



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, FEBRUARY 24, 2025, 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:** (Notice requirements met, hearing may commence.)
 1. S202501 – Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone.
- IV. NEW BUSINESS:**
 1. Memo from Town Planner for Potential Regulation Amendments to Reflect the Updated Connecticut Guidelines for Soil Erosion and Sediment Control and Include Low Impact Development Standards.
- V. ADMINISTRATIVE BUSINESS:**
 1. Approval of January 27, 2025, Regular Meeting Minutes.
 2. Election of Officers
 3. Correspondence/Discussion:
 - a. Ellington Affordable Housing Plan and Discussion Regarding Ellington Zoning Regulation 3.6 Designed Multi-Family Zone and 3.6.7 Workforce Housing Provision.
 - b. Notice of Ellington Public Budget Presentations - Community Voice Channel on March 20, 2025, Senior Center and Virtual Zoom Meeting on May 1, 2025, and Hall Memorial Library and Virtual Zoom Meeting on May 3, 2025.
- VI. ADJOURNMENT:**

Next Regular Meeting is scheduled for March 31, 2025.

Instructions to attend meeting remotely 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/86750858069>
Meeting ID: 867 5085 8069
Passcode: 098708

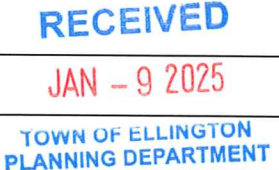
Join Zoom Meeting by phone:
1 646 558 8656
Meeting ID: 867 5085 8069
Passcode: 098708

**Town of Ellington
Planning & Zoning Commission
Subdivision Application**

SUBDIVISION NAME: <u>Resubdivision Plan Ellington McIntire, LLC</u>		Application # <u>S202501</u>
PROPOSED STREET NAME(S): <u>N/A</u> (If new, subject to Town approval)		Date Received <u>1-9-2025</u>
LOCATION: <u>153 Webster Road</u>		
ASSESSOR PARCEL NUMBER (APN): <u>185 - 001 - 0000</u> (If unaware of APN, ask staff for assistance)		

Application: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-subdivision <input type="checkbox"/> Modification		Approval Requested: <input checked="" type="checkbox"/> Final <input type="checkbox"/> Conditional
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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>Ellington McIntire, LLC</u></p> <p>Mailing Address: <u>140 Webster Road</u> <u>Ellington, CT 06029</u></p> <p>Email: _____</p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-416-7972</u></p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>[Signature]</u> Date: <u>1/8/25</u></p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials. I expressly provide consent to the filing of the application and access to the site by the commission and 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>same</u></p> <p>Mailing Address: _____</p> <p>Email: _____</p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: _____ Date: _____</p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials.</small></p>
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Total Acreage of Property: <u>49.18</u>	Zone of Property: <u>RAR-9C</u>	Required Density Factor (R/LR = 0.6, RAR = 0.5): <u>0.5</u>
Area to be subdivided: <u>1.11</u>	<small>State "N/A" if modification, a re-subdivision not subject to Section 3.2, or developable land yields 4 or less lots.</small>	

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

If N/A, please explain: Open Space Previously Provided

Amount (acres): <u>6.0</u>	Slopes ≥25%: <u>6.0</u>	Wetlands & Watercourses: <u>6.0</u>
100-Year Floodplain: <u>0</u>	Developable Land: <u>43.77</u>	Lot Yield: <u>22</u>
Remaining Land: _____	Public Water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Public Sewer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall obtain conceptual approval from North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority. These approvals are required prior to commission decision.</small>	

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

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

Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? ☒ Yes ☐ No If yes, state law requires notice 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 w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
www.GardnerPeterson.com
info@GardnerPeterson.com

January 8, 2025

Mr. John Colonese, CZEO
Assistant Town Planner
Zoning & Wetlands Officer
57 Main Street
P.O. Box 157
Ellington, Connecticut 06029

RECEIVED

JAN - 9 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Re: Resubdivision Plan
Ellington McIntire, LLC
Drainage Narrative

Dear Mr. Colonese,

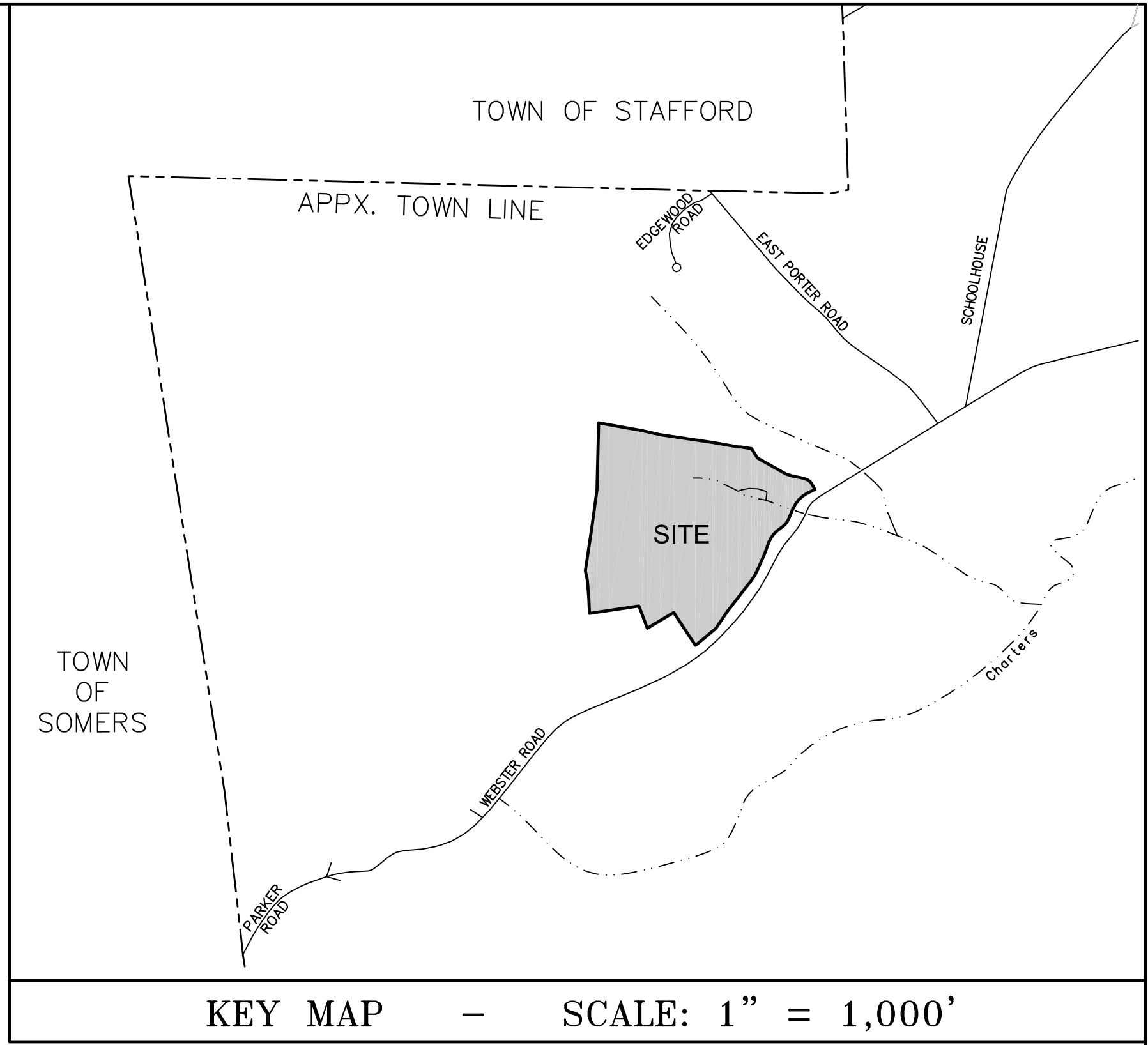
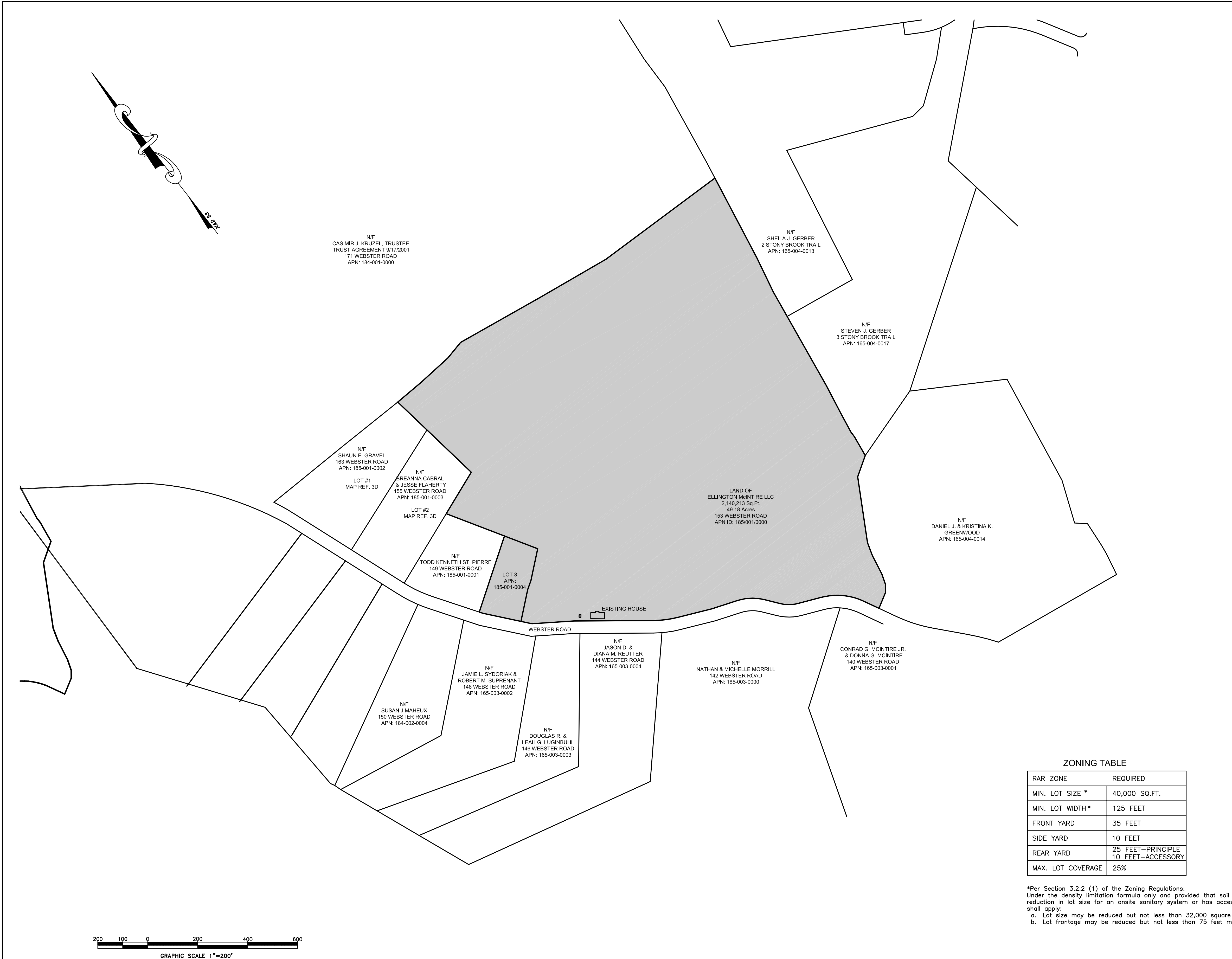
I have prepared the attached Resubdivision Plan to create one new building lot (lot #3) on property owned by Ellington McIntire, LLC at 153 Webster located south of 149 Webster Road. The lot will be served by a subsurface disposal system and a private well.

The property is wooded today and runoff drains in a generally southerly direction across remaining land of McIntire and to Webster Road. The proposed runoff from the roof will shed across an undisturbed wooded area for a distance of approximately 200' before reaching the downgradient property line. Future development of the property is depicted in the enclosed Conceptual Master Plan. A Private Road is proposed to the south of lot #3 which will collect runoff from the private road, the house on lot #3 and additional runoff from the north. The private road will be paved and have a series of catch basins and pipe to convey the runoff to a stormwater treatment area. The treatment area will discharge runoff to the on-site wetland system.

Please contact me if you have any questions.



Mark A. Peterson P.E.



KEY MAP - SCALE: 1" = 1,000'

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PROPERTY SURVEY BASED ON A DEPENDANT RESURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED PROPERTY LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS T-D.
 - BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87) AND THE 1988 NORTH AMERICAN DATUM RESPECTIVELY AS PROVIDED BY GPS COORDINATES FROM J.R. RUSSO & ASSOCIATES.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. PROPERTY SURVEY-"FIRST CUT" PREPARED FOR CONRAD, SR. EST., CONRAD, JR. & RANDAL MCINTIRE 153 WEBSTER ROAD ELLINGTON, CONNECTICUT BY" LANDMARK SURVEYS, LLC SCALE: 1"=40', DATE: 12/17/2012 JOB NO. 201212-1.
B. BOUNDARY SURVEY PREPARED FOR ELLINGTON MCINTIRE LLC WEBSTER ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS SCALE: 1"=40', DATE 6/11/2013, REVISED TO 12/9/13, SHEETS 1-4.
C. PROPERTY SURVEY PREPARED FOR JAY & AMBER FEHR 158 WEBSTER ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC SCALE: 1"=60', DATE: 7/28/06, JOB NO. 20505-15-SUB, SHEET 1 OF 4.
D. SUBDIVISION PLAN PREPARED FOR CONRAD MCINTIRE ELLINGTON MCINTIRE, LLC MAP ID: 185/001/0000 153 WEBSTER ROAD ELLINGTON, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 04-01-2022. REVISED: 07-20-2022 STAFF COMMENTS.
E. SUBDIVISION AND TOPOGRAPHIC PLAN RISING ACRES II EAST PORTER ROAD ELLINGTON, CONNECTICUT, GARDNER & PETERSON ASSOCIATES. DATE: 11-19-87. REVISED: 3-19-98. MAP NO. 8670-II.
 - THIS PARCEL AND ALL ADJUTING PARCELS ARE LOCATED IN THE RURAL AGRICULTURAL RESIDENTIAL 90 (RAR-90) ZONE.
 - WETLANDS ARE AS DEPICTED ON MAP REFERENCE 3B AND WERE FIELD DELINEATED BY STEVE JACOBS C.S.S.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - IRON PINS AND MONUMENTS ARE TO BE SET AS DEPICTED ON THE SUBDIVISION PLAN.
 - LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE 'C' (AREA OF MINIMAL FLOODING, NO SHADING) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT, TOLLAND COUNTY, PANEL 5 OF 15, COMMUNITY-PANEL NUMBER 090158 0005 B, EFFECTIVE DATE: MARCH 15, 1982.
 - PARCEL IS NOT LOCATED WITHIN THE AQUIFER PROTECTION AREA.
 - OPEN SPACE CONTRIBUTION HAS BEEN SATISFIED FOR THIS PROPERTY. THE REAR OF 134 WEBSTER ROAD HAS BEEN CONVEYED TO THE STATE OF CONNECTICUT SHENIPSIT STATE FOREST PER V.464, P.1098-1100 AS RECORDED IN THE ELLINGTON LAND RECORDS.
 - AN APPROVED CODE COMPLIANT AREA FOR THE EXISTING HOUSE IS ON FILE WITH THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT.
 - WEBSTER ROAD HAS A 50' R.O.W. IN FRONT OF LOT 3.

ZONING TABLE	
RAR ZONE	REQUIRED
MIN. LOT SIZE *	40,000 SQ.FT.
MIN. LOT WIDTH*	125 FEET
FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	25 FEET-PRINCIPLE 10 FEET-ACCESSORY
MAX. LOT COVERAGE	25%

*Per Section 3.2.2 (1) of the Zoning Regulations:
Under the density limitation formula only and provided that soil suitability is sufficient to allow a reduction in lot size for an onsite sanitary system or has access to public sewers, the following shall apply:
a. Lot size may be reduced but not less than 32,000 square feet.
b. Lot frontage may be reduced but not less than 75 feet measured at the front property line.

DENSITY CALCULATION: PER MAP REFERENCE 3B	
AREA OF SUBDIVISION:	55.77 Acres (Includes lot 1&2)
DENSITY FACTOR:	0.5
WETLANDS:	6.0 ACRES
WATERCOURSE	2,508 L.F.
SLOPES > 15%:	6 Acres
FLOODPLAIN:	0 S.F.
OPEN SPACE (10%):	5.57 ACRES (ALREADY CONVEYED OFF SITE)
DEVELOPABLE ACREAGE:	43.77
LOT YIELD:	22 LOTS

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

STEVEN JACOBS C.S.S.

SHEET INDEX		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1"=200'
2	BOUNDARY PLAN	1"=40'
3	TOPOGRAPHIC PLAN	1"=40'
4	DETAILS, SOIL DATA & MLSS	NONE

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20____.
IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY _____ 20____.

SECRETARY _____ CHAIRMAN _____

OWNER/APPLICANT
ELLINGTON MCINTIRE LLC
140 WEBSTER ROAD
ELLINGTON, CT

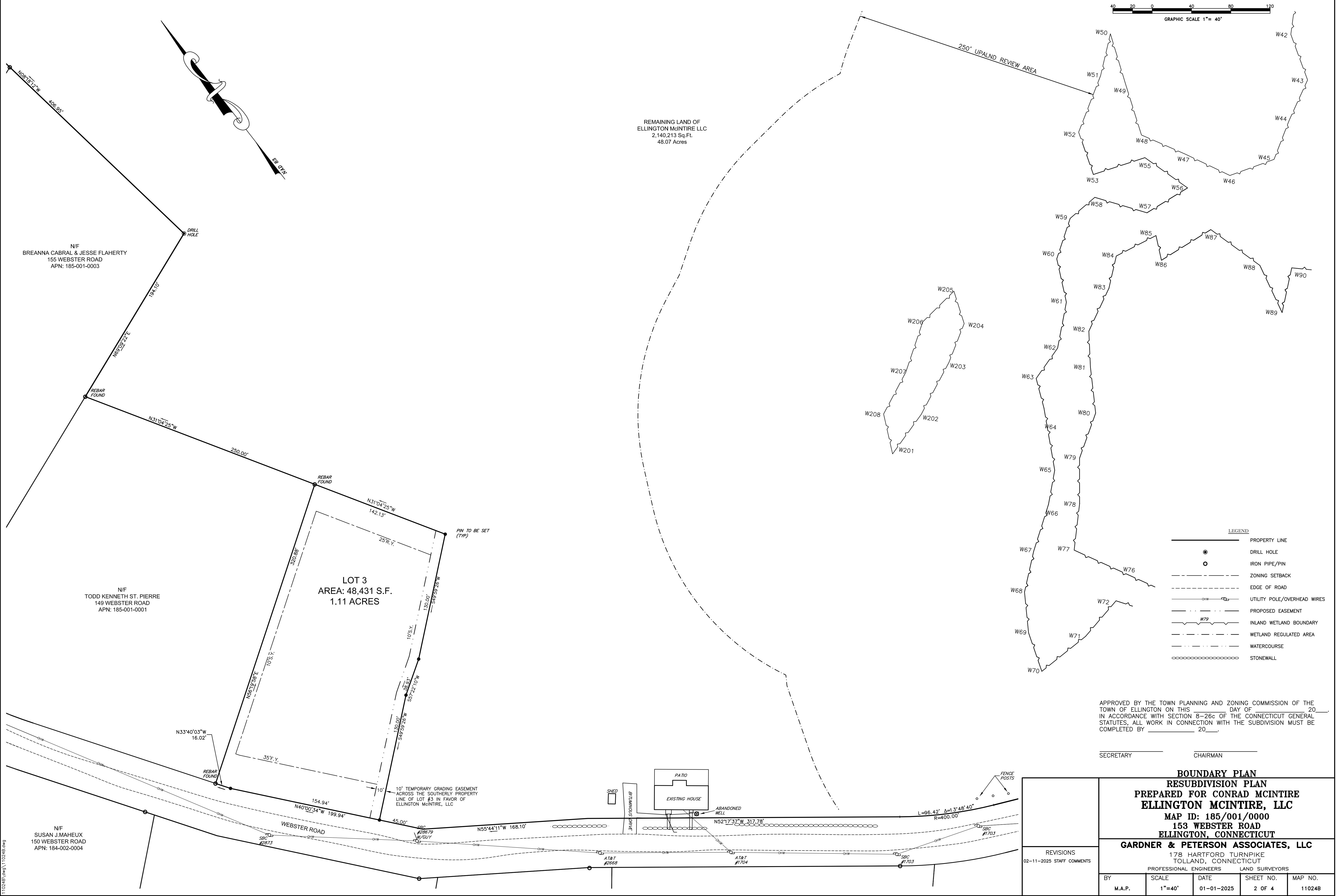
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

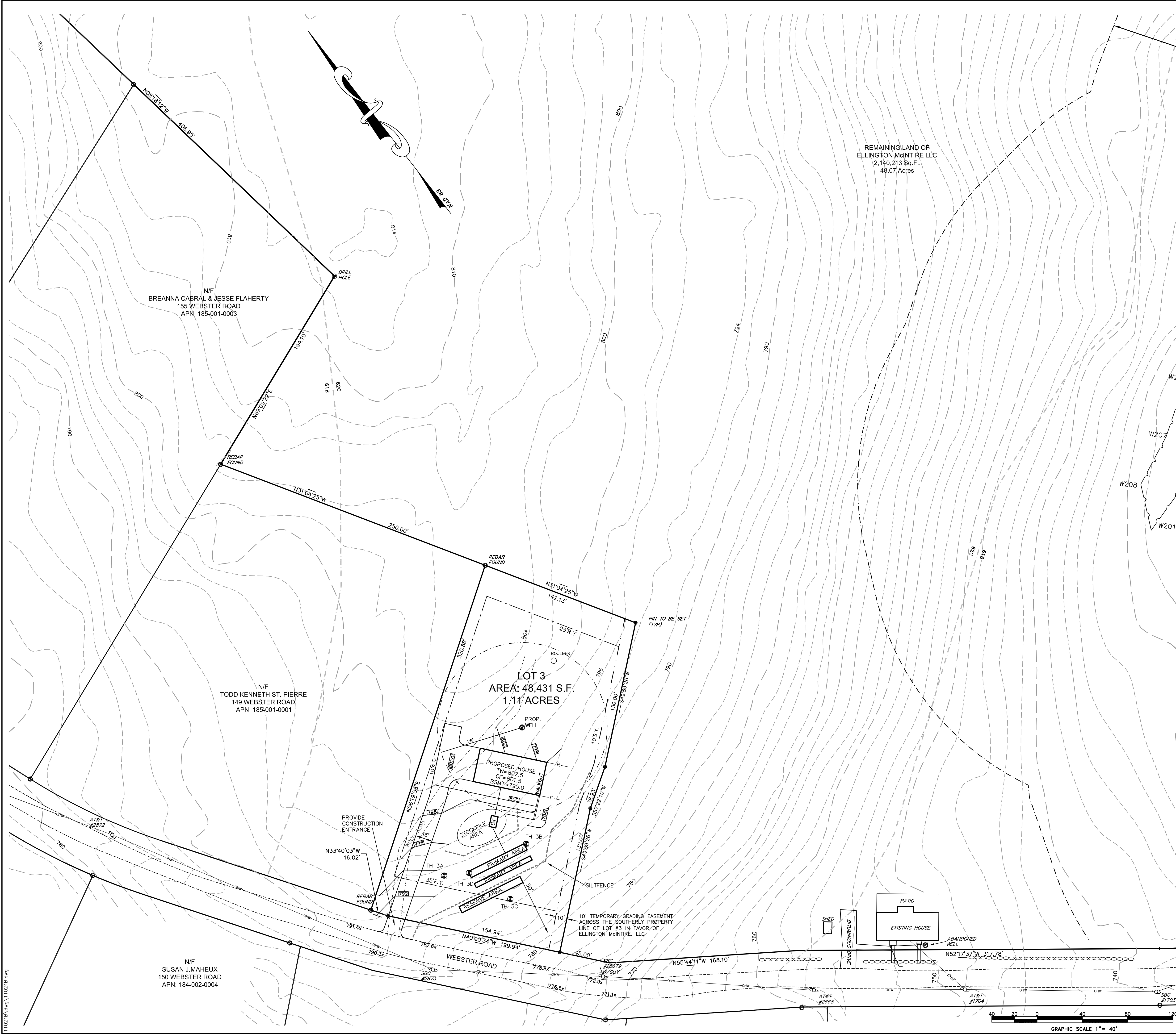
ERIC R. PETERSON L.S. 23430
REGISTRATION NO. _____



COVER SHEET
RESUBDIVISION PLAN
PREPARED FOR CONRAD MCINTIRE
ELLINGTON MCINTIRE, LLC
MAP ID: 185/001/0000
153 WEBSTER ROAD
ELLINGTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS		PROFESSIONAL ENGINEERS				LAND SURVEYORS	
02-11-2025 STAFF COMMENTS		BY	SCALE	DATE	SHEET NO.	MAP NO.	
		M.A.P.	1"=200'	01-01-2025	1 OF 4	11024B	





WEB SOIL SURVEY
MAP UNIT SYMBOL

3
61B
62C

MAP UNIT NAME

RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY
CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES, EXTREMELY STONY

LEGEND

PROPERTY LINE

DRILL HOLE

IRON PIPE/PIN

ZONING SETBACK

EDGE OF ROAD

UTILITY POLE/OVERHEAD WIRES

PROPOSED EASEMENT

INLAND WETLAND BOUNDARY

WETLAND REGULATED AREA

SOIL LINES

WATERCOURSE

STONEWALL

EXISTING CONTOUR

EXISTING ELEVATION

PROPOSED PIN TO BE SET

PROPOSED CONTOUR

PROPOSED ELEVATION

TEST PIT/PERC TEST

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE
TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20____
IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL
STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE
COMPLETED BY _____ 20____.

SECRETARY _____ CHAIRMAN _____

TOPOGRAPHIC PLAN
RESUBDIVISION PLAN
PREPARED FOR CONRAD MCINTIRE
ELLINGTON MCINTIRE, LLC
MAP ID: 185/001/0000
153 WEBSTER ROAD
ELLINGTON, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS

02-11-2025 STAFF COMMENTS

BY

M.A.P.

SCALE

1"=40'

DATE

01-01-2025

SHEET NO.

3 OF 4

MAP NO.

110248

153 Webster Road Ellington, CT
Witnessed by: North Central District Health Dept. and
Gardner & Peterson Associates, LLC

TEST PIT #3A

TEST PIT #3E

TEST PIT #30

TEST PIT #30

PERCOLATION TEST

TIME	DEPTH
10:35	5½"
10:45	7"
10:55	8¼"
11:05	9½"
11:15	10½"
11:25	11½"
11:35	12¼"
11:45	13"
RATE: 10.1-20 MIN/IN	

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

$$\text{MLSS} = \text{HF} \times \text{FF} \times \text{PF} \quad 20 \times 1.75 \times 1.25 = 44$$

DEPT H

HYDRAULIC GRADIENT (% OF SLOPE)										
	<1	1.1 - 2	2.1 - 3	3.1 - 4	4.1 - 6	6.1 - 8	8.1 - 10	10.1 - 15	>15	
<17.9	SEE	NOTE	#1							
18 - 22	72	62	54	48	42	34	30	28	26	
22.1 - 26	66	56	48	42	34	30	28	26	24	
26.1 - 30	56	49	42	34	30	28	26	24	20	
30.1 - 36	48	42	34	30	28	26	24	20	18	
36.1 - 42	42	36	30	28	26	24	20	18	16	
42.1 - 48	36	32	28	26	24	20	18	16	14	
48.1 - 60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

$$\text{FLOW FACTOR (FF)} = \frac{\text{DESIGN FLOW}}{300} \quad \text{SO:} \quad 3 \text{ BEDROOMS} = \frac{450}{300} = 1.5$$

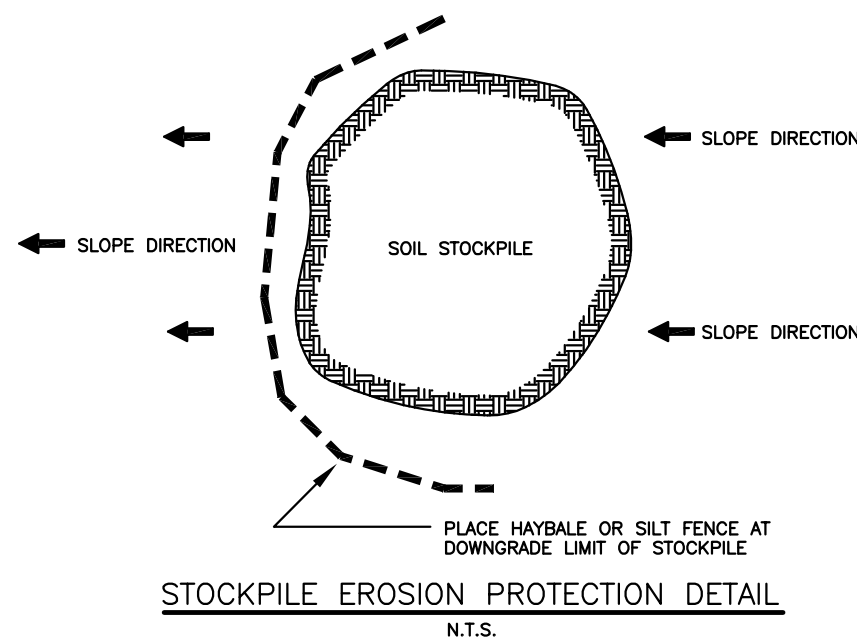
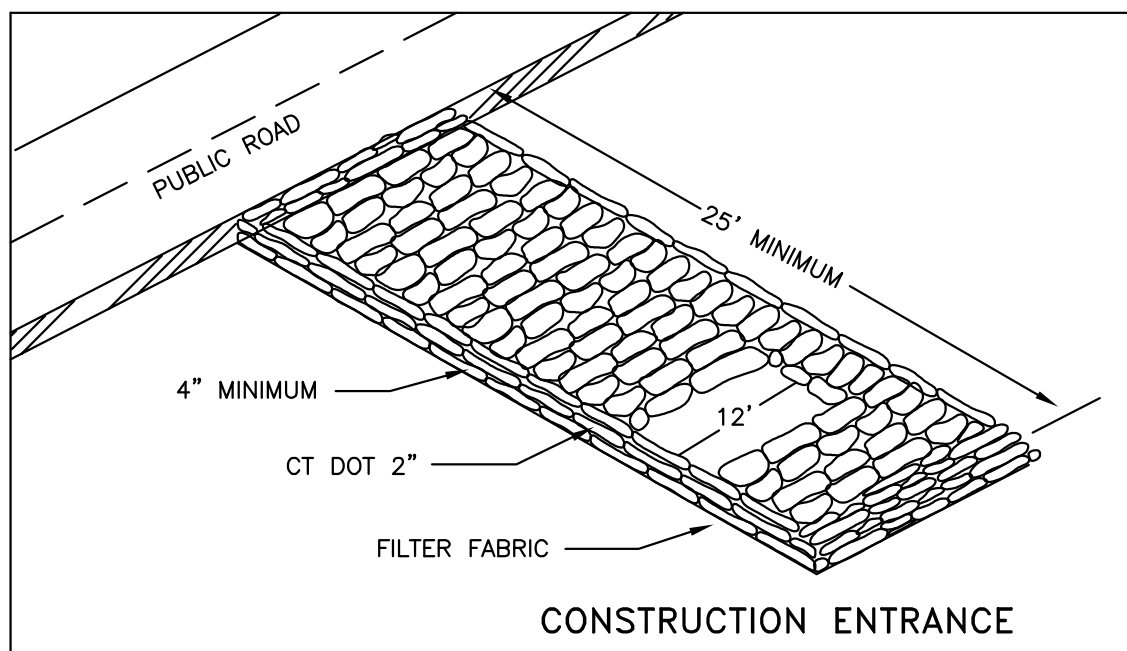
$$4 \text{ BEDROOMS} = \frac{525}{300} = 1.75$$

PERCOLATION FACTOR:

Up to 10.0 Minutes/Inch	= 1.0
10.1 - 20 Minutes/Inch	= 1.25
20.1 - 30 Minutes/Inch	= 1.5
30.1 - 45 Minutes/Inch	= 3.0 or 2.0*
45.1 - 60 Minutes/Inch	= 5.0 or 3.0*

PRIMARY AREA
55L.F. MANTIS DW58 AND 55L.F LEACHING TRENCH
638SF + 165SF = 803SF PROVIDED

RESERVE AREA
60L.F. MANTIS DW100
1,200 SF PROVIDED



1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR EROSION AND SEDIMENT CONTROL" OF THE CONNECTICUT COMMISSION ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AND/OR AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, WEEDS, ROCKS, BRUSH, LIMBS AND LIMBS OF LIMBS.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLUMPAGE, AND SETTLEMENT; FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR BE DAMAGED BY THE FILLING OPERATION.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEDS OR SPRINGS ENCLOSED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL REQUIRE PERMANENT EROSION CONTROL MEASURES.
12. SITE IS TO BE GRADDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTH OF TOPSOIL.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULPATICKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS 1/2" TO 1 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHEN FEASIBLE, EXCEPT WHERE EITHER A CULPATICKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LOG DRAG.
16. FERTILIZER AND LIMB ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOWBAR HOLLOW OR OTHER SUITABLE EQUIPMENT. THE FERTILIZER AND LIMB DISC OPERATION SHOULD FOLLOW THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, AREAS MUST BE REWORKED TO PREPARE A SEEDBED AS DESCRIBED ABOVE.
19. WHEN GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

PROJECT NAME: ELLINGTON MCINTIRE, LLC
LOCATION: WEBSTER ROAD ELLINGTON, CT
PROJECT DESCRIPTION: 2 LOT RESUBDIVISION
PARCEL AREA: PROPOSED LOT #3-1.11 AC
RESPONSIBLE PERSONNEL: PROPERTY OWNER

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTACT CALL BEFORE YOU DIG CLEAR BRUSH AND CUT TREES REMOVE STUMPS ROUGH GRADE DRIVEWAY AND HOUSE AREA STOCKPILE TOPSOIL CONSTRUCT HOUSE, SEPTIC & UTILITIES FINAL GRADE SITE LOAM AND SEED ALL DISTURBED AREAS	INSTALL CONSTRUCTION ENTRANCE INSTALL SILTFENCE INSTALL SILTFENCE INSTALL SILTFENCE REMOVE VEGETATION WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START _____ NO PUBLIC IMPROVEMENTS
DATE OF CONSTRUCTION COMPLETION _____

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

**RESUBDIVISION PLAN
PREPARED FOR CONRAD MCINTIRE
ELLINGTON MCINTIRE, LLC
MAP ID: 185/001/0000
153 WEBSTER ROAD
ELLINGTON, CONNECTICUT**

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS			LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	01-01-2025	4 OF 4	11024B



North Central District Health Department

- ☐ Enfield - 31 North Main Street - Enfield, CT 06082 - (860) 745-0383 Fax 745-3188
- ☐ Vernon - 375 Hartford Turnpike, Room 120 - Vernon-Rockville, CT 06066 - (860) 872-1501 Fax 872-1531
- ☐ Windham - Town Hall - 979 Main Street - Willimantic, CT 06226 - (860) 465-3033 Fax 465-3032
- ☐ Stafford - Town Hall - 1 Main Street - Stafford Springs, CT 06076 - (860) 684-5609 Fax 684-1768

Plan Approval

For

Subsurface Sewage Disposal System

3 153 Webster Road Ellington
Lot # Street # Street Name Town Subdivision

Ellington McIntire, LLC 140 Webster Road Ellington Ct 06029
Owner Owner Address Town State Zip

Builder Builder Address
178 Hartford Turnpike Tolland CT 06084
Engineer Engineer Address Town State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health Department And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: **January 1, 2025** Approval Date: **January 29, 2025** Last Revision Date:

Bedrooms or GPD: Distribution: Water Supply

						0"	
Design Rate	MLSS	Tank Size	Field Type	Sq Ft.	Leaching	SS Bottom	Pump
				Septic System	system Length		

This is **NOT A PERMIT TO CONSTRUCT** a Subsurface Sewage Disposal System. The permit to construct will be issued to the licensed septic system installer prior to actual construction. This plan approval is subject to specific and general conditions as shown below. Please read them carefully.

Specific Conditions:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Engineer Design | <input type="checkbox"/> Field Staking By Installer (Repair Only) | <input type="checkbox"/> Installer Must Schedule Inspections |
| <input type="checkbox"/> Percolation Test in Fill | <input type="checkbox"/> Field Staking of Well by Well Driller | <input type="checkbox"/> Final Inspection Required |
| <input type="checkbox"/> Engineer As Built Required | <input type="checkbox"/> Select Fill Required | <input type="checkbox"/> Well Permit Required |
| <input type="checkbox"/> Foundation As Built Required | <input type="checkbox"/> Curtain Drain | <input checked="" type="checkbox"/> As Below |
| <input type="checkbox"/> As Built Installer | <input type="checkbox"/> Engineer Supervision | |
| <input type="checkbox"/> Field Staking by Engineer | <input type="checkbox"/> Licensed Installer Must Obtain Permit | |

Perc Tests in Fill by Engineer: ☐ Required ☐ Not Required **Variances Granted:** ☐ Yes ☐ No **If Yes, see notes!**

This plan review approval is for a "one lot" resubdivision plan for 153 Webster Road, Ellington Ct with proposed lots serviced by individual subsurface sewage system and individual private water supply wells. Plan prepared by Gardner & Peterson Associates, LLC plan dated 1/1/2025. titled: Resubdivision Plan Prepared for Conrad McIntire, LLC Map ID:185:001:000, 153 Webster Road Ellington, Connecticut.

FOR SUBDIVISION ONLY: This Department concurs with the feasibility of the proposed subdivision for future development.

The above referenced Plan has been reviewed in accordance with the CT. Public Health Code Sections 19-13-B103a through f, On-site Sewage Disposal Regulations and the pursuant Technical Standards for Subsurface Sewage Disposal Systems. The proposed Subdivision plan: Lots exhibited areas of suitable and potentially suitable soil conditions meeting

Approved by: _____
Director of Health Sanitarian

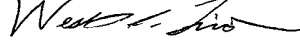
Plan Approval For Subsurface Sewage Disposal System

3	153	Webster Road	Ellington	
Lot #	Street #	Street Name	Town	Subdivision

the minimum requirements for supporting subsurface sewage disposal systems for up to a four-bedroom residence and shall be serviced by private water supply well location.

Further investigation may be required as a result of site alteration or lot re-configuration. Care must be taken to protect the septic area from sedimentation, compaction or any disturbance that could compromise the quality of the area. Approval to construct a sub-surface sewage disposal system and well for the individual lots may be granted upon the demonstration of compliance with the Public Health Code, the technical standards and other appropriate Town and State regulations. This demonstration of compliance shall be done through a site specific Engineers plot plan showing the proposed house, well and septic system details. Regarding the septic systems; all of the lots demonstrated areas of suitable soils or potentially suitable soils for the construction of subsurface sewage systems.

Final approval of the subdivision shall be granted by the appropriate Commissions, Boards, Agencies or Departments within the Town of Ellington Connecticut.

Approved by: _____  _____
Director of Health Sanitarian

Town of Ellington Planning Department



MEMO

DATE: February 11, 2025

TO: Planning & Zoning Commission
PZC File #S202501

FROM: Barbra Galovich, CZET, Land Use Assistant

SUBJECT: Proposed one lot re-subdivision
Ellington McIntire, LLC (Owner)
153 Webster Road, Assessor Parcel No. 185-001-0000

The Inland Wetland Agency made a determination for a proposed one lot re-subdivision at their February 10, 2025, regular meeting. The following motion was made in reference to PZC application #S202501:

MOVED (KACZMAREK) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION FOR ELLINGTON MCINTIRE, LLC, owner/applicant, request for positive referral to the Planning & Zoning Commission on a re-subdivision to create one new 1.11+/- acre lot (S202501) pursuant to Conn. Gen. Stat. 8-26(e) at 153 Webster Road, APN 185-001-0000.

From: [Dana Steele](#)
To: [Barbra Galovich](#)
Cc: [Lisa Houlihan](#)
Subject: RE: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative
Date: Wednesday, February 12, 2025 4:48:36 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.

My comments have been addressed.

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
dsteele@jrrusso.com | www.jrrusso.com

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Wednesday, February 12, 2025 4:07 PM
To: Dana Steele <dsteele@jrrusso.com>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: FW: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative

Dana,

Good afternoon. Attached is an updated site plan reflecting your comments as noted below. Please advise.

Best regards,
Barbra

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

From: Mark Peterson <mpeterson@gardnerpeterson.com>
Sent: Tuesday, February 11, 2025 3:51 PM

To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>

Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>

Subject: RE: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative

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 Barbra,

Please see the attached revised plans with the two changes requested in Dana's comments.

I'll see you at the meeting on 2/24.

Mark Peterson, P.E.

Gardner & Peterson Associates, LLC

178 Hartford Turnpike

Tolland, Connecticut 06084

(860) 871-0808

www.gardnerpeterson.com

From: Barbra Galovich

Sent: Tuesday, February 11, 2025 11:44 AM

To: Mark Peterson <mpeterson@gardnerpeterson.com>

Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>

Subject: FW: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative

Mark,

Hope this email finds you well. Below are Dana Steele's staff review comments with the markup plan.

Thank you,

Barbra

Barbra Galovich, CZET

Ellington Planning Department

57 Main Street

Ellington, CT 06029

(860)870-3120, Option 1

From: Dana Steele <dsteele@jrusso.com>

Sent: Tuesday, February 11, 2025 11:27 AM

To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>

Cc: John Colonese <jcolonese@ELLINGTON-CT.GOV>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>

Subject: RE: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative

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.

Thanks Barbra.

I have reviewed the drainage narrative and plans by Gardner & Peterson for the one-lot subdivision on Wester Road. My comments are as follows:

1. In accordance with LID practices to encourage sheet flow and minimize concentration of runoff from the driveway to Webster Road, I recommend eliminating the berm on the south side of the driveway. This could be accomplished by revising the 792 contour south of the driveway to continue southeast toward the septic area. (see attached markup)
2. Extend the silt fence to the west toward the driveway entrance to capture all runoff from disturbed areas. (see attached markup)
3. The catch basins and treatment area mentioned in the drainage narrative are not part of this application. I reserve the opportunity to comment on these improvements when a detailed design is proposed.

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
dsteale@jrrusso.com | www.jrrusso.com

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Tuesday, February 11, 2025 9:09 AM
To: Dana Steele <dsteale@jrrusso.com>
Cc: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Subject: S202501 - Ellington McIntire, LLC, 153 Webster Rd subdivision - Drainage narrative

Dana,

Good Morning. Attached is the Drainage Narrative from Gardner & Peterson Associates for 153 Webster Road.

Best regards,
Barbra

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

Town of Ellington

Planning Department

57 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Email: planner@ellington-ct.gov



MEMORANDUM

DATE: February 19, 2025

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: Potential Regulation Amendments to Reflect the Current Connecticut Guidelines for Soil Erosion and Sediment Control and Include Low Impact Development Standards.

The Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines) were established to assist landowners, developers, engineers, land use commissions, etc. to develop plans that control sediment pollution caused by land disturbing activities. The first Guidelines were published in 1985 and have been amended over time. The most recent amendment was published September 30, 2023, effective on March 30, 2024. Both the Ellington Zoning Regulations and the Ellington Subdivision Regulations cite the Guidelines, but each reference outdated versions.

Ellington is subject to the Connecticut Department of Energy and Environmental Protection's General Permit (GP) for the discharge of Stormwater for Small Municipal Separate Storm Sewer Systems (MS4). In accordance with the GP, the Town adopted a Stormwater Management Plan (Plan) to help protect water quality and reduce discharge of pollutants from the storm sewer system. Both the Guidelines and the Plan support development measures that include low impact development techniques - a site design strategy that maintains, mimics, or replicates predevelopment hydrology through the use of numerous site design principles and small-scale treatment practices distributed throughout a site to manage runoff volume and water quality at the source as opposed to piped strategies.

I've prepared this memo to seek support to process formal applications to update local zoning and subdivision regulations to reflect the most recent Guidelines and include site development standards that encourage low impact development techniques.

Based on a cursory review of local regulations, following are the sections that need revision.

Draft new text is underlined, draft text to be deleted is ~~strikethrough~~, otherwise text is as adopted.

ELLINGTON ZONING REGULATIONS

6.4.5 Erosion & Sediment Control Plan

- A. To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~ March 30, 2024) as AMENDED. Alternative principles, methods and practices may be used with prior approval of the Commission.

6.4.6 Minimum Acceptable Standards

- A. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~ March 30, 2024), as AMENDED. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
- B. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~ March 30, 2024) as AMENDED. The Commission may grant exceptions when requested by the applicant if technically sound reasons are presented.
- C. The appropriate method from the Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~ March 30, 2024) as AMENDED shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission.

10.2 Definitions

Low Impact Development is a site design strategy that maintains, mimics, or replicates predevelopment hydrology through the use of numerous site design principles and small-scale treatment practices distributed throughout a site to manage runoff volume and water quality at the source.

ELLINGTON SUBDIVISION REGULATIONS

- 4.15 Soil Erosion and Sediment Control Plan - Where the cumulative area of disturbance will exceed 1/2 acre, a plan meeting the standards contained in "Connecticut Guidelines for Soil Erosion and Sediment Control" (~~1965~~ March 30, 2024) shall be submitted and followed in the development of the subdivision, as the same may be amended from time to time.



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

www.ellington-ct.gov

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

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

MONDAY, JANUARY 27, 2025, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

MEMBERS PRESENT: VICE CHAIRMAN SEAN KELLY, SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, AND MICHAEL SWANSON

MEMBERS ABSENT: CHAIRMAN ARLO HOFFMAN, REGULAR MEMBER JON MOSER, ALTERNATES RACHEL DEARBORN AND JEREMIAH WILLIAMS

STAFF PRESENT: LISA HOULIHAN, TOWN PLANNER, DANA STEELE, TOWN ENGINEER (DEPARTED 8:44 PM), AND BARBRA GALOVICH, RECORDING CLERK

I. CALL TO ORDER: Vice Chairman Sean Kelly called the meeting to order at 7:00 pm.

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

III. PUBLIC HEARINGS:

The commission heard applications S202405 and Z202411 together; these applications continued from December 23, 2024.

Secretary Sandberg and Commissioner Hogan stated they both read the minutes, reviewed the application documents, and listened to the audio recording from last month's meeting. The applicants agreed both members could be seated for the applications.

1. S202405 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for a 3-lot subdivision on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

Time: 7:01 pm

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

Jim Cassidy, PE, and Justin Packard, Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, Cromwell, CT, Attorney Robin Pearson, Alter & Pearson, LLC, 701 Hebron Avenue, Glastonbury, CT, Matt Baldino, PE, Solli Engineering, 993 Farmington Avenue, Suite 206, West Hartford, CT, Gary Eucalitto, 55 Proprietors Lane, Torrington, CT, and Douglas Grunert, BKA Architects, 2 Battery March Park, Suite 301, Quincy, MA, were present for the application.

Jim Cassidy gave a brief overview of last month's meeting stating the site currently is 20.98 acres and proposes three lots with parcel 1 to be 11.11+/- acres, parcel 2 to be 3.66+/- acres, and parcel 3 to be 6.86+/- acres. He displayed a master concept plan for the entire parcel, and explained they are only working on approvals to develop parcel 2 for a retail building. The parcel is currently used for agricultural purposes. Jim showed the wetlands areas and the two proposed stormwater

basins the Inland Wetlands Agency granted a Wetlands Permit for. The retail building will be a 10,640-sf single-story building with 45 parking spaces, which meet parking requirements. The plan incorporates internal access easements to comply with access management regulations. Jim noted a three-lane main accessway proposed across from the access to Meadowview Plaza, 175 West Road, and explained the stormwater runoff from the plaza runs through a culvert under Route 83 then travels through the middle of the parcel which is a manmade drainage swale.

Jim reviewed the changes made to the site plan to accommodate the commission's comments from the last meeting. Jim showed the added proposed split rail fence along the front of the parking lot, replacement of the existing metal beam guardrail with new metal beam guardrail per specifications from the Connecticut Department of Transportation (DOT), and additional guardrail to be installed along the driveway entrance. Jim reviewed the proposed site utilities and confirmed he is working with the Water Pollution Control Authority on the sewer connection to the site. The DOT has requested the developer install curbing along the linear footage of the parcel to help direct the sheet flow from across West Road. Jim reconfigured the stormwater basin to the rear of the building and the concrete delivery pad to accommodate the commission's request to relocate the delivery door to the rear of the building. Jim showed the addition of 12 staggered evergreen trees, 10 feet on-center, near the parking area to the south side of the building to shield the delivery area. The retail store will only have one tractor trailer delivery per week.

Doug Grunert reviewed the revised elevations. The architecture of the building is New England colonial, and the exterior colors are proposed to be arctic white and polar white. They will install natural stone material along the bottom 42" of the building. The roof will have Weathered Wood colored asphalt shingles and a cupola. Rooftop mechanicals are on the rear of the building and are not visible from the street. Wall mounted light packs have been removed from the plan, but gooseneck lights are proposed over the entry. Dark bronze color awnings have been added to the building over the windows, the size of the windows has been enlarged, and the window framing will be dark bronze. Doug showed the commission samples of the siding, stone material, dark bronze trim, and shingles.

Matt Baldino explained a traffic study was conducted. The DOT will require an Encroachment Permit and traffic analysis report. Matt reviewed the left and right turns into the site. Matt showed the traffic volumes on West Road during the am and pm peak hours and noted that only one or two cars queued up along the road within the project area. Matt explained there is adequate room for a dedicated northbound left turn lane, and traffic service levels do not meet DOT thresholds for requiring a traffic light at this time. When future development is proposed, the traffic analysis will be reevaluated. Secretary Sandberg asked how the traffic data was collected. Matt explained that observation was taken across the street at Meadowview Plaza and a side street adjacent to the parcel. Matt noted the Institute of Transportation Engineers (ITE) Trip Generation Manual was also referred to as a source of data. Commissioner Swanson asked if Matt was physically at the site to see the volume of vehicles during the peak hours, Matt was on site earlier today to observe the traffic. Secretary Sandberg asked about the access point being proposed along with the future development. Matt explained the DOT requires minimal curb cuts along Route 83.

Dana Steele reviewed Jim Cassidy's letter dated January 23, 2025, in response to his comments from January 20, 2025. Dana stated items 1, 3, 4, and 7 have been addressed, but items 2, 5, 6, and 8 should be conditions of approval should the commission render a decision tonight. Lisa Houlihan noted the possible conditions of approval were shared with Attorney Robin Pearson earlier today and she shared them with the rest of the team.

Secretary Sandberg appreciated the improvements to the proposed design elements and site plan. Commissioner Francis inquired about sidewalks along Route 83. Lisa confirmed sidewalks are to be installed on the Meadowview Plaza side of Route 83 as part of the Route 83 Sidewalk Project. Gary Eucalitto said during future development of this parcel additional sidewalks may be installed when a traffic light is required. Commissioner Swanson asked for more timber accents

to be added to the plan, such as timber supports for the awnings. Commissioner Swanson briefly discussed the possibility of reconfiguring the delivery pad so the tractor trailer trucks can be completely behind the back of the building. Jim Cassidy explained the present reconfiguration of the drainage and noted moving it further back on the site would need to be reevaluated by the Wetlands Commission if with the 100-foot buffer of the wetlands and would also increase impervious coverage by about 10%. He explained the proposed reconfiguration was chosen to meet the commission's request without impacting the upland review area and increasing impervious surfaces. Commissioner Hogan recalled the commission requesting the delivery door be moved to the back of the building and spoke in favor of the revised plan. Commissioner Hogan requested an exact height of the building be added to sheet 3 and add the easement to sheet 4 of the plan set. Commissioner Hogan noted the proposed trees along the front of the parcel should be planted so upon maturity, they will not incur any sight line issues. Lisa Houlihan suggested raising the canopy of the trees as needed. Vice Chairman Kelly requested the owner of the property work with the abutting property owner to establish access easements along the rear of his property for future development.

Kevin Regan, owner of J. Rego's restaurant, located at 175 West Road, Meadowview Plaza, raised concerns about the traffic flow during peak hours. Matt Baldino reviewed the traffic counts within the area and noted the DOT's Encroachment Permit process.

Chris Adams, Executor of the Chapman Estate and future owner of the vacant land to the rear of Meadowview Plaza, expressed concerns for increased traffic on Route 83 during peak traffic hours.

Robert Mehlich (via Zoom), owner of Meadowview Plaza, 175 West Road, inquired about the traffic evaluation. Matt Baldino noted Solli Engineering collected their own data in 2024, and did not rely on the DOT counts. Robert asked about the existing drainage easement for Meadowview Plaza on the proposed site. Jim Cassidy stated the water collected from Meadowview Plaza and Lee's Auto will still flow through the proposed site as it does today, and the drainage improvements will be beneficial to all. The commission reviewed the proposed conditions of approval, and the applicant agreed to such conditions.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S202405 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for a 3-lot subdivision on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE S202405 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for a 3-lot subdivision on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

2. Z202411 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for Special Permit for a retail business and Site Plan Approval to construct an approximate 10,640 square foot building, parking, stormwater management system and other associated site improvements for property on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

Time: 7:01 pm

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

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202411 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for Special Permit for a retail business and Site Plan Approval to construct an approximate 10,640 square foot building, parking, stormwater management system and other associated site improvements for property on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z202411 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for Special Permit for a retail business and Site Plan Approval to construct an approximate 10,640 square foot building, parking, stormwater management system and other associated site improvements for property on the west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

CONDITION(S):

1. Conceptual approval is present to connect to public sewers. Prior to any construction work associated with public sewers, formal approval shall be obtained from the Water Pollution Control Authority.
2. During building permit application review, plans shall comply with requirements from the Ellington Fire Marshal's office.
3. Pursuant to Ellington zoning regulation Section 6.6 – Access Management, formal access rights shall be established in favor of lots 1 and 3. All legal documents are subject to review and approval by the Ellington Town Attorney.
4. Permanent attached and detached signs are not part of this application; separate commission approval is required.
5. No exterior portion of the building, windows, doors, fences, posts, or similar surface shall be used for signage, other than what is permitted in Section 6.3.5 – Attached signs permitted in C, PC, I, and IP zones of the Ellington zoning regulations.
6. Temporary signs are subject to the provisions of Section 6.3.8 – Temporary signs of the Ellington zoning regulations.
7. The proposed landscaping shown on plan 2.61, dated September 18, 2024, revised December 16, 2024, in the front yard along Route 83, West Road, is subject to on-site consultation with staff and may be modified as recommended to avoid vehicular sightline issues.
8. Approval is subject to meeting the standards of Section 9.6 - Post approval requirements of the Ellington zoning regulations, as applicable.
9. The hours of operation are approved from 7am to 9pm, seven days a week.
10. Tractor trailer deliveries shall be scheduled outside of the store's hours of operation.
11. Site development approval does not include any outside sales or storage. In the event either is desired, the applicant/owner shall consult with the Ellington Town Planner's office to determine if permissible, if permissible by zoning permit, or if such requires additional commission review.
12. Shall comply with the Town Engineer's comments dated January 20, 2025, as follows:
 2. Prior to construction of the stormwater basin and swale, the engineer shall verify the soil conditions in the infiltration basin and swale to confirm infiltration classification and proper separation from the seasonal high water table.
 5. Note that the existing headwall at the Department of Transportation (D.O.T.) drainage outlet will be replaced or lengthened as determined by D.O.T. to accommodate scour hole #1. The engineer's cover letter dated 1/13/25 comment #5 indicates the existing headwall is to remain, but sheet mit-1 shows proposed grades steeper than 1:1 at both ends of the headwall. I believe the headwall will need to be extended or replaced. If

- not, the erosion control plan should be modified to address how these steep slopes will be stabilized.
6. The stormceptor water quality unit shall be sized to treat the water quality flow of the contributing drainage area. Provide sizing calculations for review by the town engineer prior to ordering materials.
 8. Submit revised drainage calculations confirming the reconfigured stormwater basin is properly sized.
 13. Sidewalks shall be connected from Route 83 (West Road) to the building when a traffic signal is required to be installed at the main access.
 14. Add timber supports to awnings.
 15. Update the Site Plan to include the exact height of building.
3. Z202413 – BJJM, LLC, owner/ Joseph Teixeira, applicant, request for modification to Special Permit for office and Site Plan Modification to construct an approximate 4,200 square foot addition and associated site improvements at 160 West Road, APN 046-003-0001, in a Planned Commercial (PC) zone. *(Notice requirements met, hearing may commence.)*

Time: 8:47 pm

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

Joe Teixeira, 160 West Road, was present to represent the application. Joe is the owner of Data Capture Solutions, Inc., a barcoding technology business. Joe explained that the business is not a manufacturing company, but more of assembly production with sales and service. Joe stated the company is growing and needs additional space. The proposed 4,200 sf building addition will have a full basement for future storage. Joe showed the proposed addition location at the back of the original building. The exterior siding of the existing structure will be resided to match the addition and will be antique white shakes, black framed new windows, and a stone finish along the bottom of the building. Joe showed samples of the shakes and stone to the commission.

Joe stated there are ample parking spaces and they will not be hiring any additional staff at this time; additional space is needed for current employees. Joe is working with Barnyard on the red timber accents and there will be no mechanical units attached to the roof of the new addition. Joe said the proposed wall mounted lights will be fully shielded and additional plantings along the left side of the entry will be added. Joe would like to start construction in March with the completion of all site improvements mid August or September of this year.

Secretary Sandberg thanked Joe for keeping his business in town and liked the red timber accents added to the scope of work. Commissioner Hogan asked for the wall mounted lights to be no more than 4000 kelvins as per the zoning regulations. Lisa Houlihan reviewed the possible conditions of approval, and the applicant agreed to all. There were no public comments regarding the application.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202413 – BJJM, LLC, owner/ Joseph Teixeira, applicant, request for modification to Special Permit for office and Site Plan Modification to construct an approximate 4,200 square foot addition and associated site improvements at 160 West Road, APN 046-003-0001, in a Planned Commercial (PC) zone.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z202413 – BJJM, LLC, owner/ Joseph Teixeira, applicant, request for modification to Special Permit for office and Site Plan Modification to construct an approximate 4,200 square foot addition and associated site improvements at 160 West Road, APN 046-003-0001, in a Planned Commercial (PC) zone.

CONDITION(S):

1. Conceptual approval is present to connect to public sewers. Prior to any construction work associated with public sewers, formal approval shall be obtained from the water pollution control authority.
2. During building permit application review, plans shall comply with requirements from the Ellington Fire Marshal's office.
3. Exterior lighting shall be downlit, fully shaded no more than 4000 kelvins.
4. Plans shall be revised to incorporate the Design Review Board recommendations from January 7, 2025, to add landscaping to the front of the building on the left side of the main entrance.

IV. NEW BUSINESS:

1. S202501 – Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone. (For receipt and scheduling of public hearing.)

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MONDAY, FEBRUARY 24, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202501 – Ellington McIntire, LLC, owner/applicant, request to re-subdivide 153 Webster Road, APN 185-001-0000, a 49.18 +/- acre parcel, to create one new 1.11 +/- acre parcel, in a Rural Agricultural Residential (RAR) Zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of December 23, 2024, Regular Meeting Minutes.
MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE DECEMBER 23, 2024, REGULAR MEETING MINUTES AS WRITTEN.
2. Election of Officers
BY CONSENSUS, THE ELECTION OF OFFICERS WAS TABLED TO MONDAY, FEBRUARY 24, 2025, PLANNING & ZONING COMMISSION REGULAR MEETING.
3. Correspondence/Discussion:
 - a. Review and amend Chapter 5 Housing and Residential Development and the Housing Needs Assessment from the 2019 Plan of Conservation and Development.
Nothing to report at this time.
 - b. CT Bar Association Education & Training Webinar, Saturday, March 22, 2025 – Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions.
After a brief discussion, the present commissioners declined to attend this year's webinar.

Lisa Houlihan said Bradley Bahler, 353 Somers Road, is looking to convert the field portion of the property into active farmland. Bradley inquired about putting a tiny home as a dormitory on the property for farm help. The commission reviewed the property on the town's GIS and questioned if a dormitory was justified for the size of the parcel. The commission is interested in learning more and requested Bradley visit the commission to discuss it further.

VI. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 9:13 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

TOWN OF ELLINGTON

Budget Presentations



AVAILABLE TIMES

THURSDAY, MARCH 20, 2025

COMMUNITY VOICE CHANNEL - SEE TOWN WEBSITE
FOR MORE INFORMATION WWW.ELLINGTON-CT.GOV

THURSDAY, MAY 1, 2025

12:30 PM

IN-PERSON PUBLIC BUDGET PRESENTATION AT THE
SENIOR CENTER (40 MAPLE ST.)

OR

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/84521863599](https://us02web.zoom.us/j/84521863599)

MEETING ID: 845 2186 3599

PASSCODE: 046368

SATURDAY, MAY 3, 2025

10:00 AM

IN-PERSON PUBLIC BUDGET PRESENTATION AT THE
LIBRARY (93 MAIN ST.)

OR

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/87388616521](https://us02web.zoom.us/j/87388616521)

MEETING ID: 873 8861 6521

PASSCODE: 257214