



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, JUNE 24, 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. Z202406 – S & S Realty, LLC, owner/applicant, request to modify Site Plan Approval granted November 26, 2018, to remove the requirement to screen outside storage area north of building and accept the installation of fence posts versus timber rail fence for the delineation of parking areas at 40 Lower Butcher Road, APN 018-017-0002, in an Industrial (I) Zone.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the April 22, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. One year review for new athletic lights at Robert Tedford Memorial Park, 45 Sadds Mill Road, (Z202303); Pinney Street Park, APN 017-020-0000, (Z202304); and, Ellington High School, 37 Maple Street, (Z202305).
 - b. Pursuant to Connecticut General Statute Section 8-30j, discussion regarding review and amendment of affordable housing plan, Chapter 5 – Housing and Residential Development and the Housing Needs Assessment appendix from the 2019 Plan of Conservation and Development.
 - c. Dark Sky International proposal to State Building Code for Light Pollution Reduction.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for July 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) under Agenda & Minutes, Planning & Zoning Commission.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/82795402352>

Meeting ID: 827 9540 2352

Passcode: 866601

Join Zoom Meeting by phone:

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

Meeting ID: 827 9540 2352

Passcode: 866601

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>2202406</u> Date Received <u>5/13/2024</u>
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<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>STS Realty LLC</u></p> <p>Mailing Address: <u>160 Porter rd</u> <u>ellington</u></p> <p>Email: <u>CONSTRUCTIONhamilton@yahoo.com</u></p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860 324 7793</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>[Signature]</u> Date: <u>5-13-24</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: <u>STS wall systems</u></p> <p>Mailing Address: <u>(SAME)</u></p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: _____ Date: <u>MAY 13 2024</u></p> <p><small>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.</small></p>
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Street Address: 40 Lower Butcher rd ellington

Assessor's Parcel Number (APN): 018 - 017 - 0002 Existing Zone: I Proposed Zone: NA
(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.* NA

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)

See Attached

RECEIVED

MAY 13 2024

TOWN OF ELLINGTON
PLANNING DEPARTMENT

40 Lower Butcher Road

Modify approved site plan to (1) remove requirement for installation of screened fencing of storage area north of the building, and (2) remove requirement for installation of timber rail fence along parking area east of the building. Fence posts delineating parking areas have been installed east of the building to adequately manage the parking.



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CERTIFICATE OF SPECIAL PERMIT GRANTED BY THE ELLINGTON PLANNING AND ZONING COMMISSION

At their meeting on November 26, 2018, the Ellington Planning and Zoning Commission voted to approve the following Special Permit:

1. Application Number: #Z201816
2. Owner of Record: John D. Luginbuhl
115 West Road #3413
Ellington, CT 06029
3. Applicant(s): S&S Wall Systems, LLC
10 Nutmeg Drive
Ellington, CT 06029
4. Description of Premises: 44 Lower Butcher Road, APN 018-017-0000
5. A Special Permit is granted for a Special Permit for a rear lot and light manufacturing uses.

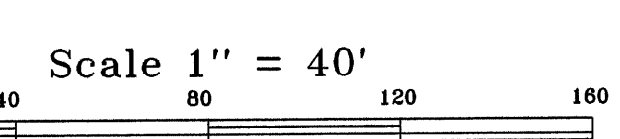
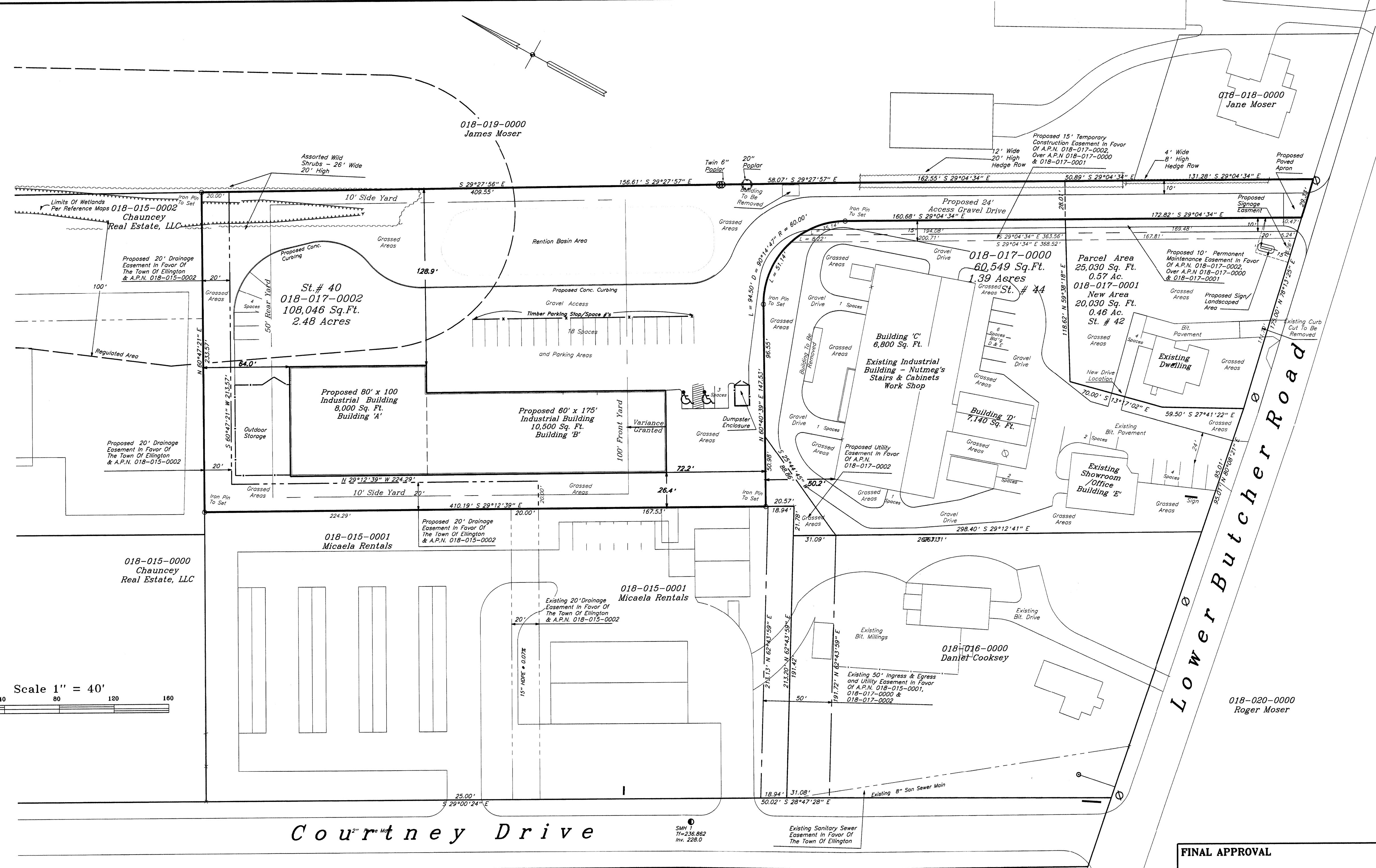
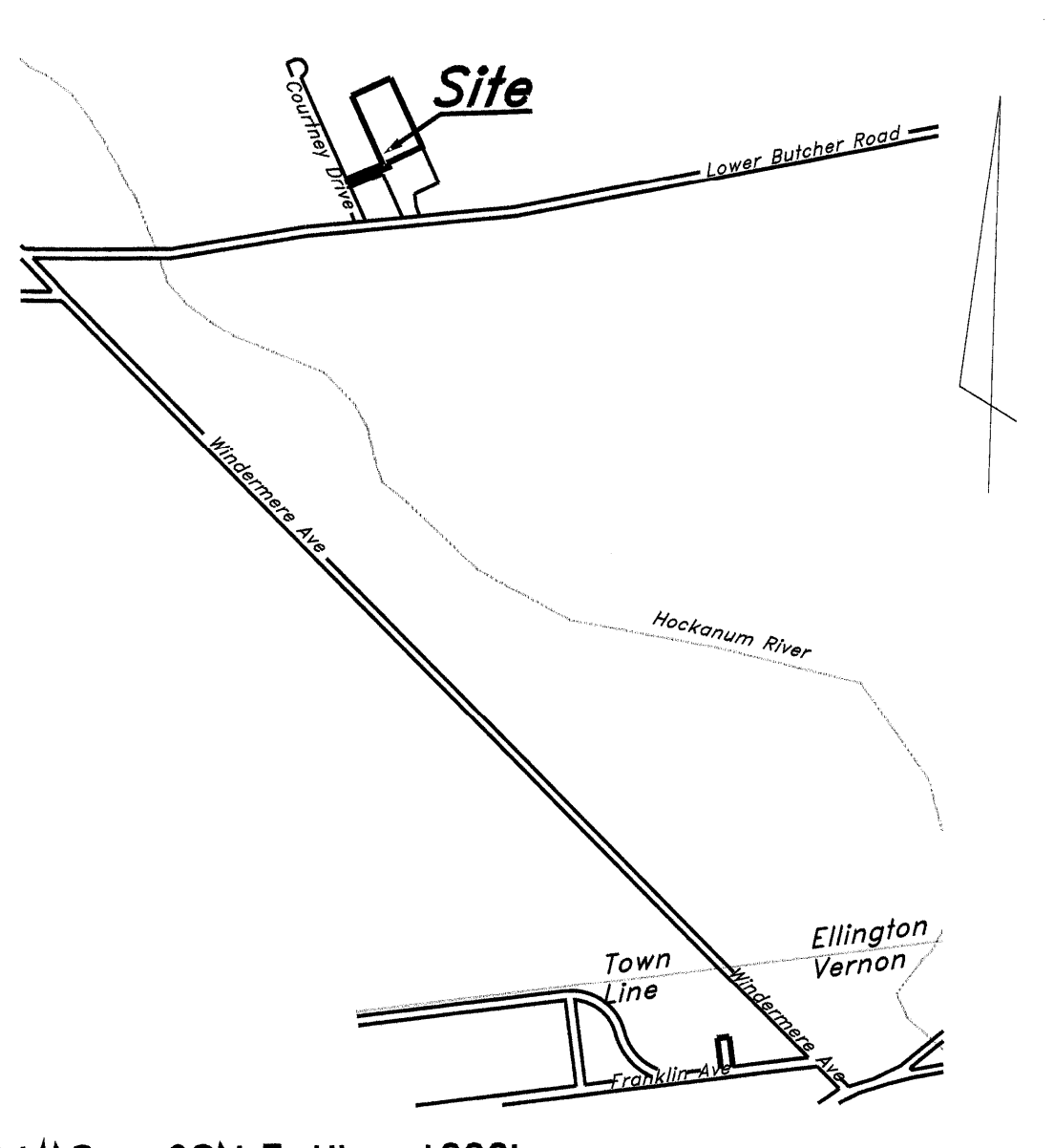
CONDITION(S):

1. Subject to approval by the Town Engineer.
2. Plan shall be revised to correct the zoning bulk table and parking requirements and subject to approval by the Town Planner.
3. Location of access drive shall be adjusted to the west and shall not be closer than 8' to the eastern property line.
4. Approval to connect to public sewers shall be obtained from the Water Pollution Control Authority prior to connection.
5. Curb-cut permit shall be obtained from the Department of Public Works.
6. Special Permit uses are restricted to those listed in the narrative received August 24, 2018.
7. There shall be no onsite retail.
8. Storage shall be within the designated outside storage area or within the interior of the building/units.
9. Exterior lights are limited to those shown on the site plan, and shall be down lit and Dark Sky approved.
10. Dumpster enclosure and outside storage shall be properly screened with fencing and privacy slats and maintained in good repair at all times.
11. A Zoning Permit is required prior to occupancy of a unit or change in tenant. Application for Zoning Permit shall include a narrative explaining the nature of the business, the unit number(s) to be occupied, and the assigned parking space(s).
12. Parking of vehicles is limited to the parking area and spaces shown on the approved site plan.
13. Signs shall not be internally illuminated.
14. Installation of detached sign is subject to approval of a Zoning Permit and shall be in compliance to Section 6.3, Signs.

This Special Permit must be filed in the Office of the Town Clerk to become effective per CGS Section 8-3(d) following the 15-day appeal period which started on: November 30, 2018.

ELLINGTON PLANNING AND ZONING COMMISSION

Arlo Hoffman, Chairman



Zoning Bulk Table Parcel Zoned Industrial (I)

Parcel #	Required	Proposed
018-013-0000	Parcel # 018-017-0000 Lot Area 40,000 Sq. Ft. Lot Frontage 200' Front Building Line 100' Side Building Line 10' Rear Building Line 50' Maximum Building Height 38' Impervious Lot Coverage 60%	Parcel # 018-017-0002 Lot Area 80,000 Sq. Ft. Lot Frontage 200' Front Building Line 72.2' Side Building Line 10' Rear Building Line 50' Maximum Building Height 38' Impervious Lot Coverage 60%
018-017-0000	Parcel # 018-017-0001 Lot Area 40,000 Sq. Ft. Lot Frontage 200' Front Building Line 100' Side Building Line 10' Rear Building Line 50' Maximum Building Height 38' Impervious Lot Coverage 60%	Parcel # 018-017-0001 Lot Area 20,030 Sq. Ft. Variance Granted Lot Frontage 145.67' - Variance Granted Front Building Line 35.8' - Existing Non-Conforming Side Building Line 9.6' - Existing Non-Conforming Rear Building Line 53.6 Building Height 25 Impervious Lot Coverage 26.8%

Parking Requirements

Proposed Building 'A' is Manufacturing Uses/Warehouse
Gross Area = 8,000 sq.ft.
Manufacturing Uses - 1 space per employee - 4 spaces
Warehouse - 1 space for each 2,000 sq.ft. - 4 spaces
Spaces provided for building 'A' - 4

Proposed Building 'B' is Manufacturing Uses/Warehouse
Professional Service, Retail Trade
Gross Area = 10,500 sq.ft./7 Units
Per Commission, 2.8 spaces per unit
Spaces provided for building 'B' - (19.6 or 20 Required)
Total Spaces provided for building's 'A' & 'B' - 25

Proposed Building 'C' is Manufacturing Uses/Warehouse
Gross Area = 6,800 sq.ft.
Manufacturing Uses - 1 space per employee - 3 spaces
Warehouse - 1 space for each 2,000 sq.ft. - 3.4 or 3 spaces
Spaces provided for building 'C' - 3

Proposed Building 'D' is Manufacturing Uses/Warehouse
Gross Area = 7,150 sq.ft./
Manufacturing Uses - 1 space per employee - 4 spaces
Warehouse - 1 space for each 2,000 sq.ft. - 3.6 or 4 spaces
Spaces provided for building 'D' - 4

FINAL APPROVAL

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS DAY OF IN ACCORDANCE WITH SEC. 8-286C OF THE CONNECTICUT GENERAL STATUTES. ALL WORK IN CONNECTION WITH THIS SUBDIVISION MUST BE COMPLETED BY _____

Secretary _____ Chairman _____

TOWN OF ELLINGTON
100' Abutters List

Map/Lot	Owners/Address
018-016-0000	Daniel Cooksey 48 Lower Butcher Road Ellington, CT 06029
018-015-0001	Micaela Rentals 3A Courtney Dr Ellington, CT 06029
018-015-0000	Chauncey Real Estate, LLC 21 Courtney Dr Ellington, CT 06029
018-015-0002	Chauncey Real Estate, LLC 21 Courtney Dr Ellington, CT 06029
018-017-0001	John & Susan Luginbuhl 17 Timber Trail Ellington, CT 06029
018-019-0000	James Moser 36 Lower Butcher Road Ellington, CT 06029
018-018-0000	Jane Moser 36 Lower Butcher Road Ellington, CT 06029
018-020-0000	Roger Moser 17 Hayes Ave. Ellington, CT 06029
018-014-0000	Frank Jr. & Debbie E. Cox 56 Lower Butcher Road Ellington, CT 06029
018-013-0000	John L. & Erin M. Hoffman 60 Lower Butcher Road Ellington, CT 06029
018-012-0000	Ryan & Rachel Dearborn 62 Lower Butcher Road Ellington, CT 06029

- NOTES:
- Parcel is owned by John & Susan Luginbuhl 17 Timber Trail Ellington, CT. 06029
 - Parcel shown on assessor's map # 018-017-0000 and known as #44 Lower Butcher Road.
 - Parcel located within a Industrial Zone (Zone I).
 - Abutting properties are in the Industrial Zone (Zone I).
 - Topography obtained from Referenced Maps and actual field checks. Datum is from referenced maps.
 - Underground Utilities As Shown On Attached Plans Are From Referenced Maps And Not To Be Constructed As Accurate. Prior to Construction (HORIZONTAL AND VERTICAL LOCATIONS TO BE FIELD VARIFIED.)
 - Wetlands as shown was obtained from Referenced Maps and actual field checks.
 - Floodway Flood Boundary And Floodway Map Town Of Ellington Connecticut Tolland County Panel 15 Of 15 Community Panel Number 090158015C Effective Date: Feb. 05, 1997
Note: 44 Lower Butcher Road is Located Within the Flood Zone X-AREA DETERMINED TO OUTSIDE THE 500 YEAR FLOOD

Owner
John & Susan Luginbuhl
44 Lower Butcher Road
Ellington, CT. 06029

Applicant
S & S Wall Systems
10 Nutmeg Dr.
Ellington, CT. 06029

APN 018-017-0000
BOUNDARY/SUBDIVISION PLAN
PREPARED FOR
S&S WALL SYSTEMS
44 LOWER BUTCHER ROAD
ELLINGTON, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
1227 BURNSIDE AVE. SUITE 8A, EAST HARTFORD, CT (860) 528-1810

JOB NO.	DATE:	SCALE:	DRAWN BY:	SHEET NO.:
1052	6-14-16	1" = 40'	rth	1 OF 4

MAP REFERENCE:
1) RECORD DRAWING 018-017-0000 PREPARED FOR JOHN LUGINBUHL # 44 LOWER BUTCHER RD. ELLINGTON, CONNECTICUT TARBELL HEINTZ & ASSOC., INC. 1227 BURNSIDE AVE. SUITE 8A EAST HARTFORD, CT. ENGINEERS & SURVEYORS SCALE: AS SHOWN DATED 04-03 SHEET 1 OF 1 JOB # 559-NUT.AB."
2) SITE PLAN COURTNAY ACRES COURTNAY DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC 62 LOWER BUTCHER ROAD ELLINGTON, CONNECTICUT SCALE: 1" = 40' DATED 02-22-2011 SHEET 2 JOB # 201101-1."

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-2" AND INTENDED TO BE USED FOR ZONING APPROVAL.

TO THE BEST KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RUSSELL H. HEINTZ
L.S. 15464
REGISTRATION NO. 8-12-16
DATE



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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, APRIL 22, 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., REGULAR MEMBERS F. MICHAEL FRANCIS, JON MOSER, MICHAEL SWANSON (ARRIVED AT 7:06 PM), AND ALTERNATES RACHEL DEARBORN AND JEREMIAH WILLIAMS

MEMBERS ABSENT: REGULAR MEMBER WILLIAM HOGAN

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

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

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

III. PUBLIC HEARING(S): (Notice requirements met, all hearings may be opened)

BY CONSENSUS, PUBLIC HEARINGS #1 AND #2 WERE HEARD SIMULTANEOUSLY.

1. S202402 – Richard DeCarli, owner/applicant, request for a two-lot resubdivision at 189 Sadds Mill Road, APN 100-008-0002, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:01 pm

Seated: Hoffman, Kelly, Sandberg, Francis, Moser, Dearborn, and Williams

Attorney Atherton Ryan, 16 Virginia Drive, and Richard and Daryl DeCarli, 189 Sadds Mill Drive were present to represent the application.

Attorney Ryan stated Richard DeCarli is the current owner of the property and is looking to re-subdivide the parcel, which was previously subdivided in 1964. The present property is roughly 18 acres. Attorney Ryan showed the current lot lines and what is being proposed. Attorney Ryan stated there is currently one driveway that leads to the existing dwellings and riding arena. There will be no physical changes to the site, the proposal is strictly a re-subdivision to change the titles. Attorney Ryan said the Zoning Board of Appeals granted a variance to allow a driveway serving a proposed rear lot outside of the fee simple accessway.

Lisa Houlihan, Town Planner, noted North Central District Health Department (NCDHD) reviewed the application and the owners are following applicable regulations and granted approval on January 10, 2024. The re-subdivision map will need to be updated with the assessor parcel numbers and street numbers and remove the Industrial Zone line prior to being recorded on the land records.

Commissioner Dearborn asked how the arena fits within the zoning regulation and Lisa noted the proposed rear lot includes the riding arena which was approved and granted a Special Permit in

2008. No one from the public spoke regarding the application.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE S202402 – Richard DeCarli, owner/applicant, request for a two-lot resubdivision at 189 Sadds Mill Road, APN 100-008-0002, in a Rural Agricultural Residential (RAR) Zone.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S202402 – Richard DeCarli, owner/applicant, request for a two-lot resubdivision at 189 Sadds Mill Road, APN 100-008-0002, in a Rural Agricultural Residential (RAR) Zone.

CONDITIONS:

- The declaration and grant of driveway easement shall be filed on the land records.
- The Industrial (I) Zone line near Sadds Mill Road shall be removed from the plans prior to being filed on the land records.
- The assessor's parcel numbers and street numbers shall be indicated on the plans prior to being recorded on the land records.

2. Z202405 – Richard DeCarli, owner/applicant, request for a special permit for a rear lot (Section 7.9) and an agricultural building closer than 50' to the side yard (Section 7.14.3A) at 189 Sadds Mill Road, APN 100-008-0002 and APN 100-008-0003, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:01 pm

Seated: Hoffman, Kelly, Sandberg, Francis, Moser, Dearborn, and Williams

Attorney Joe Ryan stated the rear lot will remain under agricultural use but since the property was originally purchased in 1913, the structures have been in existence for many years and are closer than 50' to the side yard. He explained the regulation allowing a special permit to be granted as long as the separate met the underlying zoning regulations. No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE Z202405 – Richard DeCarli, owner/applicant, request for a special permit for a rear lot (Section 7.9) and an agricultural building closer than 50' to the side yard (Section 7.14.3A) at 189 Sadds Mill Road, APN 100-008-0002 and APN 100-008-0003, in a Rural Agricultural Residential (RAR) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE FOR Z202405 – Richard DeCarli, owner/applicant, request for a special permit for a rear lot (Section 7.9) and an agricultural building closer than 50' to the side yard (Section 7.14.3A) at 189 Sadds Mill Road, APN 100-008-0002 and APN 100-008-0003, in a Rural Agricultural Residential (RAR) Zone.

3. S202403 – David Noble, owner/applicant, request for a three-lot subdivision at 4 Tolland Turnpike, APN 132-004-0000, in a Rural Agricultural Residential (RAR) Zone.

Time: 7:14 pm

Seated: Hoffman, Kelly, Sandberg, Francis, Swanson, Moser, and Dearborn

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, and David Noble, 910 Strong Road, South Windsor, CT, were present to represent the application.

Mark Peterson said the property is located at 4 Tolland Turnpike, which is in the easterly part of town on the Tolland town line. The parcel is just under 18 acres. The owner is proposing to cut Lot 2 and 3 just over an acre in size for their children and then Lot 1 will be roughly 15 acres. The proposed subdivision will be among family, so it's exempt from meeting the open space

requirement. Mark noted David received approval from the NCDHD for the proposed septic systems and wells for all three lots. Mark reviewed the topography and explained the water sheet flows in a northerly direction. The plans show the wetlands have been delineated on the site by Soil Scientist, Rick Zulick.

Mark received comments from Dana Steele, Town Engineer, dated April 19, 2024, and noted he spoke with Dana and will be able to meet the following conditions:

1. Note that the existing well on Lot 2 will be abandoned.
2. Note the garage floor elevation on each lot to confirm positive drainage away from the garage doors.
3. Provide a detail for the proposed berm on Lot 3 and note the top and bottom of berm elevations at both ends of the berm.
4. Note that soil stabilization will be provided at the end of the berm on Lot 3 as needed. The erosion bond for Lot 3 construction should not be released until the developer has demonstrated to the satisfaction of the Town Engineer that the outlet is adequately protected from erosion.

No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE S202403 – David Noble, owner/applicant, request for a three-lot subdivision at 4 Tolland Turnpike, APN 132-004-0000, in a Rural Agricultural Residential (RAR) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S202403 – David Noble, owner/applicant, request for a three-lot subdivision at 4 Tolland Turnpike, APN 132-004-0000, in a Rural Agricultural Residential (RAR) Zone.

CONDITIONS:

- North Central District Health Department recommends, where feasible, maximizing the separation distance from the water supply well no closer than 50' to the public roadway.
- Shall comply with the Town Engineer's comments dated April 19, 2024.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. S202401 - Tymac Holdings, LLC, owner/Craig Webb, applicant, request for one 90-day extension for filing of subdivision plans for approval granted January 29, 2024, for re-subdivision to convey and combine APN 023-001-0000 with 12 Garnet Lane, APN 023-001-0015, Ridge Crossing Subdivision, Rural Agricultural Residential (RAR) Zone.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO GRANT ONE NINETY (90) DAY EXTENSION FOR FILING OF MYLARS TO JULY 27, 2024 FOR S202401 - Tymac Holdings, LLC, owner/Craig Webb, applicant, request for one 90-day extension for filing of subdivision plans for approval granted January 29, 2024, for re-subdivision to convey and combine APN 023-001-0000 with 12 Garnet Lane, APN 023-001-0015, Ridge Crossing Subdivision, Rural Agricultural Residential (RAR) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the March 25, 2024, Regular Meeting Minutes.
MOVED (SWANSON) SECONDED (SANDBERG) (FRANCIS – ABSTAINED) TO APPROVE MARCH 25, 2024, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. Cease and Desist Order dated March 27, 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.

Lisa noted the owner of the Road Runner has until April 27, 2024, to appeal the Zoning Enforcement Officer's Cease and Desist Order, and should no action be taken by the owner, a citation could be issued for a fine up to \$150.00 per day until the violation has been resolved.

VIII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 7:33 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

From: [Connecticut Planning Professionals](#) on behalf of [Leo Smith](#)
To: CT_PLANNING_PROFESSIONALS-L@LISTSERV.UCONN.EDU
Subject: 4 Light Pollution Reduction Proposals to Connecticut State Building Code
Date: Monday, May 13, 2024 2:45:15 PM

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.

Message sent from a system outside of UConn.

Hi all...

There's currently an opportunity to reduce light pollution statewide through the adoption of 4 Connecticut State Building Code Change Proposals (CCPs) currently before the Codes Amendments Subcommittee, which is responsible for amending the state building code.

The Connecticut Chapter of **DarkSky International** in collaboration with three other environmental organizations - **Sierra Club** (Connecticut Chapter), **Connecticut Audubon** and **Lights Out Connecticut** - submitted these 4 Code Change Proposals directed at reducing Light Pollution - proposed as amendments to Chapter 27 of the 2024 International Building Code (IBC). CCPs to the IBC will be reviewed over the next 3 or 4 months by the Codes Amendments Subcommittee. Hearings will be held in late summer/early fall and recommendations by the Subcommittee on which CCPs to approve for adoption will follow.

The key to adoption of these light pollution reduction proposals to the state building code may depend on generating support letters from **municipalities, state legislators, environmental organizations, astronomy clubs and municipal agencies** such as **Land Trusts, Planning and Zoning and Conservation Commissions**. A template for a support letter from town officials is available upon request.

Support letters carry weight with the Codes Amendments Subcommittee. The draft can be edited and copied onto letterhead, signed and then submitted by email to the **Code Amendments Subcommittee** at DAS.CodesStandards@ct.gov. The email to the subcommittee can also be cc'd to State Building Inspector Omarys Vasquez at Omarys.Vasquez@ct.gov

These proposed code changes, if adopted, would not result in any additional financial burden on the developer or property owner. Using exterior lighting with a maximum of 3000K CCT is one example - where adoption into the state building code would not impose any financial hardship on developers or property owners, and yet would substantially reduce light pollution emitted from LED exterior lighting fixtures.

The 4 Light Pollution Control amendments to the Connecticut State Building Code are listed below with a direct link to each proposed code change. Three of these CCPs pertain to modifying the existing language in the Connecticut Light Pollution Control amendment to the State Building Code that was originally adopted in 2004. The 4th amendment adopts new language to set a maximum 3000K as the rated Correlated Color Temperature for exterior lighting.

Any agency interested in sending a letter in support of reducing light pollution in Connecticut will have several weeks before the Codes Amendments Subcommittee makes their decision.

Code Change Proposal 25-017 -

Limits on Color Temperature of Exterior Lights - DarkSky International Connecticut Chapter

<https://portal.ct.gov/das/-/media/das/office-of-state-building-inspector/codes-and-standards/2024/2025-ccp/ccp25-017-bc-ibc-27032-leo-smith.pdf>

Code Change Proposal 25-021 -

Change to Exemption 6 - Lights Out Connecticut - to define low voltage landscape lighting

<https://portal.ct.gov/das/-/media/das/office-of-state-building-inspector/codes-and-standards/2024/2025-ccp/ccp25-021-bc-ibc-chapter-27-section-2703-exception-6-merdeith-barges.pdf>

Code Change Proposal 25-032 - to eliminate shielding exemptions for exterior landscape and facade lighting

Change to Exception 2 - Sierra Club -

<https://portal.ct.gov/das/-/media/das/office-of-state-building-inspector/codes-and-standards/2024/2025-ccp/ccp25-032-bc-ibc--chapter-27--nec-2703--exception-2-tanya-bourgoin.pdf>

Code Change Proposal 25-043 -

Change Exception 1 - Connecticut Audubon - To reduce the exterior lighting shielding exception from 2,600 lumen output to output not greater than 1000 lumen

<https://portal.ct.gov/das/-/media/das/office-of-state-building-inspector/codes-and-standards/2024/2025-ccp/ccp25-043-bc-nec-section-2703---exception-1-joyce-leiz.pdf>

A request for a template for a support letter can be sent to leo@smith.net

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