March 19, 2024

TO: Ellington Planning and Zoning Commission

FROM: Barbra Galovich, Land Use Assistant

RE: 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.

---

At a meeting on March 8, 2024, the Design Review Board reviewed the above application and made the following motion:

**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**

Enclosed is a copy of the Design Review Board meeting minutes for reference.



**From:** [Dana Steele](#)  
**To:** [John Colonese](#)  
**Cc:** [Barbra Galovich](#)  
**Subject:** Wetland Application - 50 West Road  
**Date:** Friday, March 8, 2024 5:33:30 PM  
**Attachments:** [image001.png](#)

---

**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.

John,

I have reviewed the plans and drainage report for 50 West Road, LLC which includes an industrial development with a stormwater basin and outlet pipe to the Hockanum River. My comments related to Inland Wetlands are as follows:

1. The plans show the relocation of a walking path around the proposed outlet pipe and headwall within a wetland area. The walking trail should be relocated further from the headwall (at least 10') or a fence installed on the headwall to protect walkers from falling into the riprap apron below.
2. Provide contours and spot grades for the 12' gravel access drive around the stormwater basins on GR-2
3. The maintenance schedule on GR-3 should include provisions for increasing frequency of catch basin cleaning if sediment is less than 12" from any outlet pipe. Also the schedule should include procedures for dewatering the stormwater basins during maintenance without adversely impacting wetland resources.
4. The maintenance schedule notes a trash rack on the outlet structure but none is shown. A trash rack detail should be provided.
5. The details on SD-1 call for intermediate riprap at the pipe outlets but the outlet protection notes on EC-2 call for modified riprap. The Engineer should provide justification for stone size.
6. Provide specifications for the wingwalls to the outlet structure shown on the plans.
7. The plans should include a proposed easement over the Town's property depicting the area of maintenance responsibility for the development's property owner. The easement should be in place prior to start of construction.
8. An erosion bond should be provided prior to start of construction in an amount acceptable to the Town Engineer.

These items could be conditions of approval. Let me know if you have any questions.

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

[dstele@jrrusso.com](mailto:dstele@jrrusso.com) | [www.jrrusso.com](http://www.jrrusso.com)

## Barbra Galovich

---

**Subject:** FW: 50 West Road LLC, Ellington  
**Attachments:** VT-3 2024-02-22.pdf; VT-3A 2024-02-22.pdf; VT-4 2024-02-02.pdf; VT-4A 2024-02-02.pdf

---

**From:** Guy Hesketh <[ghesketh@fahesketh.com](mailto:ghesketh@fahesketh.com)>  
**Sent:** Tuesday, March 12, 2024 5:16 PM  
**To:** Dana Steele <[dsteele@jrusso.com](mailto:dsteele@jrusso.com)>  
**Cc:** Lisa Houlihan <[LHoulihan@ELLINGTON-CT.GOV](mailto:LHoulihan@ELLINGTON-CT.GOV)>; Everett Skinner IV <[everett@thebarnyardstore.com](mailto:everett@thebarnyardstore.com)>; Chris Skinner <[chris@thebarnyardstore.com](mailto:chris@thebarnyardstore.com)>; Guleid Mohamood <[gmohamood@fahesketh.com](mailto:gmohamood@fahesketh.com)>; Scott Hesketh <[shesketh@fahesketh.com](mailto:shesketh@fahesketh.com)>; James York <[JYork@ELLINGTON-CT.GOV](mailto:JYork@ELLINGTON-CT.GOV)>  
**Subject:** RE: 50 West Road LLC, 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.

Dana,

Dana, please see attached the Layout Plans with turning movement of the WB-62 design vehicle navigating into and out of the site, as well as through the site. We also show how the trucks can back into the loading docks at Building #7. Sheets VT-3 and VT-3A depict the tractor-trailer truck circulation route for the phase where the industrial buildings only are constructed. Sheets VT-4 and VT-4A where the "ultimate" developed condition is depicted. I did increase the radii (from 10-feet to 15 feet) at the curblines for the inside turn adjacent to Building #6 in VT-3 and VT-3A. We still have room to revise the curbs to add more clearance (compound radii), if that is something you want. It does work as shown.

We will add directional signage along the perimeter drive to direct all tractor-trailer trucks to use the aisle between Building #5 and Building #6 for circulation through the site (and back to the drive to Lower Butcher Road).

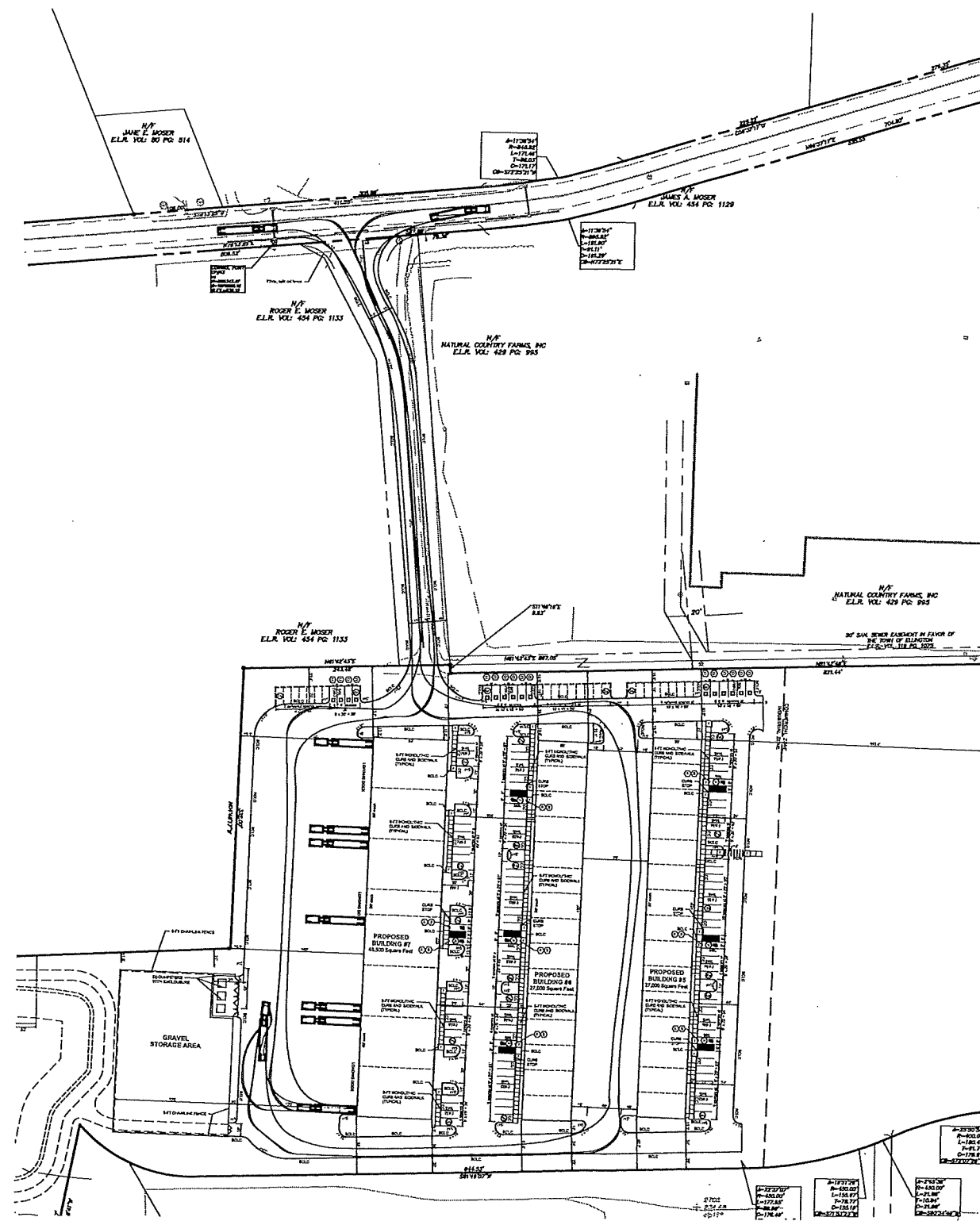
We recognize that for trucks exiting and entering the driveway to Lower Butcher that there may be some trespass over the double yellow line in the site drive only. We do not see this as a concern since so few large trucks per hour are anticipated to enter/exit the site. And in the event that two large trucks meet at the drive, we anticipate driver courtesy will prevail and the movements shown would be allowed. Our design does, however, provide for no crossing of the yellow line on Lower Butcher for both the ingress and egress movements, and there is plenty of sight distance available in both directions on Lower Butcher Road for safe ingress/egress.

I copied you on a previous email where the town fire apparatus movements are depicted which shows access to all sides of the buildings. We are working with Jim York on his concerns and will delineate additional fire lane markings per his request.

We will address your other review comments as part of the PZC process.

Thanks,

Guy A. Hesketh, P.E.  
Chief Engineer  
F. A. Hesketh & Associates, Inc.  
6 Creamery Brook



WB-62  
CIRCULATING SITE/  
REVERSES INTO SOUTHERN LOADING DOCK



VEHICLE TRACKING PLAN  
PREPARED FOR  
**FIFTY (50) WEST ROAD, LLC**  
50 WEST ROAD  
ELLINGTON, CONNECTICUT

Date: 03-12-2024 Drawn by: GAM Job no: 23104  
Scale: 1" = 60' Checked by: GAH Sheet no: 3 OF 6  
P26/ENR VT-1 2024-02-22.dwg, VT-3, Mar. 12, 2024 - 2:22:59 PM

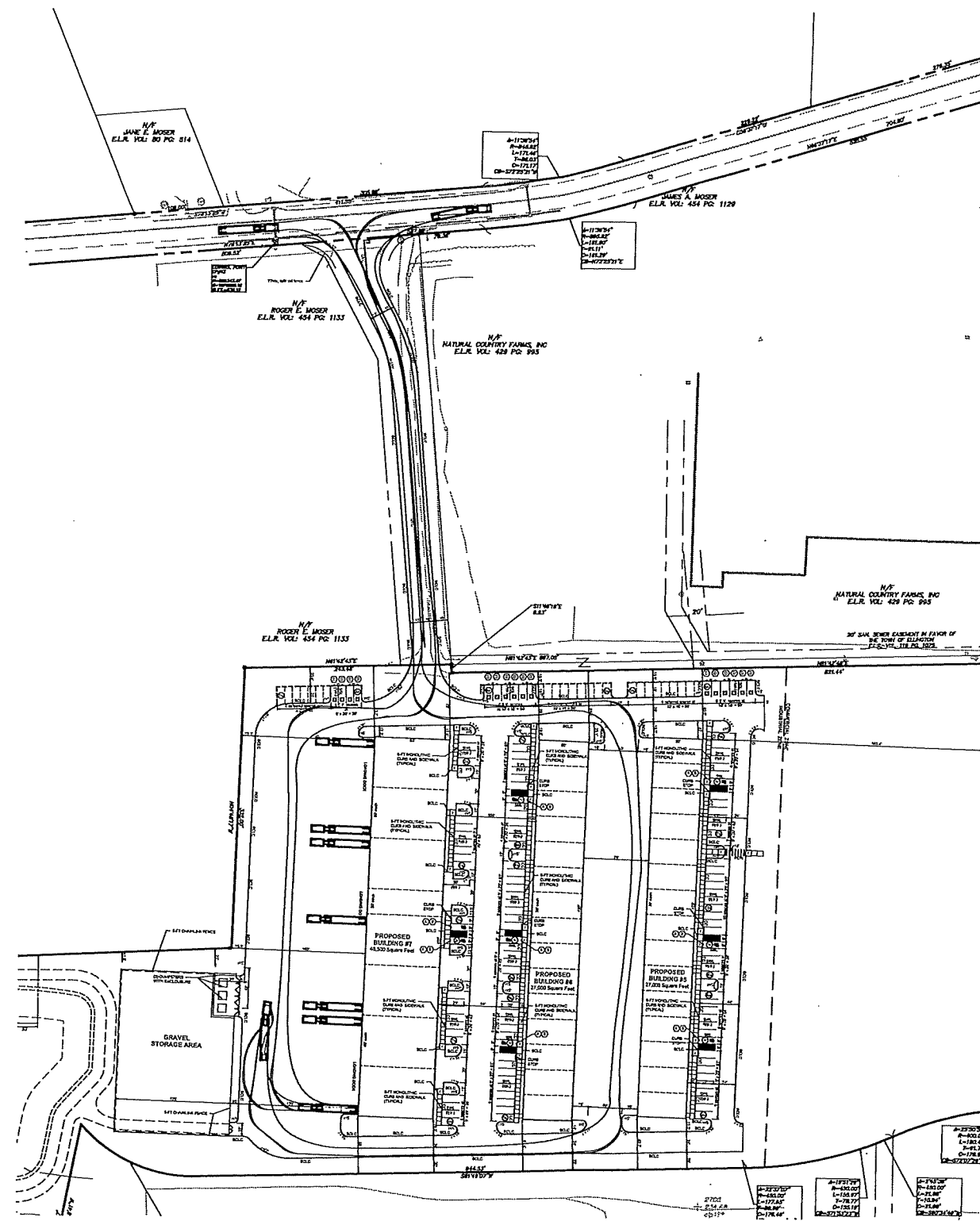
No.	Date	Description

VT-3

**F. A. Hesketh & Associates, Inc.**  
6 Creamery Brook, East Granby, CT 06026  
Phone (860) 653-8000 Fax (860) 844-8600  
www.fah.com · Planners · Landscape Architects



Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects  
www.fah.com · fah@fah.com



WB-62  
CIRCULATING SITE/  
REVERSES INTO SOUTHERN LOADING DOCK



VEHICLE TRACKING PLAN

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

Date: 03-12-2024 Drawn by: CAM Job no: 23104  
Scale: 1" = 60' Checked by: GAH Sheet no: 3 OF 6  
P20, ENR VT-1 2024-02-22.dwg, VT-3, Mar. 12, 2024 - 2:22:59 PM

Revisions:

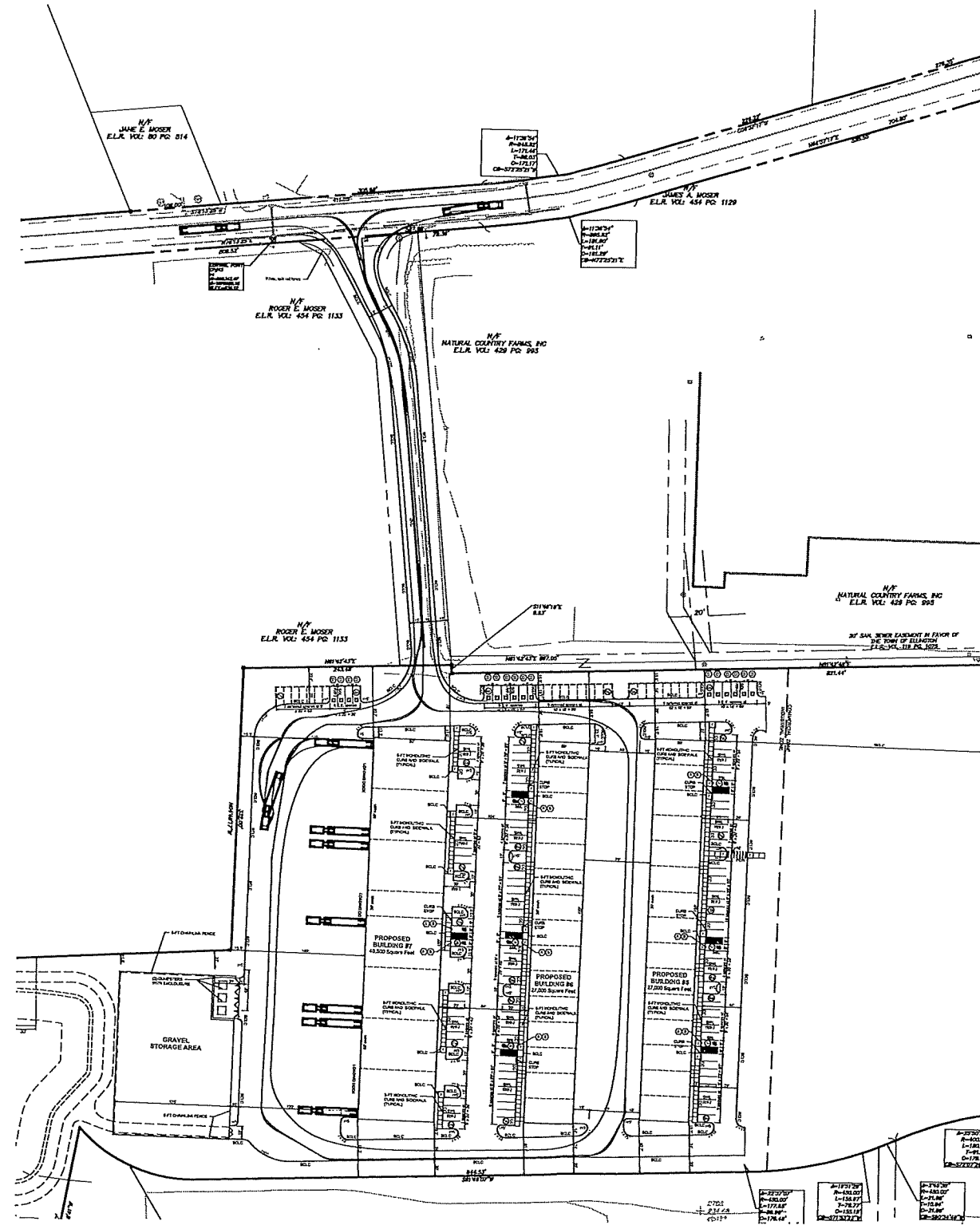
No.	Date	Description

VT-3



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6 Creamery Brook, East Granby, CT 06026  
Phone: (860) 653-8000 Fax: (860) 844-8600  
www.fahinc.com mail@fahinc.com

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WB-62  
 CIRCULATING SITE/  
 REVERSES INTO NORTHERN LOADING DOCK

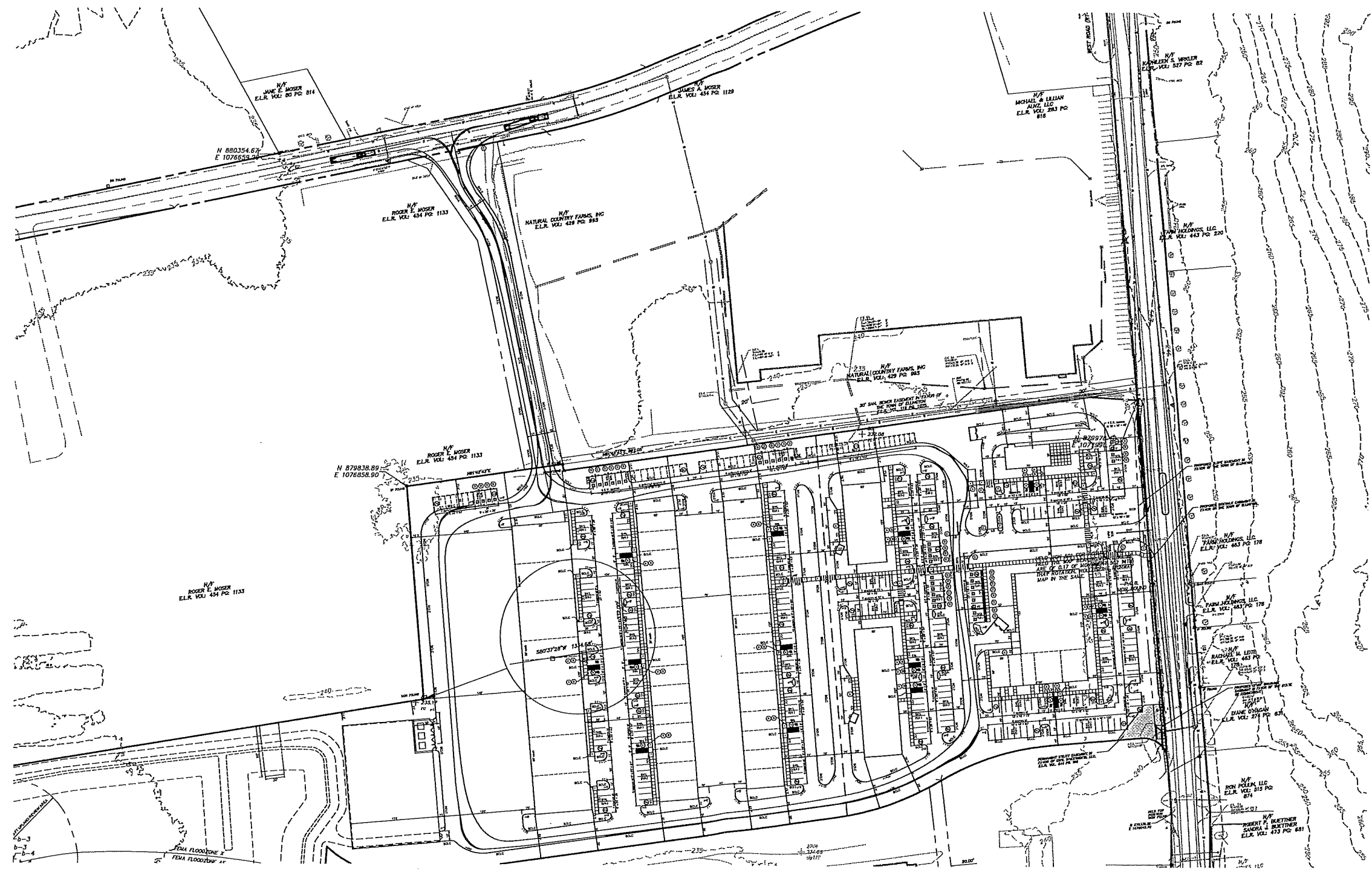
No.	Date	Description

VEHICLE TRACKING PLAN  
 PREPARED FOR  
**FIFTY (50) WEST ROAD, LLC**  
 50 WEST ROAD  
 ELLINGTON, CONNECTICUT

Date: 03-12-2024 Drawn by: GAH Job no.: 23704  
 Scale: 1" = 80' Checked by: GAH Sheet no.: 4 OF 6

**VT-3A**





WB-62  
CIRCULATES SITE  
CLOCKWISE DIRECTION

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

Date: 03-12-2024 Drawn by: GJM Job no: 23104  
Checked by: GAH Sheet no: 5 OF 6  
Scale: 1" = 80'

© 2023 23104 - 50 West Road - Ellington Submission 2024-02-02 [RFP V1-1] 2024-02-02.dwg, V1-4, Mar. 12, 2024 - 1:47:26 PM

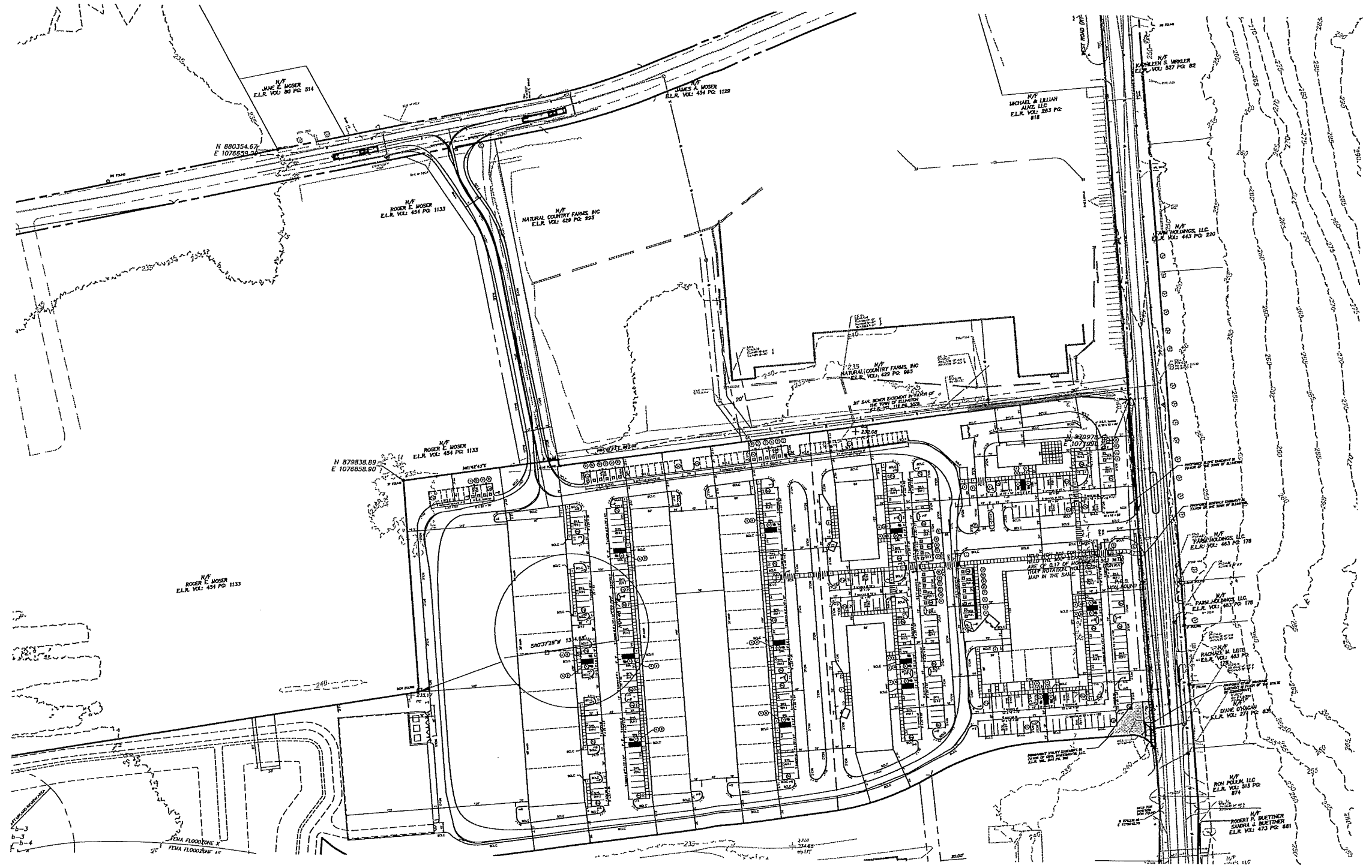
No.	Date	Revisions:
		Description

VT-4



**F. A. Heskeith & Associates, Inc.**  
6 Creamery Brook, East Granby, CT 06026  
Phone (860) 653-8000 Fax (860) 644-8600  
www.faheskeith.com · fah@faheskeith.com

Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects



WB-62  
CIRCULATES SITE  
COUNTER-CLOCKWISE DIRECTION

LAYOUT PLAN

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

Date: 03-12-2024 Drawn by: GAW Job no: 23104  
Checked by: GAW Sheet no: 6 OF 6  
Scale: 1" = 80'

VT-4A

No.	Date	Revisions: Description



**F. A. Hesketh & Associates, Inc.**

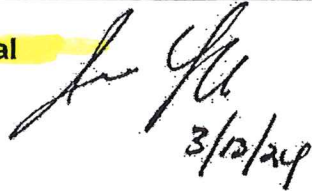
6 Creamery Brook, East Granby, CT 06028  
Phone (860) 659-9000 Fax (860) 844-8600  
www.fah.com  
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

**PLANNING & ZONING COMMISSION**

Z202404 – Fifty (50) West Road, LLC, owner/applicant, request for Special Permit Uses Pursuant to Zoning Regulations 4.1 and 4.1.1 as listed in Narrative dated February 22, 2024, and Site Plan Approval to construct three buildings, 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.

PUBLIC HEARING DATE: March 25, 2024  
 STAFF REVIEW RETURN DATE: March 14, 2024

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
<b>Fire Marshal</b>  3/12/24	Guy Hesketh has provided plans showing adequate access/turning radius/etc., for fire apparatus including pumper and aerial trucks.  No further comments at this time.
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance	

**Barbra Galovich**

---

**Subject:** FW: West Road Fire Marshal Comments  
**Attachments:** Site Plan with Hydrant Location.png; Turning Radius Info EVFD Ladder Truck.pdf; 200tr Sutphen Turning Radius 200 inch wheelbase.pdf; UT-1 2024-03-12.pdf; VT-1 2024-02-22.pdf; VT-2 2024-02-22.pdf

---

**From:** Guy Hesketh <ghesketh@fahesketh.com>  
**Sent:** Tuesday, March 12, 2024 4:44 PM  
**To:** James York <JYork@ELLINGTON-CT.GOV>  
**Cc:** Sydney Kern <skern@ELLINGTON-CT.GOV>; Everett Skinner IV <everett@thebarnyardstore.com>; Chris Skinner <chris@thebarnyardstore.com>; Dana Steele <dstele@jrrusso.com>; Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; John Colonese <jcolonese@ELLINGTON-CT.GOV>; Guleid Mohamood <gmohamood@fahesketh.com>; Scott Hesketh <shesketh@fahesketh.com>  
**Subject:** West Road Fire Marshal Comments

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.

Jim, please see the attached UT-1 2024-03-12 file. This shows the location of the fire hydrant revised to be at the intersection of the entrance drive and drive loop, per your request. Also note that we added 6-inch fire connections to the three buildings at the request of the Applicant. More detailed design of the building fire suppression systems will be forthcoming once we complete detailed building design.

We also ran, as requested, turning maneuvers using AutoCAD software for the two fire vehicles using the dimensions and turning radii that you provided. The EVFD Ladder Truck movements are depicted on Sheet VT-1 2024-02-22 and the Sutphen 200 movements are depicted on Sheet VT-2 2024-02-22. The analysis shows that both vehicles can navigate into and out of the site, around the perimeter drives and between and around all buildings.

Please let me know if you have any additional questions.

Thanks,

Guy A. Hesketh, P.E.  
Chief Engineer  
F. A. Hesketh & Associates, Inc.  
6 Creamery Brook  
East Granby, CT 06026

P 860.653.8000  
C 860.214.3800  
[ghesketh@fahesketh.com](mailto:ghesketh@fahesketh.com)



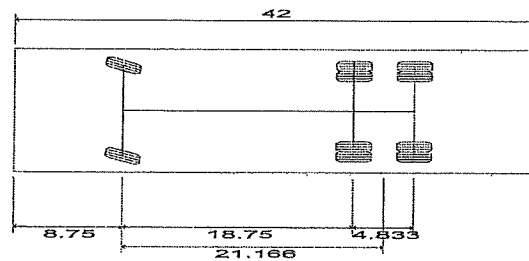


Vehicle Tracking Vehicle Details

Ref:

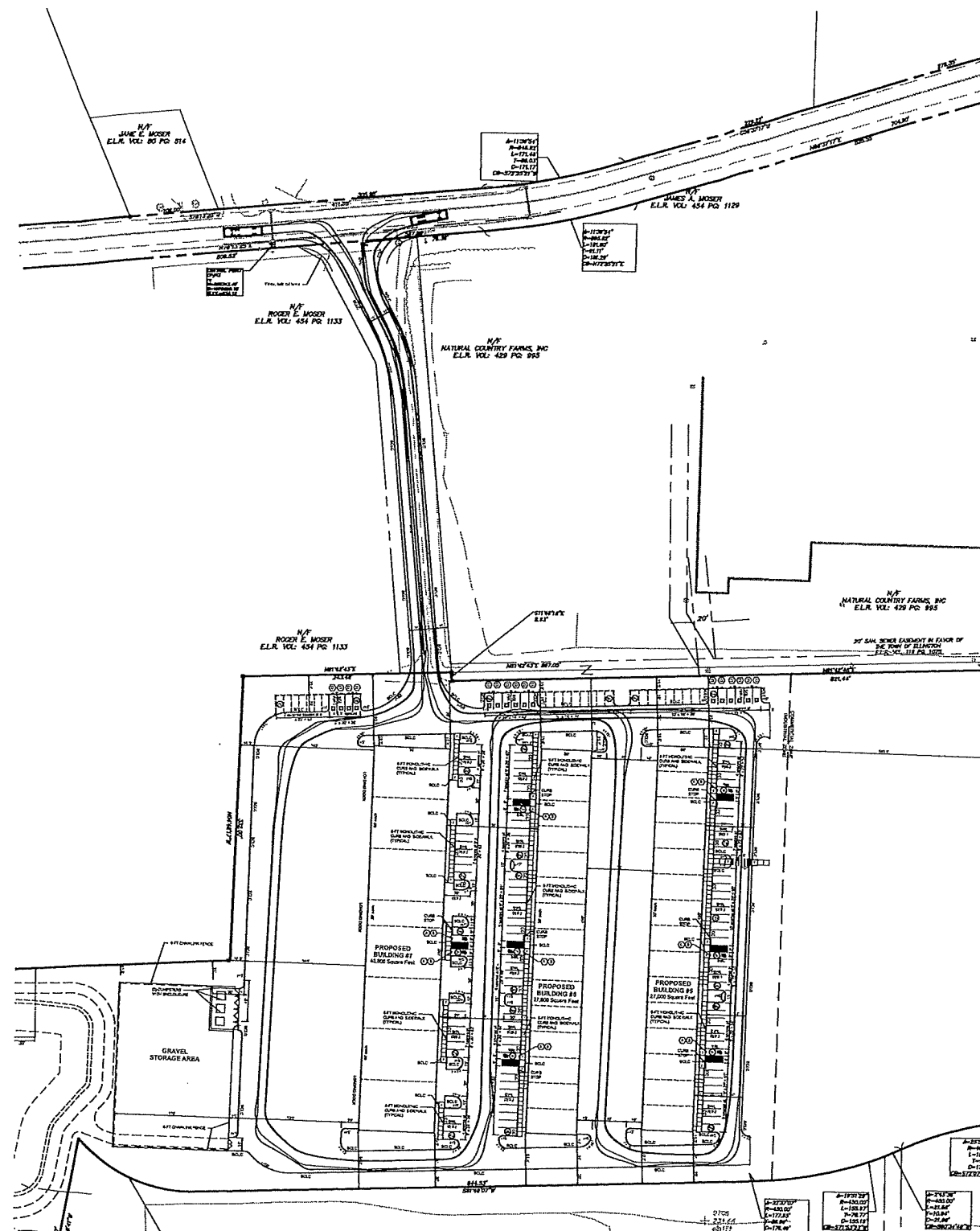


Vehicle Name: Ellington Fire-Truck 2  
 Type: Rigid vehicle  
 Category: (Unspecified)  
 Classification: (Unspecified)  
 Source: NCHRP Report 659  
 Description: FIRE TRUCK.Design Vehicle.  
 Notes:  
 Unit 1 Name: Ellington Fire-Truck 2 Tractor



**Ellington Fire-Truck 2**  
 Overall Length 42.000ft  
 Overall Width 10.000ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Curb to Curb Turning Radius 36.530ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information  
 Please Check Data From Your Own Sources



ELLINGTON LADDER FIRE TRUCK  
 CIRCULATING SITE

No.	Date	Description

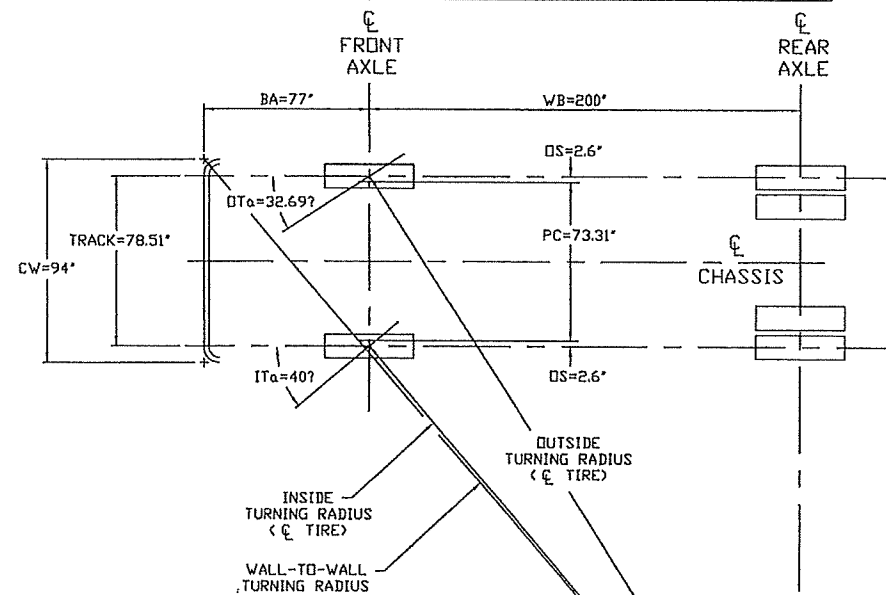
VEHICLE TRACKING PLAN  
 PREPARED FOR  
**FIFTY (50) WEST ROAD, LLC**  
 50 WEST ROAD  
 ELLINGTON, CONNECTICUT  
 Date: 03-12-2024 Drawn by: GAK Job no: 23104  
 Scale: 1" = 80' Checked by: GAK Sheet no: 1 OF 6  
 C:\2023\23104 - 50 West Road - Ellington\Submittal\2024-02-22\_P20\DWG\_VT-1.dwg, VT-1, Mar. 12, 2024 - 2:14:24 PM

VT-1

**FAH**  
**F. A. Hesketh & Associates, Inc.**  
 8 Creamery Brook East Granby, CT 06026  
 Phone (860) 859-8000 Fax (860) 844-8800  
 www.fahinc.com - Landscape Architects  
 Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

TURNING PERFORMANCE OF A SUTPHEN 200' WB CUSTOM CHASSIS

OUTSIDE TURNING RADIUS: (MEASURED TO THE CENTERLINE OF THE OUTSIDE TIRE)	32'-4"
INSIDE TURNING RADIUS: (MEASURED TO THE CENTERLINE OF THE INSIDE TIRE)	26'-11"
CURB TO CURB TURNING RADIUS: (CALCULATED FOR A 9.00 INCH CURB HEIGHT)	32'-10"
WALL TO WALL TURNING RADIUS: (MEASURED USING AN AXLE TO BUMPER DIMENSION OF 77')	36'-7"
WALL TO WALL TURNING RADIUS: (MEASURED USING AN AXLE TO BUMPER DIMENSION OF 85')	37'-1"

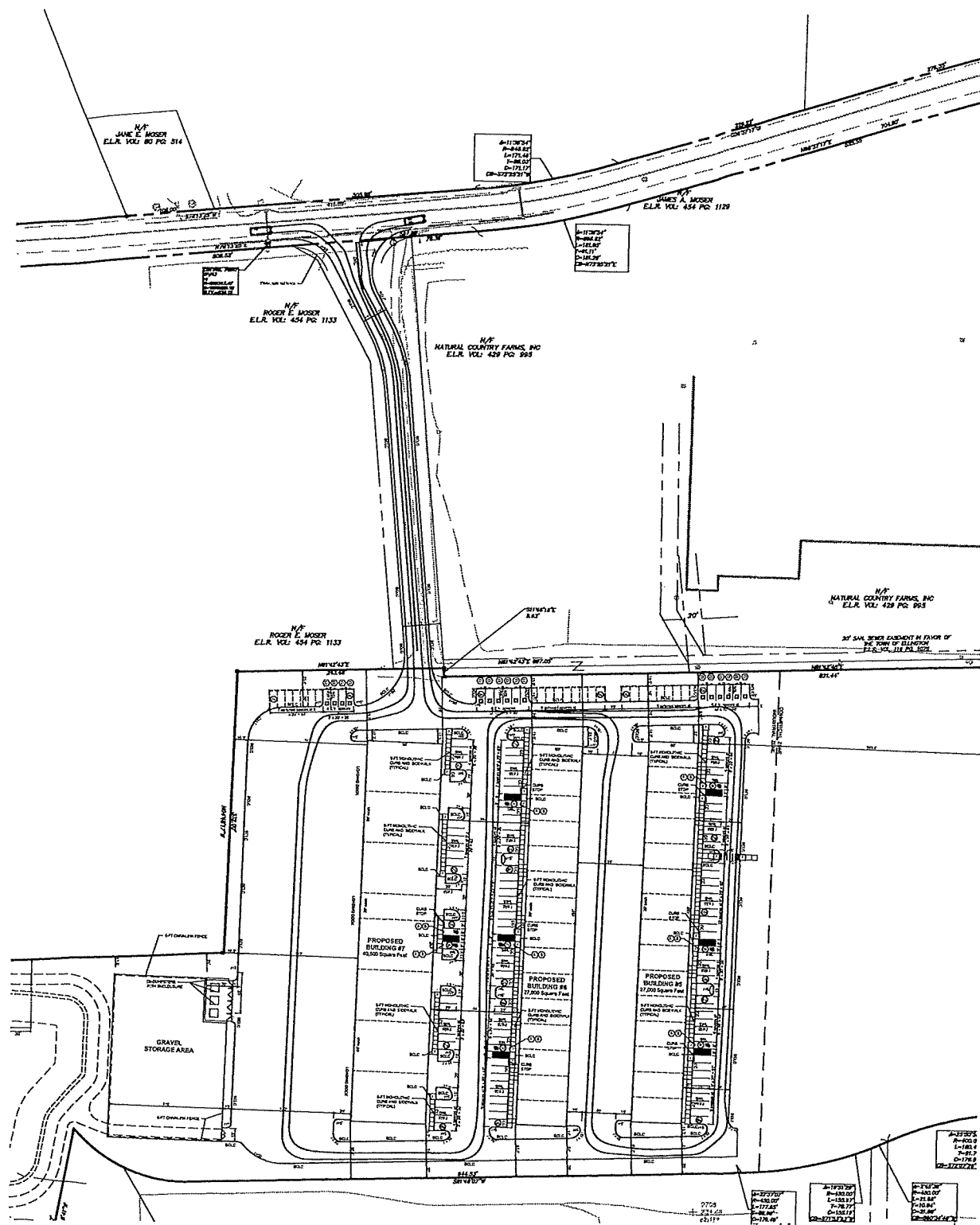


WHERE:

- IT<sub>a</sub> = INSIDE WHEEL TURNING ANGLE
- OT<sub>a</sub> = OUTSIDE WHEEL TURNING ANGLE
- PC = DIST. BETWEEN KNUCKLE PIVOT CENTERS MEASURED AT THE GROUND
- DS = OFFSET DIST. FROM PC TO C<sub>e</sub> OF TIRE
- WB = WHEEL BASE
- BA = BUMPER TO AXLE DIMENSION
- CW = CAB WIDTH
- KS = KINGPIN SPACING = 69"
- KI = KINGPIN OFFSET = 6"
- RR = ROLLING RADIUS OF TIRE = 20.5'
- TW = TIRE WIDTH = 11"
- C = CURB CONTACT LENGTH = 36"

FRONT AXLE: ROCKWELL FG-941  
 FRONT BRAKES: DISC  
 FRONT TIRES: 11.00R20  
 CRAMP ANGLE: 40 DEGREES  
 FRONT AXLE TRACK: 78.51"

<b>SUTPHEN CORPORATION</b> 7000 COLUMBUS-MARYSVILLE RD. AMLIN, OHIO 43002	
DRAWN BY: CHH APPROVED BY: RWA DATE: 8-29-89 SCALE: .0156	TURNING RADIUS CALCULATIONS FOR A 200' WHEEL BASE SUTPHEN CUSTOM CHASSIS MATERIAL: NEXT ASSEMBLY DIVL NO.: 200TR



ELLINGTON FIRE TRUCK  
CIRCULATING SITE

VEHICLE TRACKING PLAN  
 PREPARED FOR  
**FIFTY (50) WEST ROAD, LLC**  
 50 WEST ROAD  
 ELLINGTON, CONNECTICUT

Date: 03-12-2024 Drawn by: GAH Job no: 23704  
 Scale: 1" = 80' Checked by: GAH Sheet no: 2 OF 6

VT-2

**F. A. Hesketh & Associates, Inc.**  
 6 Creamery Brook, East Granby, CT 06026  
 Phone (860) 653-8000 Fax (860) 844-8800  
 www.fah.com



## Barbra Galovich

---

**From:** Barbra Galovich  
**Sent:** Thursday, March 7, 2024 7:56 AM  
**To:** Guy Hesketh; Everett Skinner IV  
**Cc:** Lisa Houlihan  
**Subject:** FW: Staff Review - 50 West Road

Good morning,

Please see the below staff review comments from our Ambulance Division.

Thank you,  
Barbra

Barbra Galovich, CZET  
Ellington Planning Department  
57 Main Street  
Ellington, CT 06029  
(860)870-3120, Option 1

---

**From:** Peter Hany <peter.hany@ellingtonambulance.org>  
**Sent:** Wednesday, March 6, 2024 12:53 PM  
**To:** Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>  
**Cc:** James York <JYork@ELLINGTON-CT.GOV>; John Rainaldi <jrainaldi@ellington-ct.gov>; Matthew Reed <mreed@ellington-ct.gov>; Patrice Sulik <psulik@ncdhd.org>; Raymond Martin <Rmartin@ELLINGTON-CT.GOV>; Sydney Kern <skern@ELLINGTON-CT.GOV>; Tom Modzelewski <tmodzelewski@ELLINGTON-CT.GOV>; Westford Lirot <wlirot@ncdhd.org>  
**Subject:** Re: Staff Review - 50 West Road

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.

It appears tight around the perimeter of these buildings for getting an emergency vehicle in especially along the sides which include parking spaces. I just want to make sure we can get to a medical emergency if needed-Pete

On Wed, Mar 6, 2024 at 10:32 AM Barbra Galovich <bgalovich@ellington-ct.gov> wrote:

Hi,

Hope you are doing well. Please see the attached documentation with Staff Review Sheet. This application will be discussed at the PZC meeting on Monday, March 25, 2024.

Please provide your comments/concerns on or before Thursday, March 14, 2024.

**ELLINGTON PLANNING DEPARTMENT**  
**STAFF REVIEW SHEET**

***PLANNING & ZONING COMMISSION***

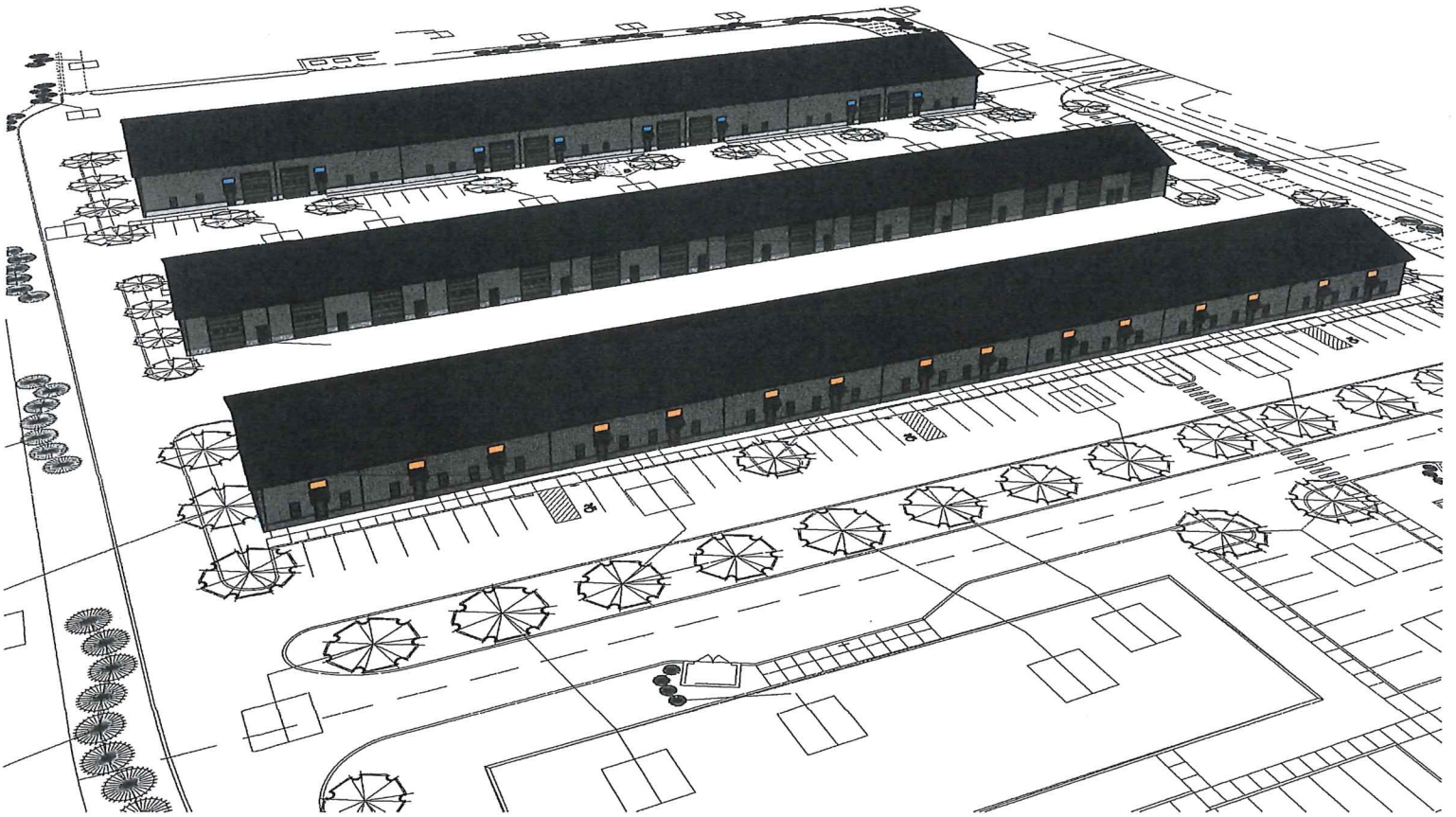
Z202404 – Fifty (50) West Road, LLC, owner/applicant, request for Special Permit Uses Pursuant to Zoning Regulations 4.1 and 4.1.1 as listed in Narrative dated February 22, 2024, and Site Plan Approval to construct three buildings, fenced outside storage, parking, stormwater management system, access 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.

PUBLIC HEARING DATE: March 25, 2024

STAFF REVIEW RETURN DATE: March 14, 2024

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	<p><b>DPW-</b> Defers comment to the Town Engineer's review of the site plan.</p> <p><b>WPCA-</b> This project must be presented to the Ellington WPCA prior to approval. A flow allocation request and a complete sanitary site plan is required.</p>
Assessor	
Traffic Authority	
Ambulance	

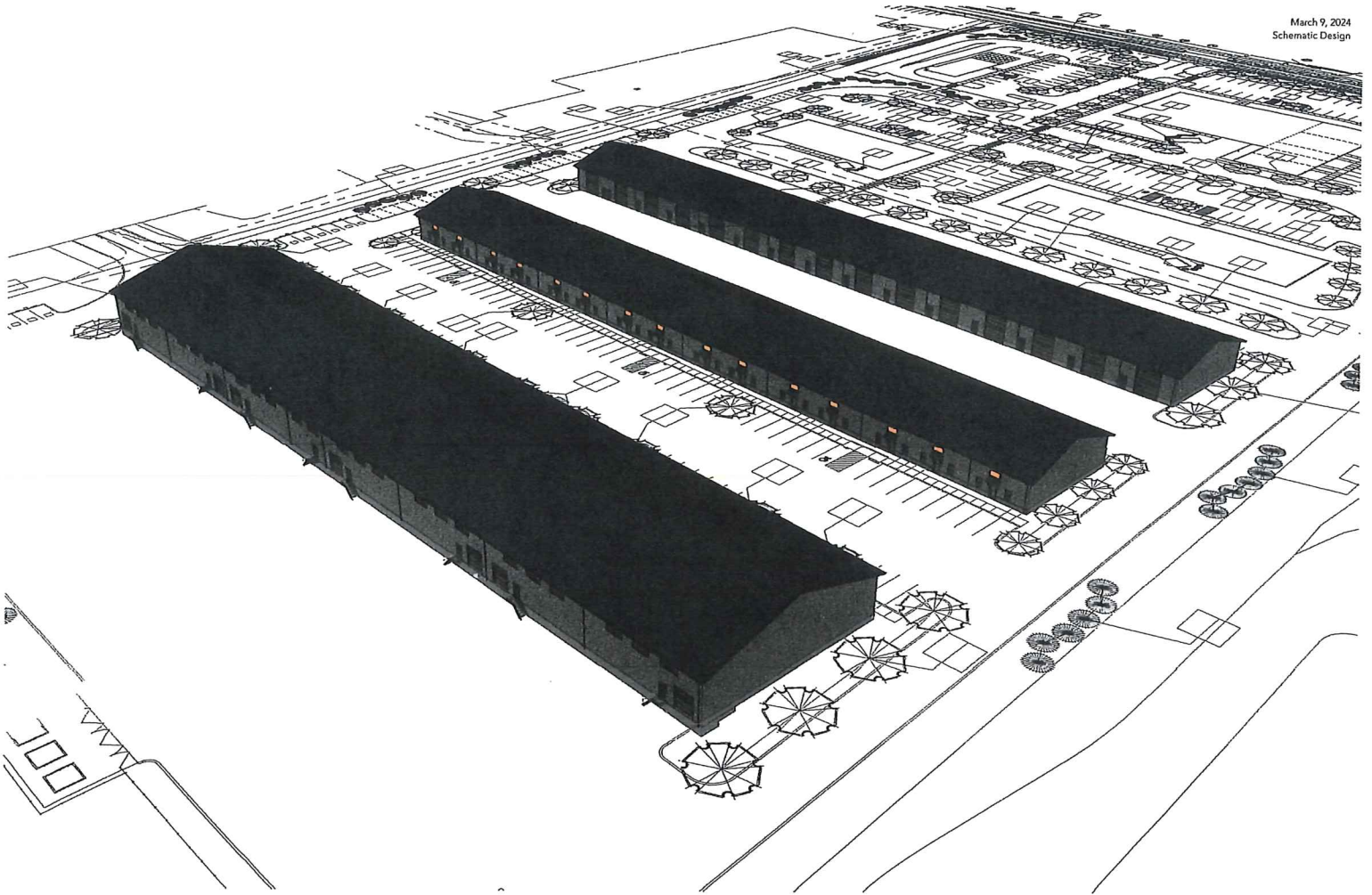




50 West Road Building 7  
Overview 1

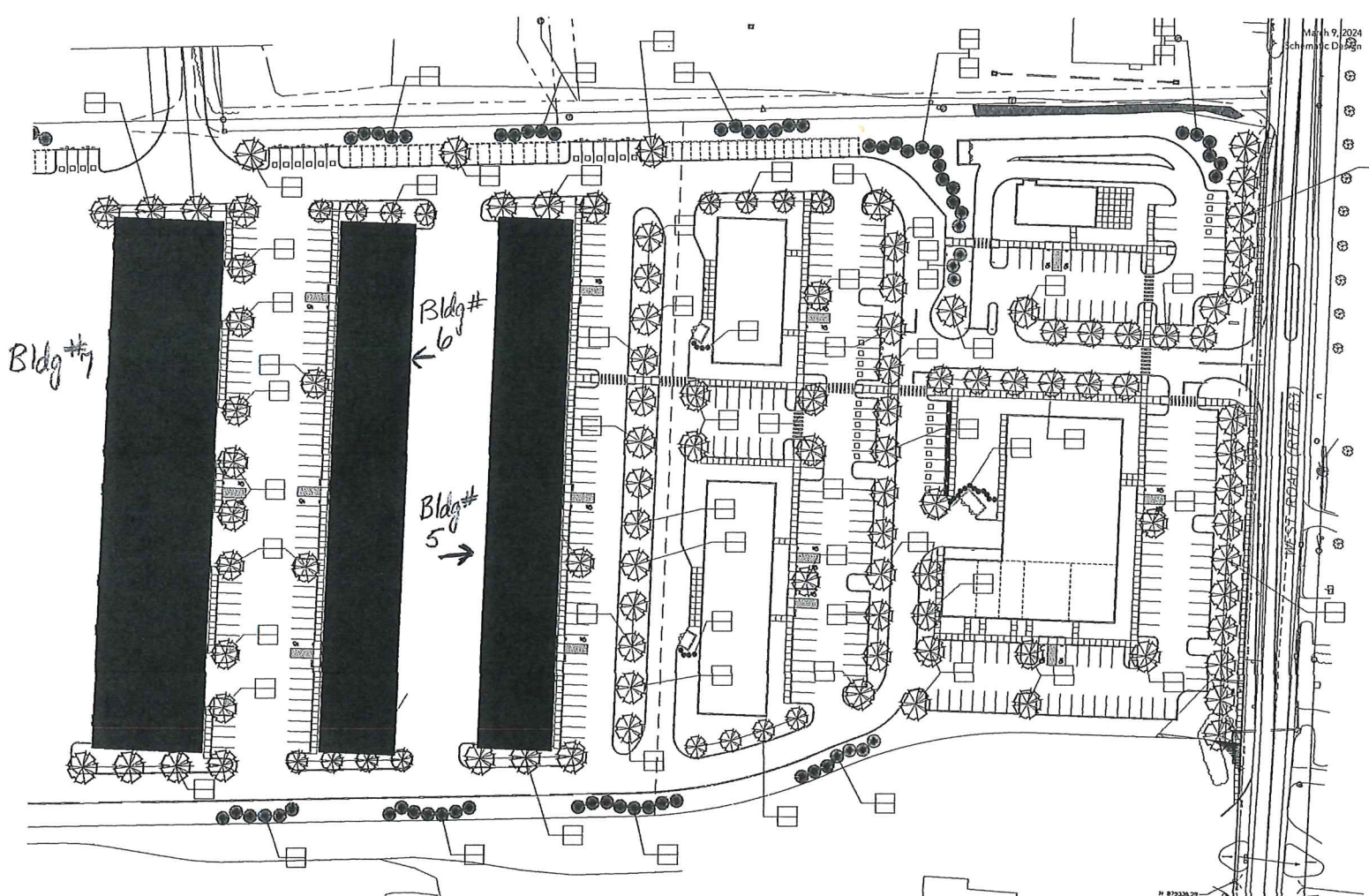


March 9, 2024  
Schematic Design



50 West Road Building 7  
Overview 2

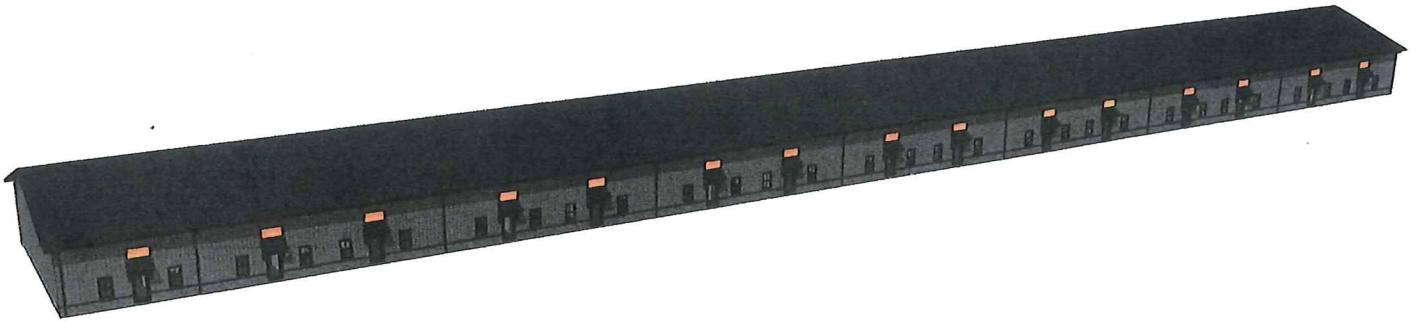


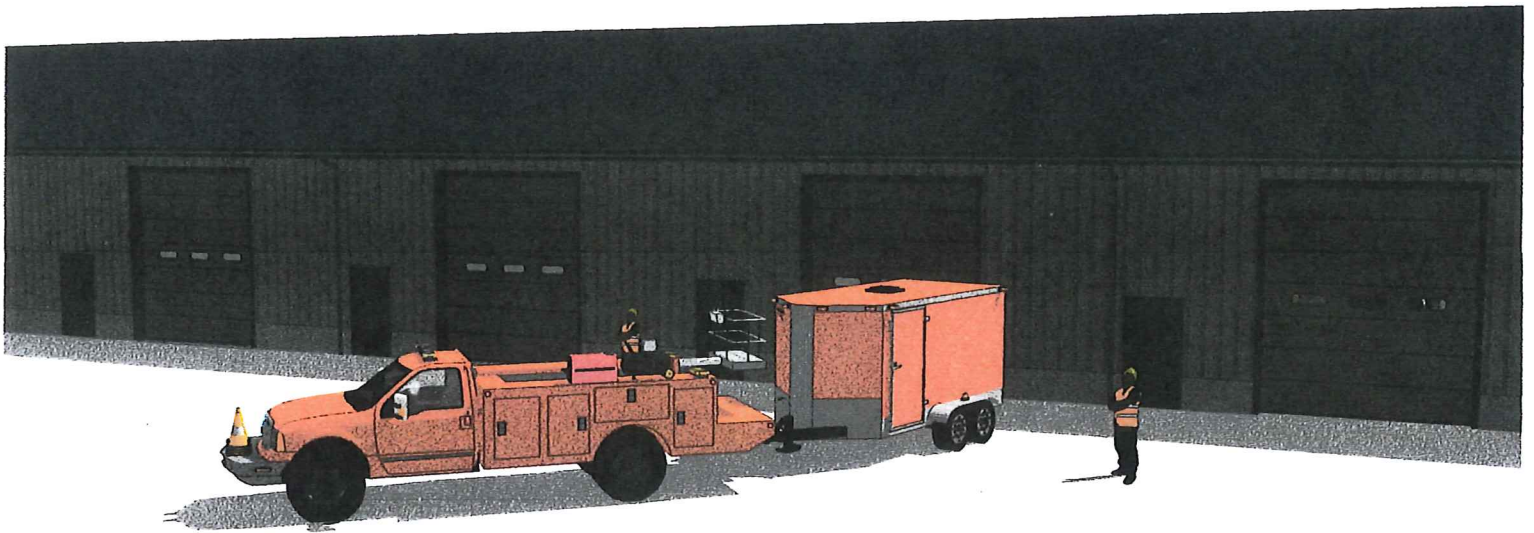


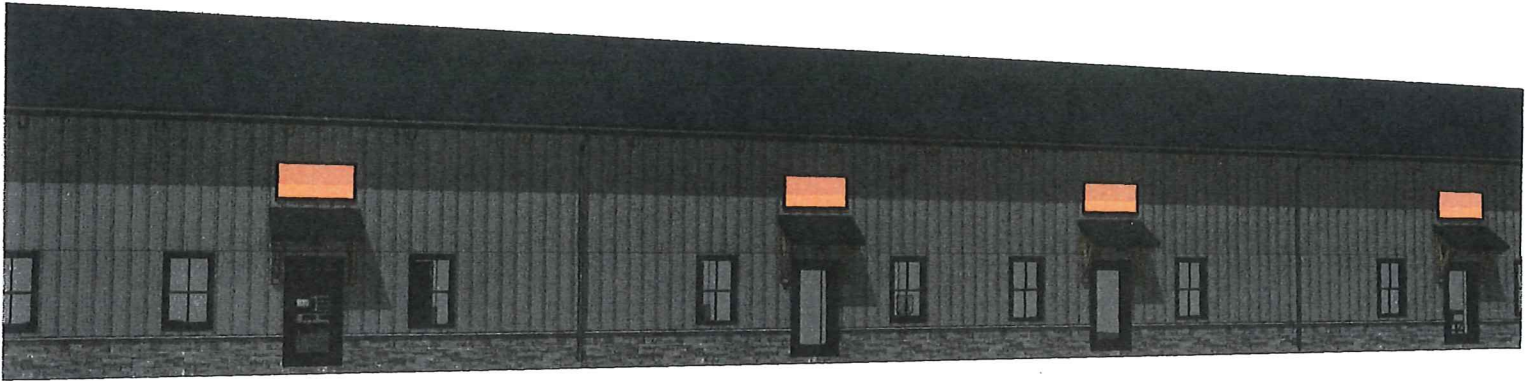
50 West Road Building 7  
Plan, Front and Rear Elevations





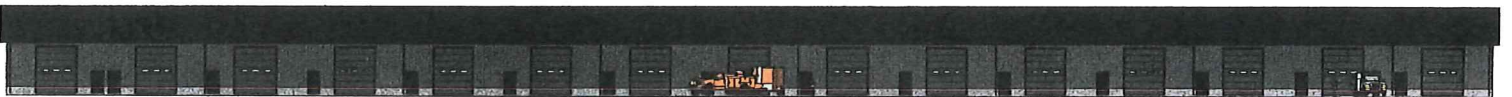
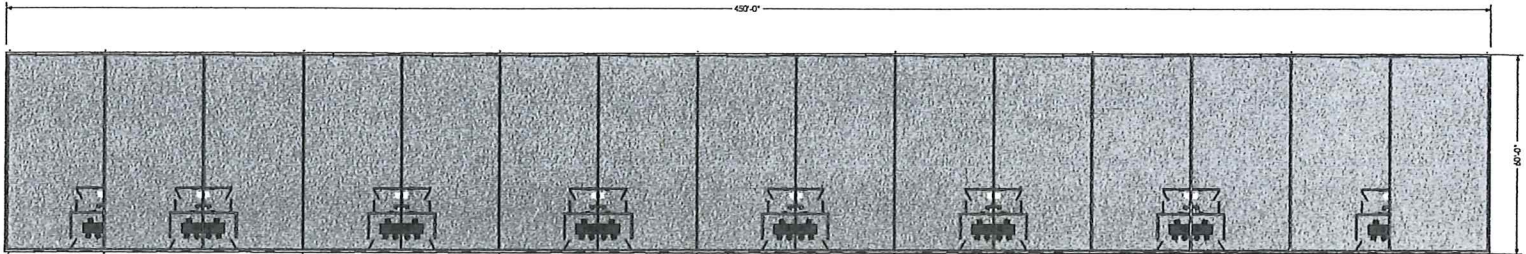






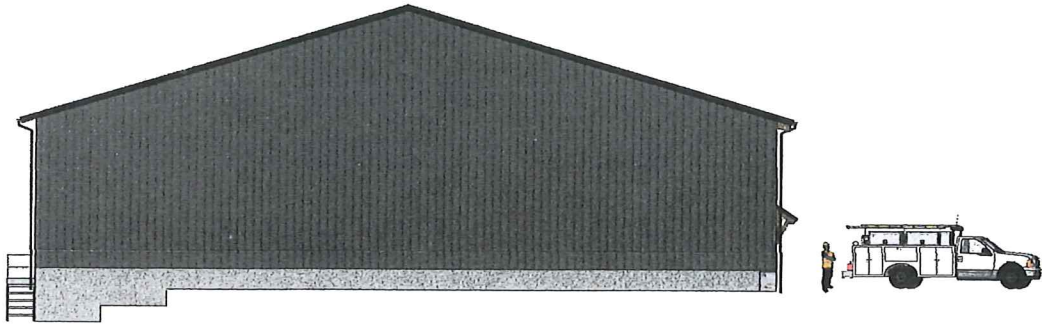
50 West Road Building 5 and 6  
Overview 3





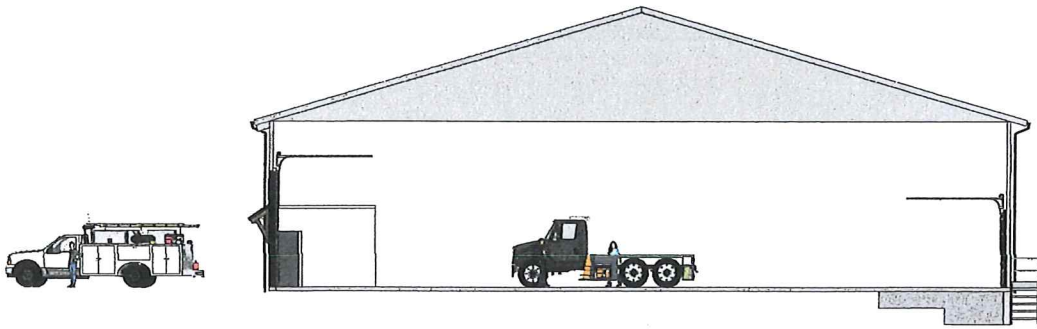
50 West Road Building 5 and 6  
Plan, Front and Rear Elevations





50 West Road Building 7  
Elevation 2









# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, FEBRUARY 26, 2024, 7:00 PM

N-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, SECRETARY ROBERT SANDBERG, JR. (VIA ZOOM), REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, AND MICHAEL SWANSON

**MEMBERS ABSENT:** REGULAR MEMBER JON MOSER AND ALTERNATES RACHEL DEARBORN AND JEREMIAH WILLIAMS

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

**I. CALL TO ORDER:** Vice Chairman Sean Kelly called the meeting to order at 7:06 pm.

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

**III. PUBLIC HEARING(S):**

**BY CONSENSUS, THE COMMISSION WENT OUT OF THE AGENDA ORDER TO REVIEW ITEM 2 OF THE PUBLIC HEARINGS.**

2. Z202401– Paul Misbach, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 30X40 accessory detached garage at 58 Pinney Road, APN 015-010-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:07 pm

Seated: Hoffman, Kelly, Sandberg, Hogan, Francis, and Swanson

Paul Misbach, 58 Pinney Road, was present to represent the application. Paul stated he plans to replace a rotted unsafe shed with a 30X40 detached building with a 10-foot lean-to for his personal items. Vice Chairman Kelly asked if there would be any utilities installed. Paul noted no water will be installed but electricity could be installed in the future. Commissioner Hogan asked what the color of the structure is, Paul noted it will be black and charcoal. Commissioner Hogan inquired about the large tree on the left of the property. Paul replied no trees will be removed from the site and he would like to add more at some point.

Karl and Caroyne Henkel, 2 Settlers Way, were present. Karl asked what the location of the structure will be, and Paul explained it will be located directly at the end of the driveway near the turnaround. The lean-to will be on the west side of the structure, and he intends on adding a downlit gooseneck style light on the side of the building that faces the road. Caroyne asked if he would be running a business out of the garage. Paul noted there will be no business, but he will be storing a boat, lawn mower, and tools in the garage. It was noted the structure will be at least 22 feet from the side yard.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202401** – Paul Misbach, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 30X40 accessory detached garage at 58 Pinney Road, APN 015-010-0000, in a Rural Agricultural Residential (RAR) Zone.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) Z202401** – Paul Misbach, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request for Special Permit for the construction of a 30X40 accessory detached garage at 58 Pinney Road, APN 015-010-0000, in a Rural Agricultural Residential (RAR) Zone.

**CONDITION(S):**

**Structure shall not be used for commercial operations or as an independent dwelling unless otherwise permitted by regulation and all applicable approvals have been obtained.**

**BY CONSENSUS, THE COMMISSION RETURNED TO THE POSTED AGENDA ORDER.**

1. Z202328 – Stephen D. Williams, owner/applicant, request for Special Permit and Site Plan Approval for two rear lots off Hawks Nest Trail, APN 004-002-0000, Rural Agricultural Residential (RAR) Zone. (Continued from January 29, 2024)

Time: 7:19 pm

Seated: Hoffman, Kelly, Sandberg, Hogan, Francis, and Swanson

Stephen Williams, 36 Buff Cap Road, Tolland was present to represent the application.

Lisa Houlihan read Dana Steele's comments dated February 21, 2024, along with suggested conditions of approvals. Lisa noted some of the changes to the plans since the last meeting including a reduction in the proposed size of homes, shorter driveways, and much less tree cutting. Stephen apologized to the commission for the outburst at last month's meeting and noted the plans have been revised to minimize any runoff from the property.

Chairman Hoffman noted the conceptual plan is what was submitted with the application and asked if additional dwellings could be added to the parcel. Stephen stated only two lots were approved through the court judgment.

Dennis Kupferschmid, 2 Hawk's Nest Trail, raised concern about increased drainage with two more dwellings being constructed to the southwest of his property. Dennis asked about any drainage basins to be constructed on the parcel. The existing basins in the area do clog up. Vice Chairman Kelly stated the construction of the drainage basin will be overseen by the applicant's engineer. The applicant's engineer will also be required to provide a report confirming construction complies with the proposed plan.

Stephen pointed out Item 6a from the Superior Court Judicial District of Tolland's Stipulation to Judgement dated January 13, 2023, which stated, "The Gateses are not concealing any defects with the Hawk's Nest Trail Easement Area and have no current plans to repair the Hawk's Nest Trail Easement Area. Williams will not make any requests that the Gateses repair any existing conditions or problems with the Hawk's Nest Trail Easement Area. Mr. Williams has seen photographs and videos of heavy rainfall and is aware of the existing drainage problems in the Hawk's Nest Trail Easement Area and adjacent land during severe weather events." Chairman Hoffman reiterated that Stephen noted the drainage for the two lots is being addressed and improving the two lots will not add to the existing drainage problem within the area.

Chairman Hoffman asked Stephen if he accepts the proposed conditions read earlier by the Town Planner. Stephen acknowledged receipt of the proposed conditions of approval and his acceptance of them.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202328** – Stephen D. Williams, owner/applicant, request for Special Permit and Site Plan Approval for two rear lots off Hawks Nest Trail, APN 004-002-0000, Rural Agricultural Residential (RAR) Zone.

**MOVED (HOGAN) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z202328** – Stephen D. Williams, owner/applicant, request for Special Permit and Site Plan Approval for two rear lots off Hawks Nest Trail, APN 004-002-0000, Rural Agricultural Residential (RAR) Zone.

**CONDITIONS:**

1. The development is subject to meeting the requirements of Ellington Zoning Regulations Section 9.6 Post Approval Requirements.
2. Prior to the boundary survey being recorded on the land records, the ownership for 2 Hawks Nest Trail shall be updated.
3. The 50' easement shall be assigned a new street name, as approved by town officials.
4. The plans shall be revised to reflect the street name, the assessor parcel numbers, and house numbers prior to being recorded on the Ellington Land Records.
5. The developer shall be responsible for the cost and installation of the street name sign. The street name sign is subject to approval by the Ellington Department of Public Works and shall be installed prior to issuance of a certificate of occupancy.
6. An agreement for the 50' right-of-way and ingress/egress/utility easement defining provisions for ownership, maintenance, and other legalities recommended by the Ellington Town Attorney, shall be recorded on the Ellington Land Records.
7. Property pins shall be installed prior to lot transfer or issuance of certificate of occupancy, whichever comes first.
8. Special Permit and Site Plan Approval is based on plans C-1.2, C-1.1, C-1.0, SV.03 & SV.01 dated Dec 2023 and SV.02 dated Dec 2023, revised 1/31/24 and 2/1/2024, and Stormwater Management Memorandum issued February 1, 2024, prepared by Alfred Benesch & Company. Deviation to the site development plan that propose to increase impervious surface or change land cover may require the developer/property owner to revise to the Stormwater Management Memorandum and demonstrate to the town that onsite stormwater management facilities adequately manage the stormwater runoff and do not increase peak flows.
9. Specify the depth of soil mix on the detention basin detail (sheet C-1.2).
10. Provide a dimensioned detail of the basin weir outlet and apron. The weir should be designed to retain runoff to the top of the weir without drainage through the riprap voids.
11. Provide two temporary sediment traps, one for each lot upstream from the detention basin (infiltration Best Management Practices) to avoid clogging the detention basin during construction. Indicate the minimum storage capacity of each trap based on the watershed area in accordance with the CT Soil Erosion & Sedimentation Guidelines.
12. The Engineer shall observe the construction of the detention basin and shall provide a report confirming conformance with the design specifications and adequacy of the receiving soils for infiltration prior to issuance of a certificate of occupancy.
13. The plans shall include a maintenance schedule for the detention basin to ensure the basin continues to drain between storm events.

**IV. OLD BUSINESS: None**

**V. NEW BUSINESS:**

1. Pursuant to referral from the Board of Selectmen on February 12, 2024, request for Connecticut General Statute §8-24 review for purchase of 79 Kibbe Road as open space.

Vice Chairman Kelly stated the commission is in receipt of an CGS §8-24 Referral from the Board of Selectmen requesting a positive referral for the acquisition of 79 Kibbe Road. Vice Chairman Kelly noted the property was once accessible to the public as the main point of access in Ellington to the Shenipsit State Forest for recreation and emergency services. Access to the property was blocked off in 2011 when ownership was taken over by the estate of the former owner. Chairman Kelly mentioned the Town has been speaking with the property owner for some time now about regaining access. Lisa stated the Town and the property owner are currently in negotiations.

**MOVED (HOGAN), SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ISSUE A POSITIVE REFERRAL TO THE BOARD OF SELECTMEN FOR THE ACQUISITION OF LAND KNOWN AS 79 KIBBE ROAD, ASSESSOR PARCEL NUMBER APN 142-002-0000, NOW OR FORMERLY OWNED BY SCOTT J. BRADY, TRUSTEE OF JAMES W. BRADY LIVING TRUST, CONSISTING OF APPROXIMATELY 27 ACRES, PURSUANT TO CONNECTICUT GENERAL STATUTE SECTION 8-24. IN SO RECOMMENDING, THE COMMISSION FINDS THE ACQUISITION OF SAID PARCEL CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT BY INCREASING THE AMOUNT OF OPEN SPACE IN TOWN AND PROTECTING LAND IDENTIFIED BY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AS HABITAT FOR ENDANGERED, THREATENED, AND/OR SPECIAL CONCERN SPECIES.**

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 25, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202403** – West Meadow Associates, LLC, owner/applicant, request for Site Plan Approval to relocate and widen driveway access at 106 West Road, APN 028-011-0000, and create shared access with 100 West Road, APN 028-010-0000, in the Commercial (C) and Planned Commercial (PC) Zones.
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 25, 2024, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202404** – Fifty (50) West Road, LLC, owner/applicant, request for Special Permit Uses Pursuant to Zoning Regulations 4.1 and 4.1.1 as listed in Narrative dated February 22, 2024, and Site Plan Approval to construct three buildings, 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.

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 29, 2024, Regular Meeting Minutes.

**MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 29, 2024, REGULAR MEETING MINUTES AS WRITTEN.**

2. Election of Officers.

**CHAIRMAN POSITION:**

**MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING**

**COMMISSION FOR THE YEAR OF 2024. COMMISSIONER (HOFFMAN) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2024.**

**VICE-CHAIRMAN POSITION:**

**MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2024. COMMISSIONER (KELLY) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (SWANSON) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2024.**

**SECRETARY POSITION:**

**MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2024. COMMISSIONER (SANDBERG) ACCEPTED THE NOMINATION.**

**HEARING NO FURTHER NOMINATIONS, MOVED (SWANSON) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2024.**

3. Correspondence/Discussion:

- a. Request from CRCOG seeking Regional Planning Commission appointments.

**BY CONSENSUS, THE COMMISSION APPOINTED JON MOSER TO SERVE AS PRIMARY REPRESENTATIVE AND MICHAEL SWANSON AS ALTERNATE REPRESENTATIVE FOR THE ELLINGTON PLANNING AND ZONING COMMISSION ON THE CAPITOL REGION COUNCIL OF GOVERNMENTS REGIONAL PLANNING COMMISSION THROUGH DECEMBER 31, 2025.**

- b. Pursuant to May 2023 discussion for Z202303, review plans for press box at field M2 Robert Tedford Memorial Park.

Lisa Houlihan shared the new location of the press box at Tedford Memorial Park which will be moved from field M1 to field M2. Moving the announcer's booth was suggested by neighbors and recommended by the commission during review of athletic lighting proposed in May of 2023 to address noise issues.

- c. Discuss status of commissioner training pursuant to PA 21-29.

Barbra Galovich reported all the commissioners have completed the four-hour training required by PA 21-29. A memo will be sent to the Board of Selectmen confirming commissioners' completion of training.

- d. Ellington Parks & Recreation Help Shape Our Parks Survey and Master Plan Virtual Meeting for Tuesday, February 27, 2024.

Vice Chairman Kelly noted there is a virtual meeting for the parks on Tuesday.



- e. Letter from CT Siting Council dated February 5, 2024, declaratory ruling not issued for Petition 1589, USS Solar, 360 Somers Road, Ellington Airport.

Commissioner Swanson noted this application was the first failed vote from the CT Siting Council.

Chairman Hoffman stated the Road Runner recently installed new electronic fuel price signs without approval or permits. John Colonese, Assistant Planner Enforcement Officer, will investigate the activity and issue enforcement. Secretary Sandberg requested the Planning & Zoning Commission be notified if application is submitted to the Zoning Board of Appeals.

**VIII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:07 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk

**Barbra Galovich**

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**Subject:** FW: 3 Jobs Hill Road, Ellington  
**Attachments:** 3 Jobs Hill-Concept Site Plan.pdf

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**From:** Mark Peterson <[mpeterson@gardnerpeterson.com](mailto:mpeterson@gardnerpeterson.com)>  
**Sent:** Monday, March 18, 2024 11:11 AM  
**To:** John Colonese <[jcolonese@ELLINGTON-CT.GOV](mailto:jcolonese@ELLINGTON-CT.GOV)>  
**Subject:** 3 Jobs Hill 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.

Hi John,

I would like to have an informal discussion with the Planning & Zoning Commission to discuss the permitting of future development at 3 Jobs Hill Road. The site is in the PC zone and contains a building, parking and a fenced in area behind and south of the structure. The existing sign indicates 3 business operate out of this building.

My client would like to construct more buildings on both sides of the existing structure to permit rental units for small contractors such as plumbers and electricians. I have attached a conceptual site plan showing the boundary survey and existing improvements along with future buildings in RED and defined parking in front of the buildings in GREEN.

Please add this to the PZC agenda and feel free to contact me with any questions. I will also drop off hard copies for your file and for the commissioners.

Mark Peterson, P.E.  
Gardner & Peterson Associates, LLC  
178 Hartford Turnpike  
Tolland, Connecticut 06084  
(860) 871-0808  
[www.gardnerpeterson.com](http://www.gardnerpeterson.com)



Virus-free [www.avg.com](http://www.avg.com)

N/F  
OAKRIDGE DAIRY LLC  
12 JOBS HILL ROAD  
APN: 072-001-0003

N/F  
OAKRIDGE DAIRY LLC  
11 JOBS HILL ROAD  
APN: 072-002-0000

N/F  
VERN & JEAN BAHLER  
8 JOBS HILL ROAD  
APN: 071-045-0000

N/F  
OAKRIDGE DAIRY LLC  
161 MAPLE STREET  
APN: 072-004-0000

JOBS HILL ROAD

MAPLE STREET - RTE 140

ZONING TABLE

PC ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	3 ACRES	**2.32 ACRES	
MIN. LOT WIDTH	300 FEET	410.74 FEET	
FRONT YARD-JOBS HILL	100 FEET	**97.2 FEET	
FRONT YARD-MAPLE	100 FEET	153.9 FEET	
*SIDE YARD	10 FEET	290 FEET	
REAR YARD	50 FEET	57.2 FEET	
MAX. LOT COVERAGE	60%	***34.2%	

\*50' SIDE YARD AND REAR YARD REQUIRED WHERE ABUTTING RESIDENTIAL PROPERTY OR ZONE, EXCEPT IF HOME OCCUPATION ONLY. THE RESIDENTIAL ZONE IS APPROXIMATELY 150' NORTH AND 300' EAST OF THIS PARCEL.

\*\* EXISTING NON-CONFORMING

\*\*\* BUILDINGS, PATIOS, PAVEMENT AND GRAVEL INCLUDED

PARKING TABLE

PC ZONE	REQUIRED	PROVIDED
9 Units	Min. 2.8 spaces per unit	
	25 Spaces	*28 Spaces/2 Handicap



LEGEND

———	PROPERTY LINE
-----	ABUTTING PARCEL
○	EXISTING I.P.
□	EXISTING MONUMENT
=====	BITUMINOUS CURB
-----	EDGE OF PAVEMENT
=====	EXISTING DRAINAGE
○	EXISTING WELL
-----	ZONING SETBACK - PRINCIPAL STRUCTURE
○	TEST PIT/ PERC TEST
-----	EXISTING CONTOUR
-----	UTILITY POLE
-----	OVERHEAD WIRES
-----	EDGE OF GRAVEL
-----	WATER GATE
-----	GAS VALVE
-----	SIGN
-----	CHAIN LINK FENCE
-----	PROPOSED SILTFENCE

NOTES:

- 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 AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY WITH MODIFICATION CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.
- MAP REFERENCES:
  - PROPERTY OF JOHN & JANE CLAPP 7 JOBS HILL ROAD ELLINGTON, CONN. SCALE: 1"=40' AUG. 25, 1992 BY: G.F. RICHARD L.S.
  - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON MELROSE-ELLINGTON ROAD FROM THE EAST WINDSOR TOWN LINE SOUTHEASTERLY TO THE ELLINGTON GREEN ROUTE NO. 140 SCALE: 1"=40' DATE SEPT. 29, 1939 NUMBER 47-03 SHEET 7 OF 7
  - MONUMENTED PROPERTY SURVEY PLAN PREPARED FOR THE STATE OF CONNECTICUT DEPT. OF AGRICULTURE FARMLAND PRESERVATION PROGRAM MAP PROPERTY OF OAKRIDGE DAIRY LLC FARM 3 51.97 TOTAL ACRES OWNED 51.82 TOTAL RESTRICTED FARMLAND ACRES JOBS HILL ROAD ELLINGTON, CONNECTICUT SHEET 1 OF 2 SCALE: 1"=100 DATE: SEPTEMBER 30, 2020, REVISED TO 6-23-21"
  - OAKRIDGE DAIRY LLC 11 & 33 JOBS HILL ROAD ELLINGTON, CT MAP/BLK/LOT: 072-002-0000 & 081-003-0000 BY: J.R. RUSSO & ASSOCIATES, LLC DATE: 9-8-2016, SCALE: 1"=200', SHEET 1 OF 1"
- BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PUBLISHED COORDINATES OF CGS MONUMENTS 5547X & 5548.
- PARCEL IS SUBJECT TO A DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT AS RECORDED IN BOOK/VOLUME 41 AT PAGE 93 OF THE ELLINGTON LAND RECORDS.
- ON AUGUST 7, 1992 THE ELLINGTON ZONING BOARD OF APPEALS GRANTED A USE VARIANCE TO PERMIT THE OPERATION OF A GENERAL AUTO REPAIR SHOP AS DESCRIBED IN VOLUME 193 PAGE 2 OF THE ELLINGTON LAND RECORDS.
- PARCEL IS SUBJECT TO RIGHT OF WAY SET FORTH IN WARRANTEE DEED DATED JULY 15, 1913 AND RECORDED AUGUST 6, 1913 IN BOOK/VOLUME 30 AT PAGE 642 OF THE ELLINGTON LAND RECORDS.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, 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.

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.

CONCEPTUAL SITE PLAN

IMPROVEMENT LOCATION SURVEY  
PREPARED FOR  
**DAVID WITTIG**  
APN: 072-003-0000  
3 JOBS HILL ROAD  
ELLINGTON, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=30'	02-22-2024	1 OF 1	11279A



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](http://www.ellington-ct.gov)

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

## NOTICE OF VIOLATION REQUEST FOR VOLUNTARY COMPLIANCE

March 7, 2024

Gondal Corporation  
c/o Hussnain Gondal  
469 Rubber Ave.  
Naugatuck, CT 06770

Sent Via: Email, First Class Mail, and Certified Mail R/R 70190160000010494798

Re: 83 West Road (Assessor Parcel No. 028-056-0000)  
Electronic Signs Displaying the Fuel Prices on the Dispenser Pumps

Dear Hussnain Gondal:

The Ellington Planning Department and Ellington Planning and Zoning Commission (“Commission”) are aware that electronic signs displaying the fuel prices and fuel price information on the dispenser pumps were recently installed at 83 West Road in Ellington, CT. Fuel prices on the dispenser pumps are signs and are subject to Section 6.3 of the Ellington Zoning Regulations. More specifically, the internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps at the subject property are in violation of the following Ellington Zoning Regulations (“Regulations”):

- Pursuant to **Section 6.3.2 General (E)**: The following signs shall require a special permit: (1) Any sign which is to be used in conjunction with a use that is regulated by special permit. The internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps have not been granted a special permit by the Commission therefore they are in violation of the Regulations.
- Pursuant to **Section 6.3.2 General (D)**: At the discretion of the Commission, other signs within these zones may require site plan approval. The internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps have not been granted site plan approval by the Commission therefore they are in violation of the Regulations.
- Pursuant to **Section 6.3.2 General (A)**: No permanent sign shall be erected, relocated, or altered, except for normal maintenance, without a zoning permit issued by the Zoning Enforcement Officer. The internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps have not been granted a zoning permit by the Zoning Enforcement Officer therefore they are in violation of the Regulations.



- Pursuant to **Section 6.3.9 Illumination (B)**: In general, interior illumination of signs shall be avoided. However, where the applicant provides ample documentation that such illumination is superior to protection of neighboring properties, avoiding discomfort or glare on public highways, and minimizing conflict with any traffic signals, then the Commission may permit such illumination. The Commission has not permitted the interior illumination of the electronic signs displaying the fuel prices and fuel price information on the dispenser pumps therefore they are in violation of the Regulations.
- Pursuant to **Section 6.3.10 Prohibited Signs (2)**: Neon signs, as well as signs which revolve, rotate, flash, or move in any manner, or give the appearance of movement are prohibited. The flashing internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispensers are prohibited by the Regulations.

The Commission approved a special permit (file Z-9025) on September 10, 1990, for signage at the subject property, which did not include internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps. In addition, the Commission approved a site plan modification (file Z201418) on April 28, 2014, to install a new canopy, dispenser pumps, and associated site improvements at the subject property, which did not include internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps. Any requested site plan modification or special permit modification shall be reviewed by the Commission in accordance with Sections 8.2 and 8.3 of the Regulations, respectively.

To remedy this situation, please **remove the internally illuminated electronic signs displaying the fuel prices and fuel price information on the dispenser pumps, certifying agreement with the Ellington Zoning Regulations.**

Failure to correct this situation and bring your property into compliance with the Ellington Zoning Regulations may necessitate the issuance of a Cease and Desist Order and/or the issuance of a municipal citation and fine, in addition to any other legal remedies as prescribed by law. A review of your property will be conducted no less than fifteen (15) days from the date of this letter.

Please feel free to contact me at (860) 870-3120 to discuss this notice. Thank you in advance for your prompt attention and anticipated voluntary compliance in this matter.

Respectfully,



John D. Colonese, CZEO  
Assistant Town Planner/Zoning Enforcement Officer

cc. Ellington Planning and Zoning Commission  
Faraz Khan, RoadRunners Gas Station, Ellington (via email)