



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, MARCH 31, 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, hearings may commence.)

1. Z202501 - West Meadow Associates, LLC, owner/Kimberly Newman-Savino (The Revival Room), applicant, pursuant to Table 4.1 Permitted Uses & Uses Requiring Special Permit in Commercial & Industrial Zones request for Special Permit to allow a personal service business at 106 West Road, APN 028-011-0000, in a Planned Commercial (PC) zone.
2. Z202502 - R&S Gerber Construction, LLC, owner/ applicant, request for modifications to Site Plan and Special Permit to construct an 80x100 addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.
3. Z2020503 - Town of Ellington, owner/ Ellington Planning & Zoning Commission, applicant, for proposed Zoning Regulation Amendments to reflect the updated Connecticut Guidelines for Soil Erosion and Sediment Control and include Low Impact Development Standards.

IV. NEW BUSINESS: (For receipt and scheduling of public hearing.)

1. Z202504 – Town of Ellington, owner / Ellington Little League, applicant, request for modification to Special Permit to extend lighting hours for field M2 on Fridays and Saturdays from 9:00 pm to 10:00 pm, 45 Sadds Mill Road, APN 079-004-0000, in a Rural Agricultural Residential (RAR) zone.
2. Z202505 – Gale Construction Inc., owner/Gregory J. Gale, applicant, request for Special Permit for earth excavation, screening, and crushing of concrete and asphalt materials at 90 Sadds Mill Road, APN 079-002-0000 in a RAR (Rural Agricultural Residential) Zone.
3. Z202506 – Kayder Properties, LLC, owner/Syn-mar Products, Inc., applicant, request for modifications to Site Plan and Special Permit to construct a 12,012-sf addition, parking/loading area, and associated site improvements at 5 Nutmeg Drive, APN 017-022-0007 in an Industrial (I) zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of February 24, 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.

VI. ADJOURNMENT:

Next Regular Meeting is scheduled for April 28, 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/86714814549>
Meeting ID: 867 1481 4549
Passcode: 915976

Join Zoom Meeting by phone:
1 646 558 8656
Meeting ID: 867 1481 4549
Passcode: 915976

Town of Ellington

Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation
☐ Site Plan Approval ☒ Special Permit ☐ Modification ☐ CGS 8-24

Application #
Z202501
Date Received
2/20/2025

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 1
Ellington, CT 06029
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: See attached letter 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. 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: Kimberly Neuman-Savino
Mailing Address: 100 West Rd.
Ellington, CT 06029
Email: Kim@therevivalroom.com

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

Primary Contact Phone #: 860-977-5422

Secondary Contact Phone #: N/A

Signature: [Signature] Date: 2/20/25

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: 106 West Road

Assessor's Parcel Number (APN): 028 - 011 - 0000 Existing Zone: PC Proposed Zone: N/A
(If unaware of APN, please ask staff for assistance) Existing Uses: 1 apartment, 1 office (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)

Project Narrative attached.

I'm looking to convert first floor of dwelling from Travel Agency to a Massage Therapy Business.

The space will include two massage rooms, a waiting area, reception area and 1 Bathroom. in 800 sq ft.

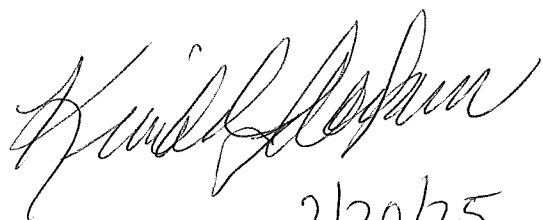
Ample parking already in place.

I will be hiring two employees at this time.

Hours

Mon- Fri - 9am- 9pm

Sat + Sun - 10am- 5pm

A stylized, cursive handwritten signature, likely reading 'Kim', written in dark ink.

2/20/25

The Assessor's office is responsible for the maintenance of records of the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2020.

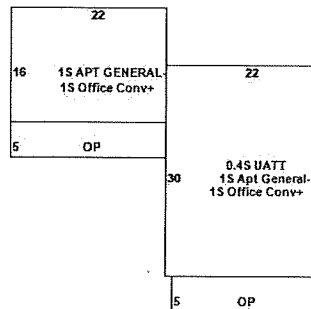


Information on the Property Records for the Municipality of Ellington was last updated on 2/21/2025.

Property Summary Information

Parcel Data And Values Building ▾ Outbuildings Sales Permits

Building 1



Category:	Office	Use:	Office Conv	GLA:	2,024
Stories:	2.00	Construction:	Wood Frame	Year Built:	1917
Heating:	Hot Water	Fuel:	Oil	Cooling Percent:	100
Siding:	Vinyl Siding	Roof Material:	Asphalt	Beds/Units:	0

Special Features

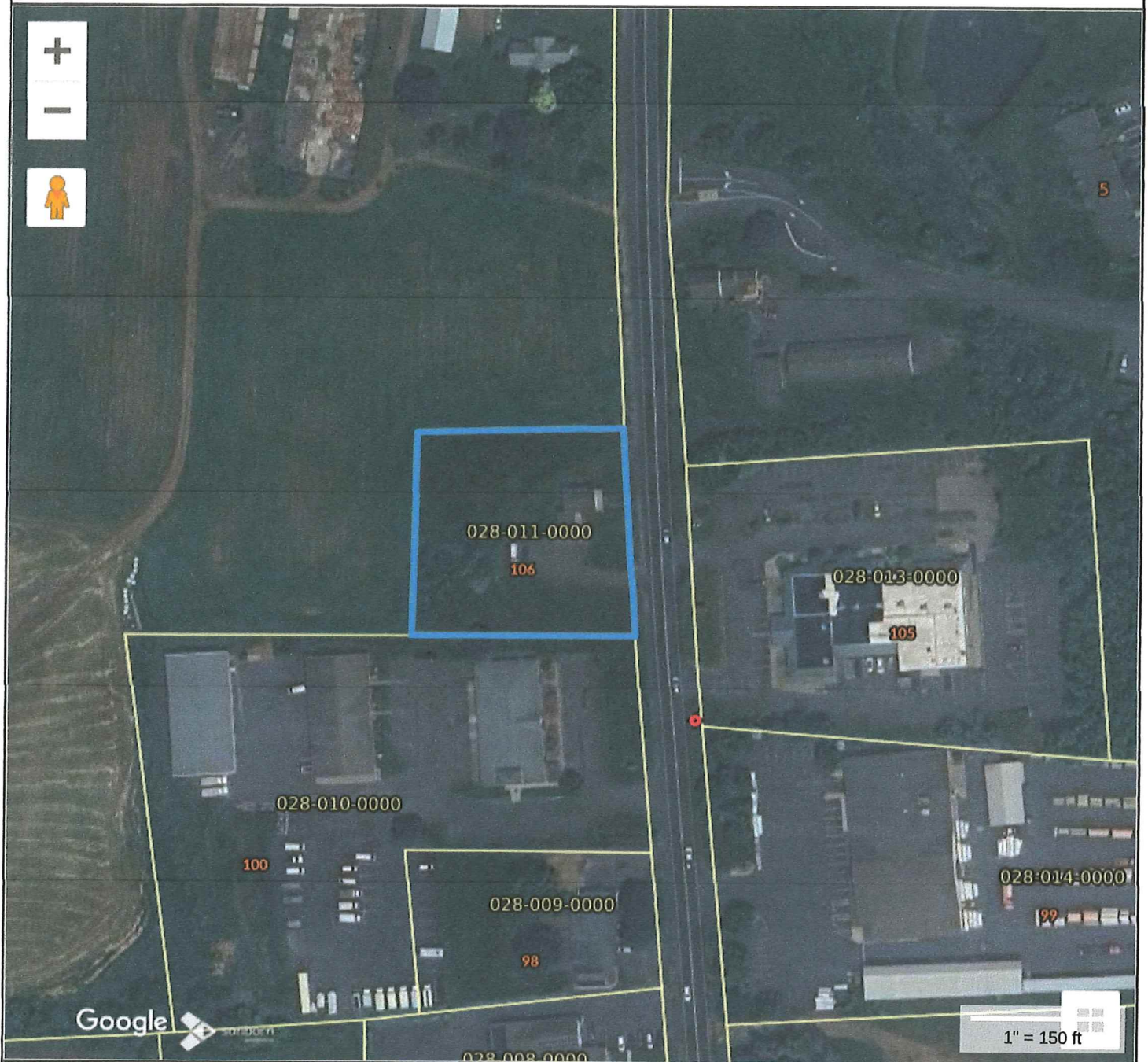
Attached Components

Type:	Year Built:	Area:
Open Porch	1917	100
Open Porch	1917	110
Unfinished Attic	1917	264

[Back To Search](#)

[View Field Card](#)

[Print View](#)

**Property Information**

Property ID 028 011 0000
Location 106 WEST RD
Owner WEST MEADOW ASSOCIATES LLC



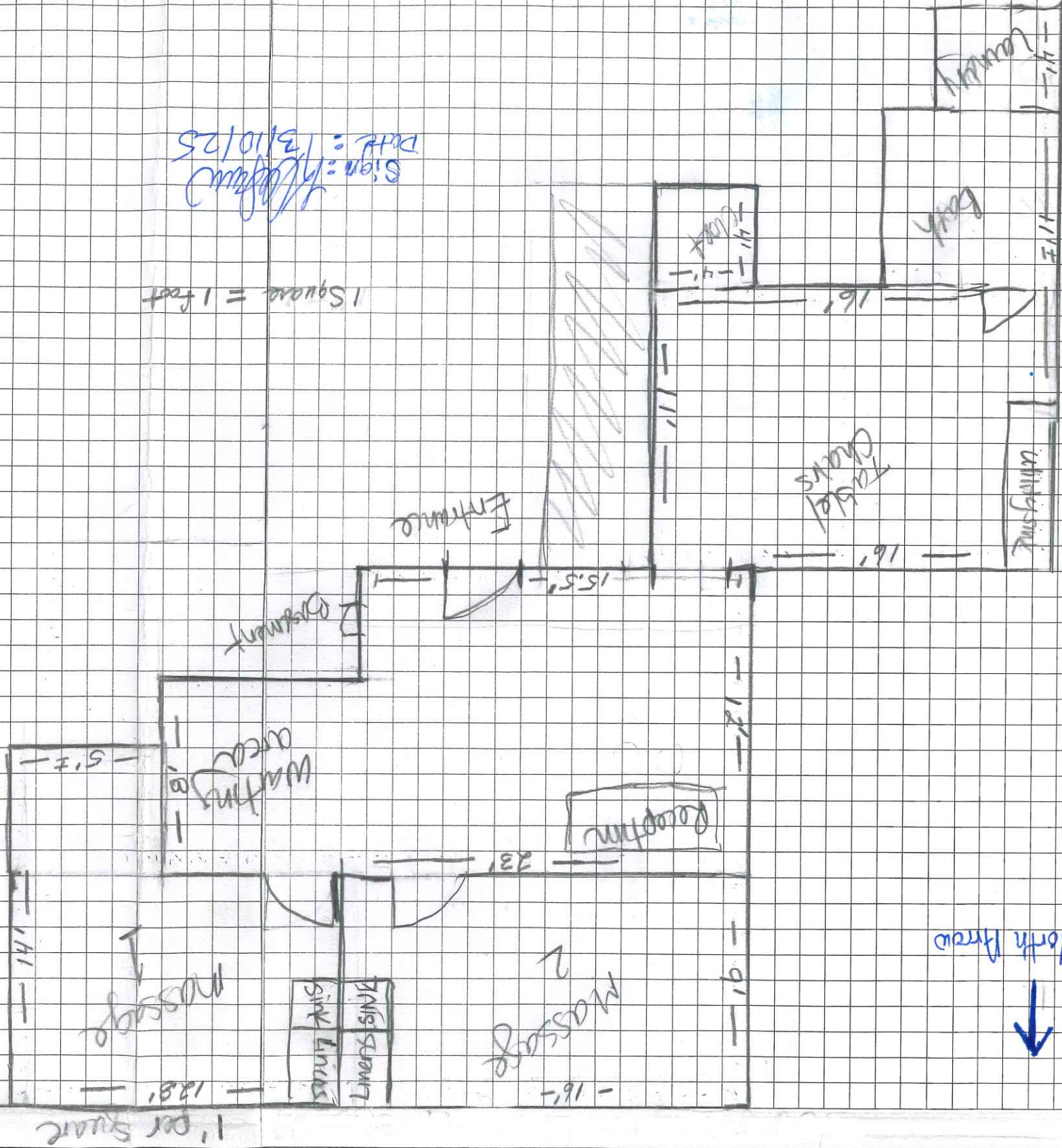
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

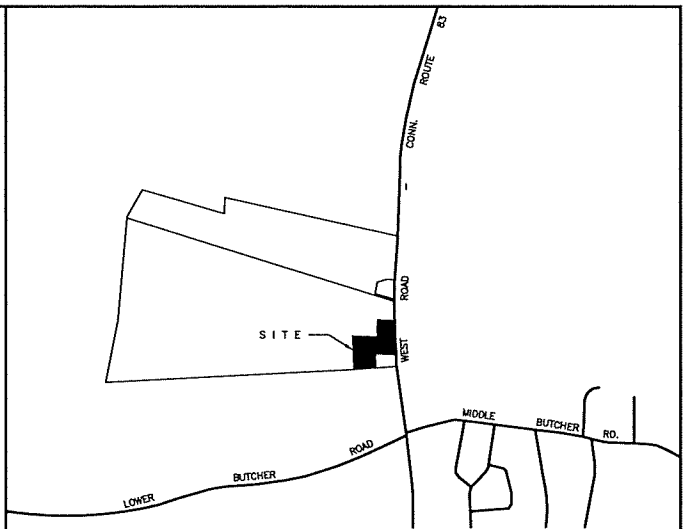
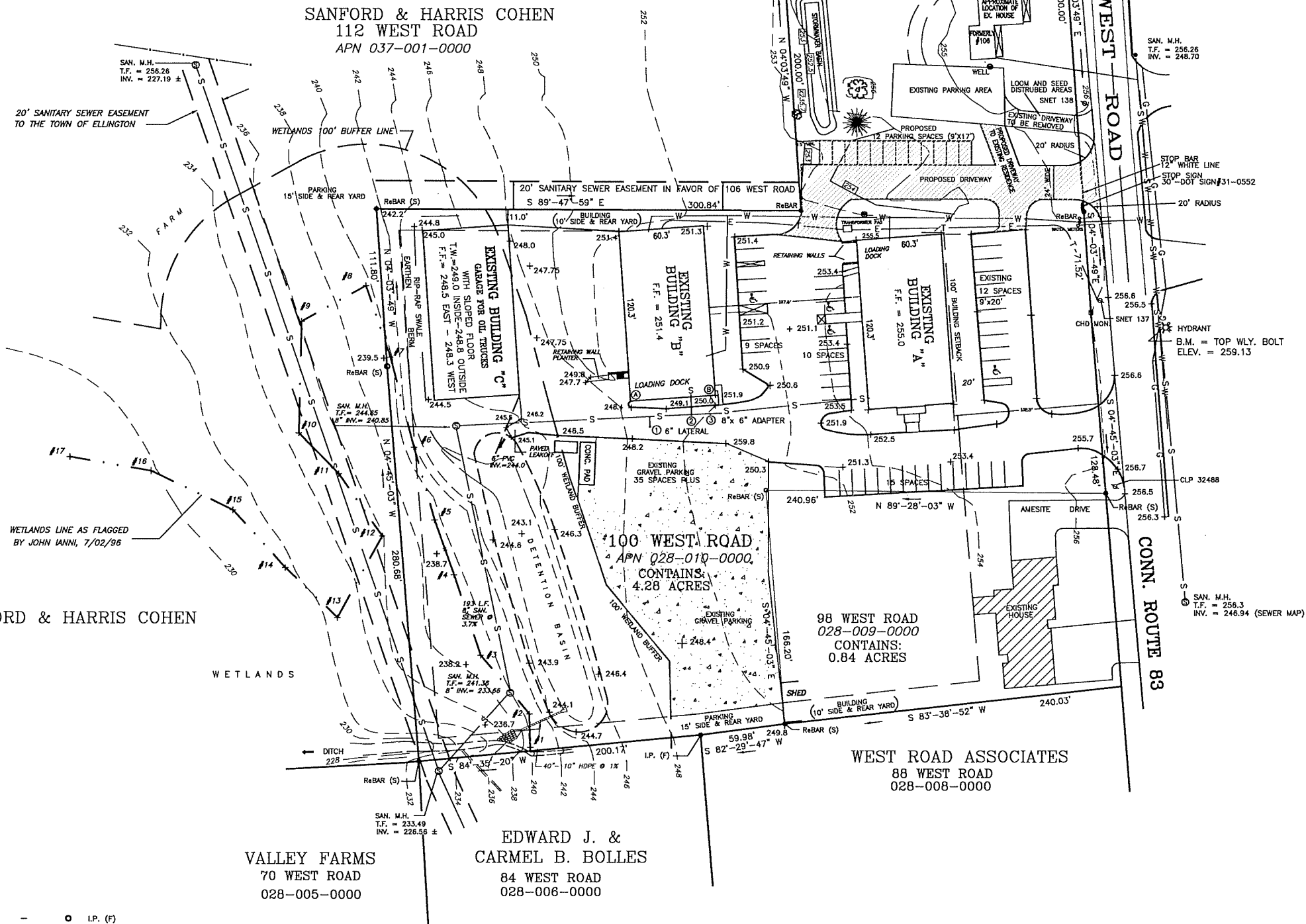
Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

North Arrow
↓



1 Square = 1 foot
Sign: h/afaw
Date: 3/10/25

106 West Road, APN # 028-011-0000



LOCATION PLAN Scale: 1" = 1000'

- NOTES:**
1. 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.
 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: 2/24/97 JOB NO. 8610-5"
 3. ZONE - COMMERCIAL AND PLANNED COMMERCIAL.
 4. THIS PLAN SHOWS 106 WEST ROAD MERGED WITH 100 WEST ROAD.
 4. EXISTING LOT COVERAGE OF 100 WEST ROAD -54%
PROPOSED LOT COVERAGE NEW PARCEL AT 100 WEST ROAD COMBINED PARCEL IS 52%

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS IN THE STATE R.O.W. SHALL CONFORM TO THE DEPARTMENTS SPECIFICATION FORM 819.
2. ALL SIGNS POSTED IN THE STATE RIGHT OF WAY MUST BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENTS DETAIL SHEETS (TR-1208-01 AND TR-1208-02).

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO. L.S. 70295

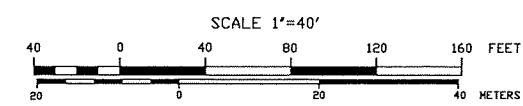
PROPOSED ACCESS DRIVE

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
WEST MEADOW ASSOCIATES, L.L.C
100 WEST ROAD
ELLINGTON, CONNECTICUT

LANDMARK SURVEYS, LLC
62 LOWER BUTCHER RD ~ 860-875-8204
ELLINGTON, CONNECTICUT

REVISIONS 7/17/24 PARKING AND STORMWATER 9/11/24 PER DOT AND COMBINE PARCELS	DRAWN BY R.L.D./M.O.H.	SCALE 1" = 40'	DATE 2/22/24	JOB NO. 967-2-4-PDRV
---	---------------------------	-------------------	-----------------	-------------------------

- 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
- X --- X --- X ---
--- S --- S --- S ---
--- W --- W --- W ---
--- G --- G --- G ---
--- E --- T --- E ---
- L.P. (F)
○ ReBAR (S)
□ C.H.D. MON.
+ CLP 32488
+ 12
⊙ M.H.
⊙ T.F.
⊙ INV.
□ C.B.
□ F.F.



From: kim.therevivalroom.com
To: [Barbra Galovich](#)
Subject: RE: Ellington Staff review Z202501 - 106 West Road
Date: Thursday, March 20, 2025 9:53:22 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.

Hi Barbra,

Hope you enjoyed your trip to Colorado!

Thank you for sending this over. For some reason, I didn't see this email until tonight.

We will not be using the water at 106 West Road for drinking water. It will only be used for cleaning, sanitizing, and laundry. We will be providing a water cooler and use a water delivery company for the drinking water. The well water will not be consumed. I'm not sure if that matters in this process.

Can you advise me on who makes the call as to whether the new use will be consider a public water system?

Thank you,

Kim Newman-Savino, CEO, Personal Trainer, 500 RYT, FNTF, Health Coach
Revival Room Yoga & Fitness, LLC



From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Tuesday, March 18, 2025 2:13 PM
To: kim [therevivalroom.com](mailto:kim@therevivalroom.com) <kim@therevivalroom.com>
Cc: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: FW: Ellington Staff review Z202501 - 106 West Road

Kim,

Hope this email finds you well. Please see the below comments from Wes @ North Central District Health Department.

Best regards,
Barbra

Barbra Galovich, CZET
Ellington Planning Department
57 Main Street

Ellington, CT 06029
(860)870-3120, Option 1

From: Westford Lirot <wlirot@ncdhd.org>
Sent: Tuesday, March 18, 2025 12:29 PM
To: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: RE: Ellington Staff review Z202501 - 106 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.

Barbra,
Comments regarding the use:
Since the building is served by a private well additional review will be required by NCDHD including a public water system screening, if the future use is not considered a public water system type, then a minimum of a current certified water test indicating the well water is considered potable will be required for review.
The proposed floor plan does appear to include needed sanitary equipment items such as hand sinks for the private treatment rooms, a separate dedicated utility sink and a dedicated restroom.
Thank you,
Wes

Westford Lirot, B.S. R.S.
Registered Sanitarian
North Central District Health Department
Stafford Field Office
(O) 860-684-5609
(Fax) 860-684-1768
Enfield Office
860-745-0383
www.ncdhd.org



Please be advised, effective 9/4/23 our new **Enfield Office** business hours are as follows...

M-W 8:00am - 5:30 pm
Th 8:00 am - 7:00 pm
F 8:30 am - 12:30 pm



It is recommended you call in advance to schedule meetings with our staff by contacting 860-745-0383.

From: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Sent: Tuesday, March 11, 2025 8:02 AM

From: [Barbra Galovich](#)
To: kim@therevivalroom.com
Cc: [Lisa Houlihan](#)
Subject: FW: Revive Massage & Wellness, 106 West Road - Health Department Comments
Date: Monday, March 24, 2025 10:17:00 AM
Attachments: [Outlook-uifghubm](#)

Hi Kim,

Hope you had a great weekend. John Colonese, Zoning Enforcement Officer, forwarded the below comments from Brian Bielawiec of North Central District Health Dept. Please call Brian or Wes with any additional questions.

Best regards,
Barbra

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

From: Brian Bielawiec <BBielawiec@ncdhd.org>
Sent: Wednesday, March 19, 2025 6:13 PM
To: John Colonese <jcolonese@ELLINGTON-CT.GOV>
Cc: Westford Lirot <wlirot@ncdhd.org>
Subject: Revive Massage & Wellness, 106 West Road - Health Department 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.

Good evening John,

The North Central District Health Department (NCDHD) has the following comments regarding the proposed Revive Massage & Wellness at 106 West Road:

- Massage and massage therapy are services that are not regulated under the NCDHD's cosmetology code. Therefore, a plan review by NCDHD is not required and a cosmetology license to operate from the NCDHD is not required.
- The building is served by public sewer and a private onsite well. Since the property is served by a water supply well Kimberly Newman-Savino is required to do the following:
 - Complete the State of Connecticut Department of Public Health Public Water Screening Form and submit it with all necessary supporting documents to the Connecticut Department of Public Health Drinking Water Section. The Water Supply Section will determine if the property and business is a public water system or not.

- The determination of a public water system is a necessary step and required prior to opening the business.

Should anyone have any questions or need anything additional, Wes and I are reachable by phone or email.

Brian

Brian D. Bielawiec, M.P.H. , R.S.
Registered Sanitarian III
[North Central District Health Department](#)
31 North Main Street
Enfield, CT 06082
Phone: 860-745-0383, extension 114
Fax: 860-745-3188
email: bbielawiec@ncdhd.org



Please be advised, effective 9/4/23 our new **Enfield Office** business hours are as follows...

M-W 8:00am - 5:30 pm
Th 8:00 am - 7:00 pm
F 8:30 am - 12:30 pm



SCAN ME

It is recommended you call in advance to schedule meetings with our staff by contacting 860-745-0383.

—

8460-

Town of Ellington Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☐ Amendment to Regulation ☒ Site Plan Approval ☒ Special Permit ☒ Modification ☐ CGS 8-24	Application # <u>2202502</u>
	Date Received <u>2/20/2025</u>

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

Owner's Information

Name: R & S GERBER Construction
Mailing Address: 1 Nutmeg Dr
Ellington Ct 06029
Email: RON@GERBERCONSTRUCTIONINC.COM
WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No
Primary Contact Phone #: 860-875-6684
Secondary Contact Phone #: 860-678-5182
Signature: [Signature] Date: 2-15-2025

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.

RECEIVED
FEB 20 2025

Street Address: 1 Nutmeg Drive TOWN OF ELLINGTON PLANNING DEPARTMENT

Assessor's Parcel Number (APN): 017 - 022 - 0008 Existing Zone: I 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.*

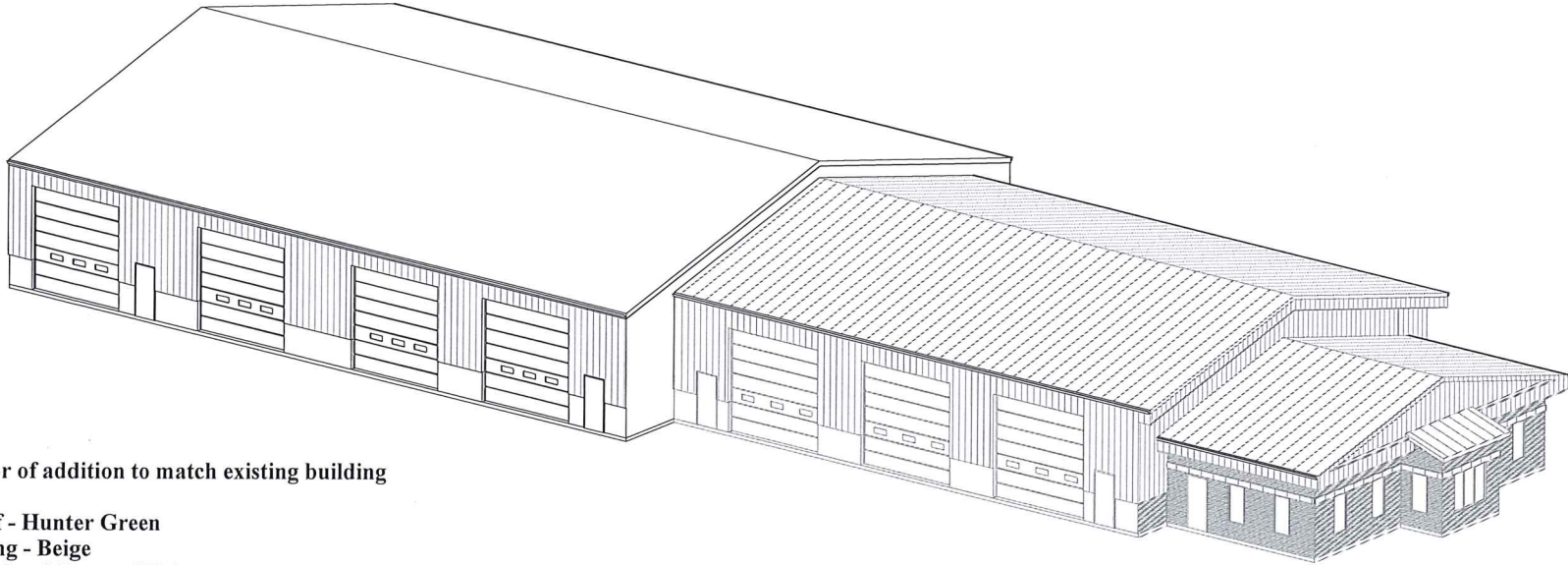
Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-3i(b)). Copy of application, plans, and supporting 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)

Addition of Garage Space as Shown
80 x 100 To match color of Existing

RENOVATION OF OFFICE SPACE

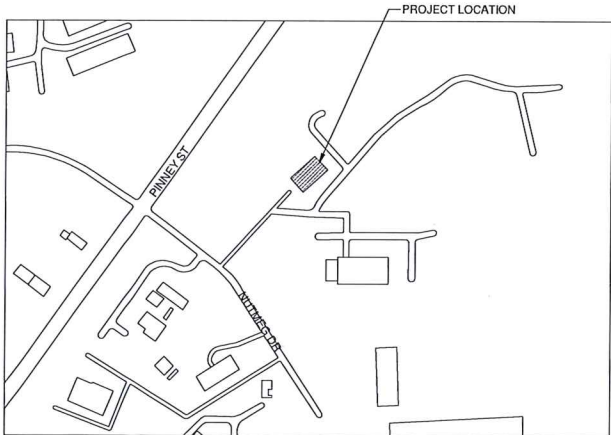
1 NUTMEG DRIVE ELLINGTON, CT



Color of addition to match existing building

Roof - Hunter Green
Siding - Beige
Overhead Doors - White

PERSPECTIVE VIEW
N.T.S.



PROJECT LOCATION MAP
N.T.S.

LIST OF PROFESSIONALS	
OWNER	ARCHITECTURE - STRUCTURE - MEP
GERBER CONSTRUCTION INC. 1 NUTMEG DRIVE, ELLINGTON, CT 06029 PHONE: (860-875-6684)	RUSSELL AND DAWSON INC. 1111 MAIN STREET, EAST HARTFORD, CT - 06108 PHONE: (860) 289-1100 FAX: (860) 289-3272 www.rdaep.com

RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING
1111 Main Street, East Hartford CT 06108
TEL: (860) 289-1100 FAX: (860) 289-3272 E-MAIL: info@rdaep.com

SCOPE OF WORK				
THE SCOPE OF WORK INCLUDES THE ADDITION OF A NEW WAREHOUSE OF 8000 SQ FT.				
LIST OF SHEETS				
SHEET NO.	SHEET NAME	Project Issue Date	Current Revision	Current Revision Date
G-000	COVER SHEET	MM/DD/YYYY		
G-001	CODE ANALYSIS, SYMBOL LEGENDS & GENERAL NOTES	MM/DD/YYYY		
D-101	FIRST FLOOR DEMOLITION PLANS	MM/DD/YYYY		
A-101	FIRST FLOOR PLANS	MM/DD/YYYY		
A-201	ELEVATIONS	MM/DD/YYYY		
A-301	SECTIONS	MM/DD/YYYY		
A-601	DOOR AND FINISH SCHEDULE	MM/DD/YYYY		

RECEIVED

FEB 20 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

1111 MAIN STREET, EAST HARTFORD CT 06108 (860) 289-1100

NOT FOR
CONSTRUCTION
NOT FOR BID
ISSUED FOR
50% CLIENT
REVIEW
02/05/2025

FILE NO. 24194
DATE: MM/DD/YYYY
REV :

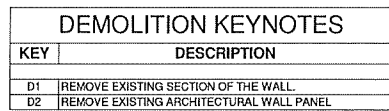
ABBREVIATION	
Abbreviation	Description
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DTA	DOVETAIL ANCHOR
DTL	DETAIL
DTS	DOVETAIL ANCHOR SLOT
DWG	DRAWING
DWR	DRAWER
E	EAST
E	EACH
EB	EXPANSION BOLT
EIFS	EXT INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE(D), ENCLOSURE
EQ	EQUAL
EQP	EQUIPMENT
EXHAUST	EXHAUST
EXG	EXISTING
EXT	EXTERIOR
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTER(ED), FASTENER
FB	FACE BRICK
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEX	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FGL	FIBERGLASS
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLG	FLASHING
FLR	FLOOR(ING)
FM	FACTORY MUTUAL
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FRM	FEET PER MINUTE
FRP	FIRERESISTANCE RATED (ING)
FRM	FRAME (D), FRAMING
FRP	FIBERGLASS REINFORCED PLASTIC
FRF	FIRE RETARDANT
FT	FEET
FTG	FOOTING
FUR	FURR, FURRED, FURRING
FXT	FIXTURE
GA	GAUGE
GAL	GALLON
GB	GRAB BAR
GCMU	GLAZED CONCRETE MASONRY UNIT
GENL	GENERAL
GRD	GRADE, GRADING
GF	GROUND FACE
GKT	GASKET(ED)
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GT	GROUT
GV	GALVANIZED
GVL	GRAVEL
GWB	GYPSUM WALLBOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDCP	ACCESSIBLE TO AND USEABLE BY THE PHYSICALLY HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HPF	HIGH PRESSURE LAMINATE
HR	HOUR
HRAL	HANDRAIL(S)
HT	HEIGHT
HTG	HEATING
HVAC	HTG/VENTILATING/AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
ID	IDENTIFY, IDENTIFICATION
IIBC	INTERNATIONAL IBC BLDG CODE
IIC	IMPACT INSULATION GLASS
IMC	INTERNATIONAL MECHANICAL CODE
IN	INCH(ES)
INCL	INCLUDE(ED), (ING)
INS	INSULATE(D), INSULATION
INT	INTERIOR
INV	INVERT
IP	IRON PIPE
IPC	INTERNATIONAL PLUMBING CODE
J	JOIST
JC	JUNCTION BOX
JT	JANITOR'S CLOSET
JT	JOINT

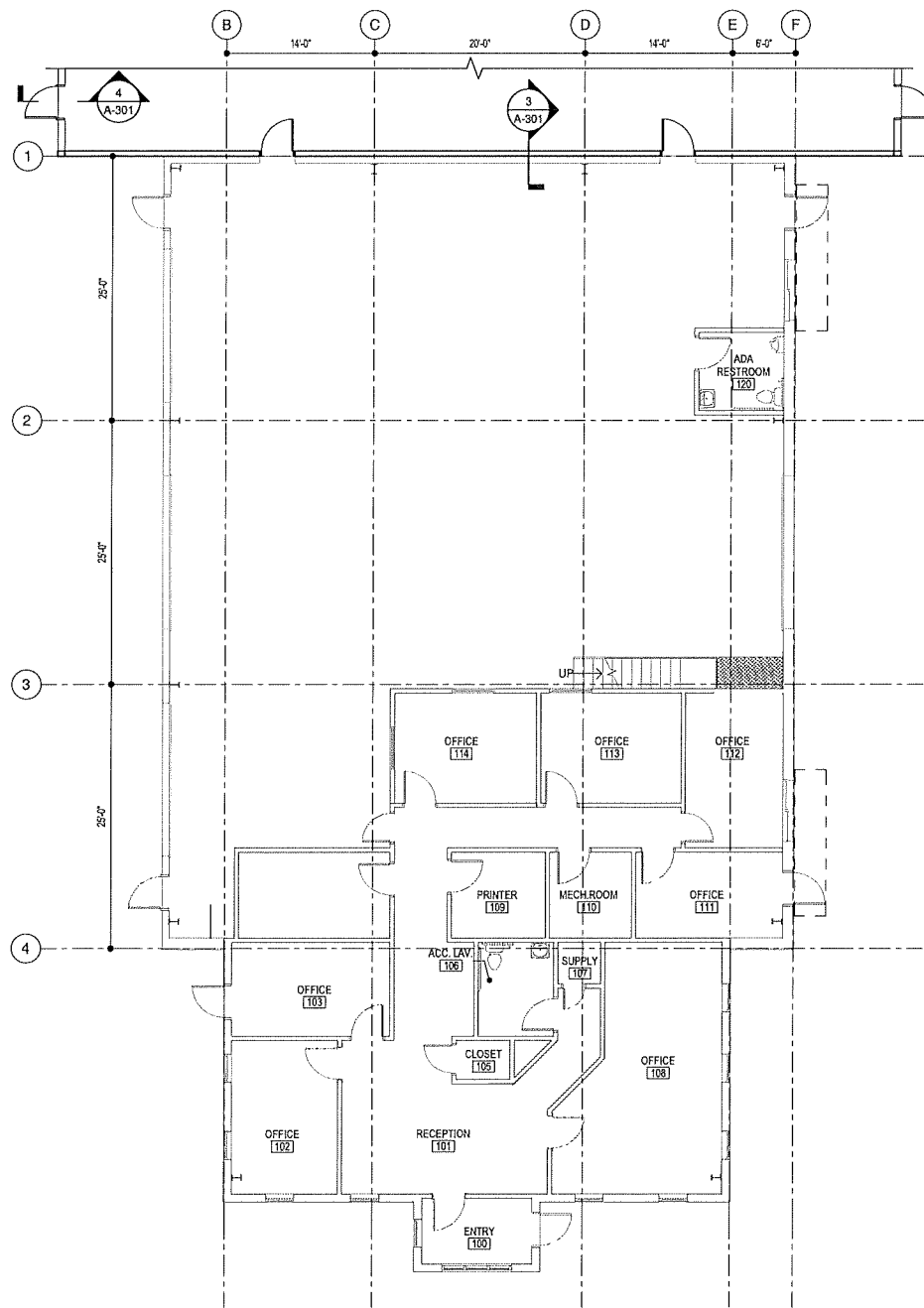
ABBREVIATION	
Abbreviation	Description
K	1,000
KD	KNOCKED DOWN
KG	KILOGRAM
KIP	1,000 POUNDS
KO	KNOCKOUT
KPL	KICKPLATE
L	ANGLE
LAV	LAVATORY
LB	POUND(S)
LF	LINEAL FEET
LG	LONG LENGTH
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LOA	LENGTH OVERALL
LP	LOW POINT
LTG	LIGHTING
LTL	LINTEL
LUM	LUMINAIRE
LVR	LOUVER
LW	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
M	METER(S)
MAX	MAXIMUM
MC	MEDICINE CABINET
MOO	MEDIUM DENSITY OVERLAY
MET	METAL
MEZZ	MEZZANINE
MPD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MINUTE	MINUTE
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MMB	MEMBRANE
MO	MASONRY OPENING
MOU	MOUNT(ED), MOUNTING
MTL	MATERIAL(S)
MULL	MULLION
MWK	MILLWORK
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OCC	OCCUPANT(S), OCCUPANCY
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIMENSION
OH	OVERHEAD
OJ	OPEN-WEB JOIST
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OR EQ	OR EQUAL AS APPROVED BY THE ARCHITECT
OZ	OUNCE
P.T.	PRESSURE TREATED TO RESIST MOISTURE/DECAY
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATE(D)
PERI	PERIMETER
PERP	PERPENDICULAR
PFB	PREFABRICATE(D)
PFN	PREFINISHED
PH	PHASE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
PNT	PAINT(ED)
POLY	POLYETHYLENE
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTDW	PTD/WASTE RECEPTACLE
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
RE	REINFORCE(D), (ING)
REF	REFERENCE
REM	REMOVE
REQD	REQUIRED
RET	RETAIN
REV	REVISE(D), REVISION(S)
RFG	ROOFING
RFH	ROOF HATCH

ABBREVIATION	
Abbreviation	Description
RFL	REFLECTED, (IVE), (OR)
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RL	RAIL(ING)
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RVS	REVERSE
RWL	RAINWATER LEADER
S	SOUTH
SB	STATE BUILDING CODE (CT)
SC	SOLID CORE
SCH	SCHEDULE
SCN	SCREEN
SCT	STRUCTURAL CLAY TILE
SD	STORM DRAIN
SEC	SECTION
SEPN	SEPARATION
SF	SQUARE FOOT (FEET)
SFGL	SAFETY GLASS
SG	SHEET GLASS
SGAP	SUSPENDED GRID ACOUSTIC PANEL
SH	SHELF, SHELVING
SHT	SHEET
SHTH	SHEATHING
SHW	SHOWER
SIM	SIMILAR
SK	SINK
SKL	SKYLIGHT
SL	SLEEVE
SND	SANITARY NAPKIN DISPENSER
SNOL	SANITARY NAPKIN DISPOSAL
SPD	SOAP DISPENSER
SPH	SOAP DISH
SPKR	SPRINKLER(ED)
SQ	SQUARE
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STO	STORAGE
STR	STRUCTURAL
SY	SQUARE YARD(S)
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE-AND-GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERATURE
TF	TOP OF FRAME
TGD	TENANT FITOUT DWG
TGL	TEMPERED GLASS
TKL	THICKNESS
THR	THRESHOLD
TPO	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TSL	TOP OF SLAB
TOS	TOP OF STEEL
TV	TELEVISION
TW	TOP OF WALL
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORIES
UNF	UNFINISHED
UR	URINAL
VBS	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATE(D), (ING)
VERT	VERTICAL
VIF	VERIFY IN THE FIELD
VNR	VENEER
VOL	VOLUME
VTR	VENT THROUGH ROOF
VWC	VINYL WALLCOVERING
W	WEST
W/	WITH
W/N	WITHIN
W/O	WITHOUT
WBS	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WH	WALL HUNG
WIN	WINDOW
WM	WIRE MESH
WP	WATERPROOFING
WPT	WORKING POINT
WS	WATERSTOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	BY
X#	EXCEPTION NUMBER
YD	YARD

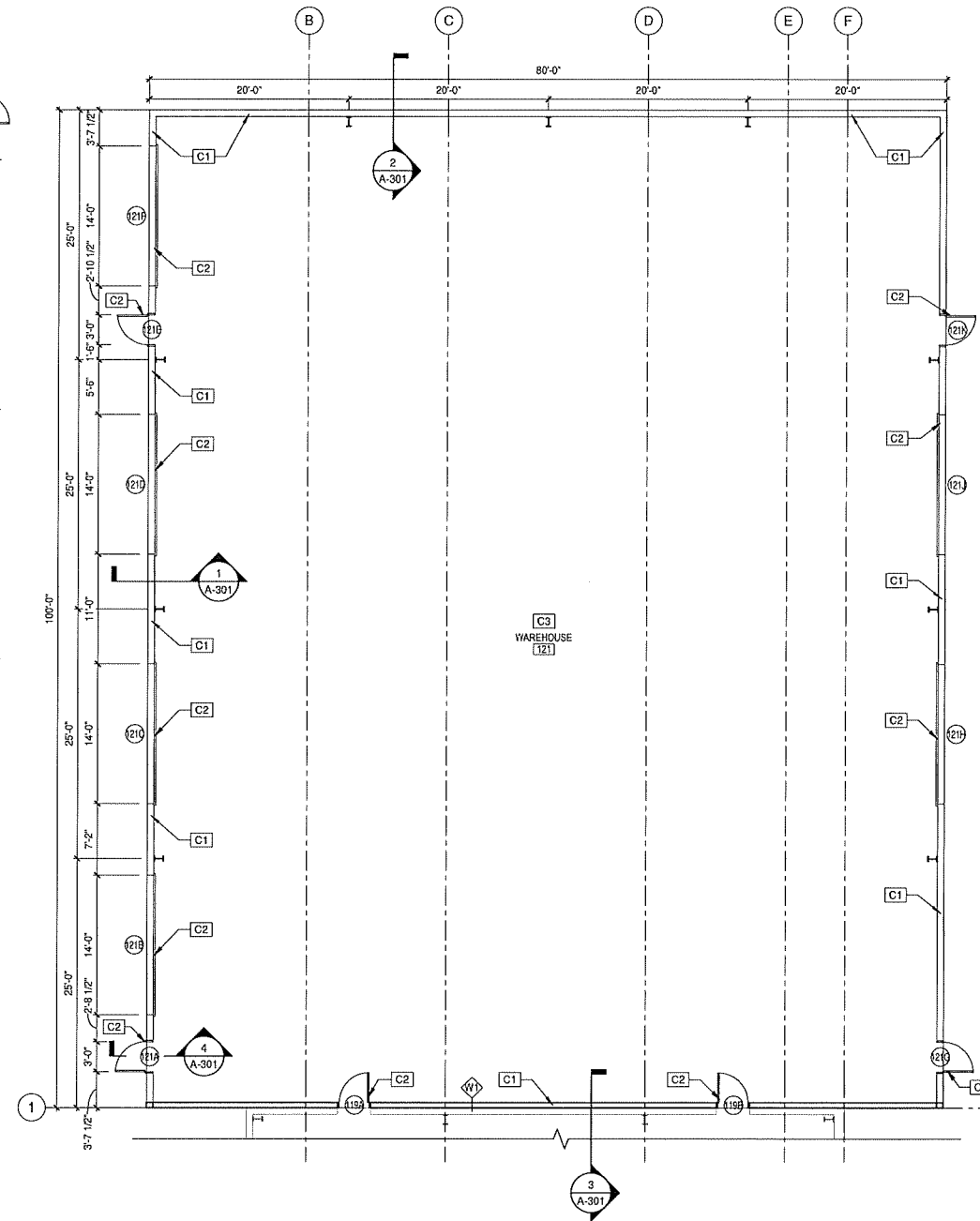
GENERAL NOTES	
NO	NOTES
1	THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
2	DO NOT SCALE THE DRAWINGS. USE DIMENSIONS SHOWN ON PLANS, SECTIONS, & DETAILS.
3	THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & OR CONDITIONS IN THE FIELD.
4	NOT EVERY MATERIAL OR ELEMENT IS NOTED AT EVERY CONDITION. SEE SIM CONDITIONS FOR APPROPRIATE NOTES.
5	CONSULT W/ THE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY CONFLICTS IN THESE PLANS.
6	IF DRAWINGS AND TEXT CONFLICT, THE TEXT SHALL GOVERN. IF NOTES & SPECIFICATIONS CONFLICT, THE NOTES SHALL GOVERN. IF THE DRAWINGS CONFLICT WITH ONE ANOTHER THAT LARGER SCALE SHALL GOVERN.
7	MECHANICAL & STRUCTURAL ELEMENTS ARE SHOWN ON ARCHITECTURAL DRAWINGS TO INDICATE THE EXTENT OF THE WORK ONLY. IT IS NOT THE INTENT OF THE ARCHITECTURAL DWGS TO SHOW ENGINEERING WORK EXCEPT OTHERS WORK.
8	TRADES SHALL COORDINATE THEIR WORK W/ OTHER TRADES.
9	REMOVE ALL MATERIAL AS REQ'D TO REACH CONFIGURATION SHOWN, WHETHER OR NOT SHOWN ON DEMO PLANS. SUPPORT, BRACE, OR SHORE ALL THAT REMAIN AS REQ'D DURING INSTALLATION OF NEW MATERIAL.

[illegible]

[illegible]

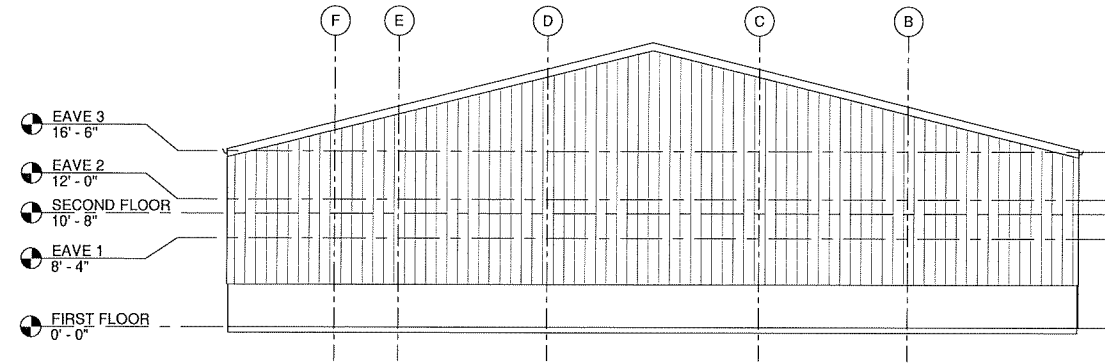


3 NEW WAREHOUSE
A-101 1/8" = 1'-0"



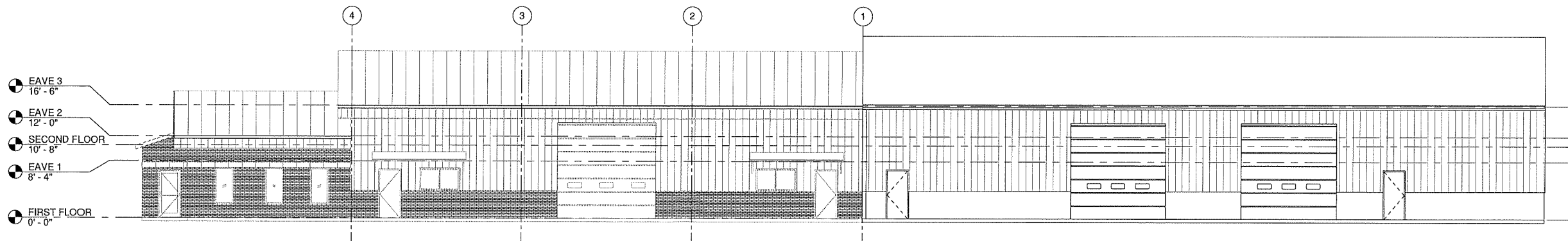
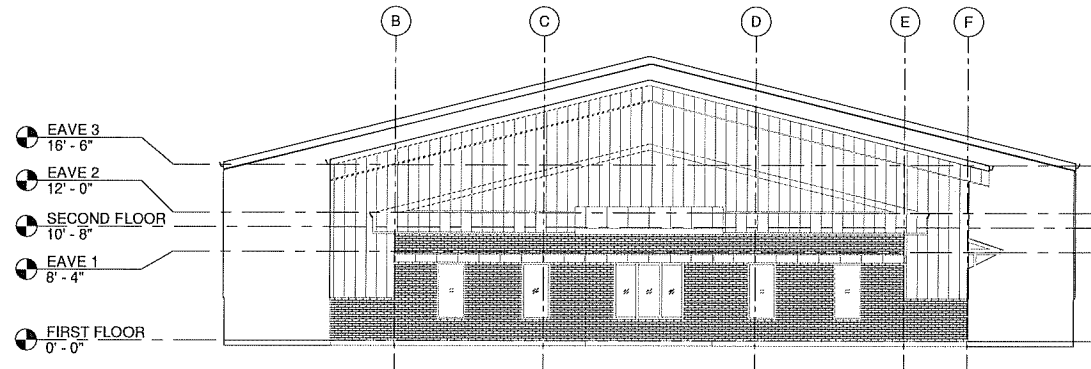
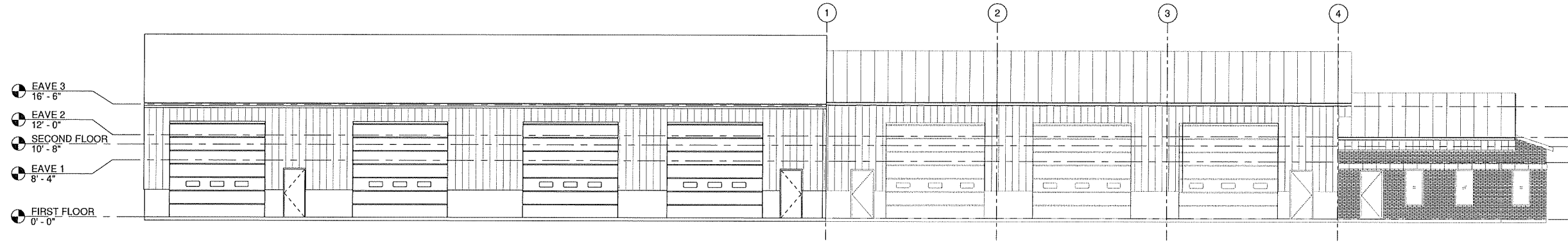
CONSTRUCTION KEYNOTES	
KEY	DESCRIPTION
C1	ADD NEW WALL.
C2	ADD NEW DOOR.
C3	NEW CONCRETE SLAB

SHEET NUMBER: A-101	SHEET TITLE: FIRST FLOOR PLANS	FILE NO.: 24194	PROJECT: RENOVATION OF OFFICE SPACE	1 NUTMEG DRIVE ELLINGTON, CT	STAMP: NOT FOR CONSTRUCTION ISSUED FOR 50% CLIENT REVIEW 02/09/2025	NO.	DESCRIPTION	REVISIONS		DATE	BY	THE PROJECT, THE SEAL AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF RUSSELL ARCHITECTURE & ENGINEERING. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RUSSELL ARCHITECTURE & ENGINEERING. ALL RIGHTS ARE RESERVED AND RUSSELL ARCHITECTURE & ENGINEERING WILL BE RESPONSIBLE FOR ANY SUCH USE.
RUSSELL ARCHITECTURE & ENGINEERING 1111 Main Street, Suite 400 Hartford, CT 06106 TEL: (860) 259-1100 FAX: (860) 259-5272 E-MAIL: info@russellae.com												



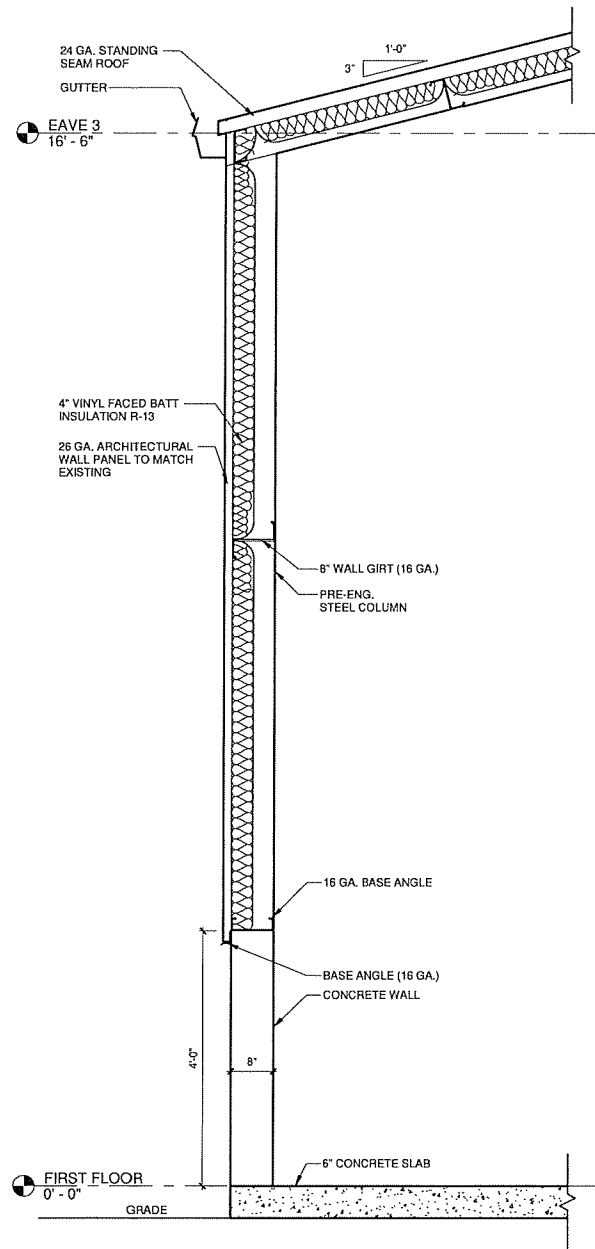
Color of addition to match existing building

Roof - Hunter Green
Siding - Beige
Overhead Doors - White

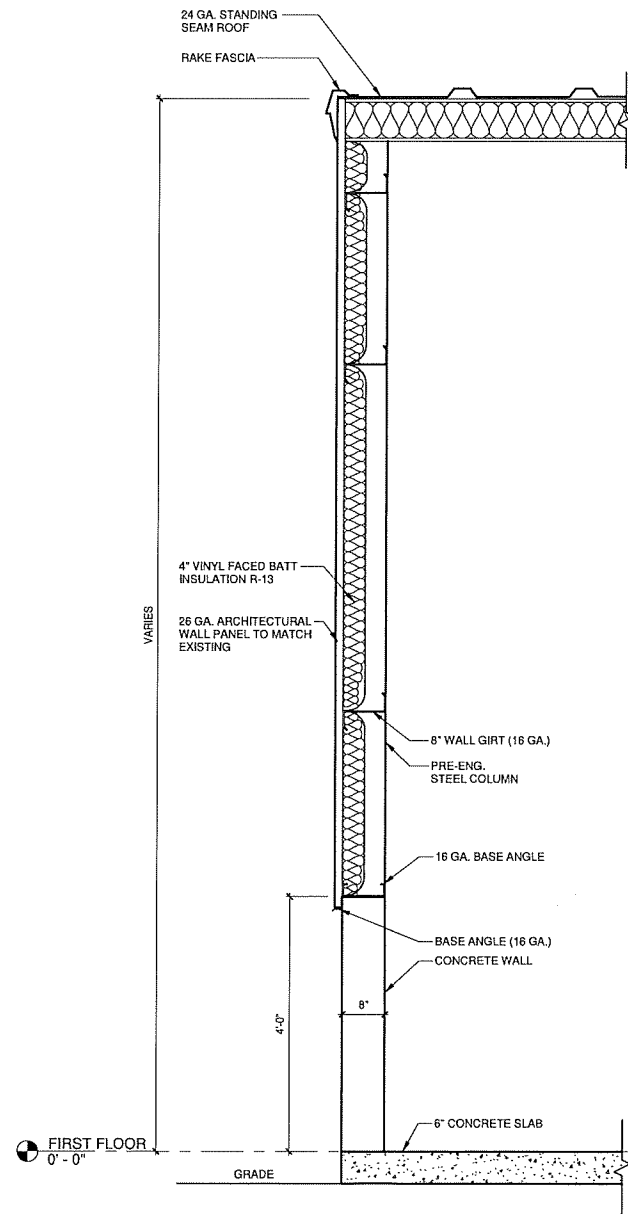


SHEET TITLE: ELEVATIONS	FILE NO: 24194	PROJECT: RENO OF OFFICE SPACE	STAMP: NOT FOR CONSTRUCTION ISSUED FOR 50% CLIENT REVIEW 02/05/2025	REVISIONS <table><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody></tbody></table>	NO.	DESCRIPTION	DATE	RUSSELL AND DAWSON INC. ARCHITECTURE & ENGINEERING 1111 Main Street, East Haven, CT 06424 TEL: (860) 295-1100 FAX: (860) 295-2272 E-MAIL: info@rdawson.com
	NO.	DESCRIPTION			DATE			
SCALE: AS NOTED	DATE: MM/DD/YYYY	DRAWN BY: KWB	CHECKED BY: SEC					
SHEET NUMBER: A-201	1 NUTMEG DRIVE ELLINGTON, CT							

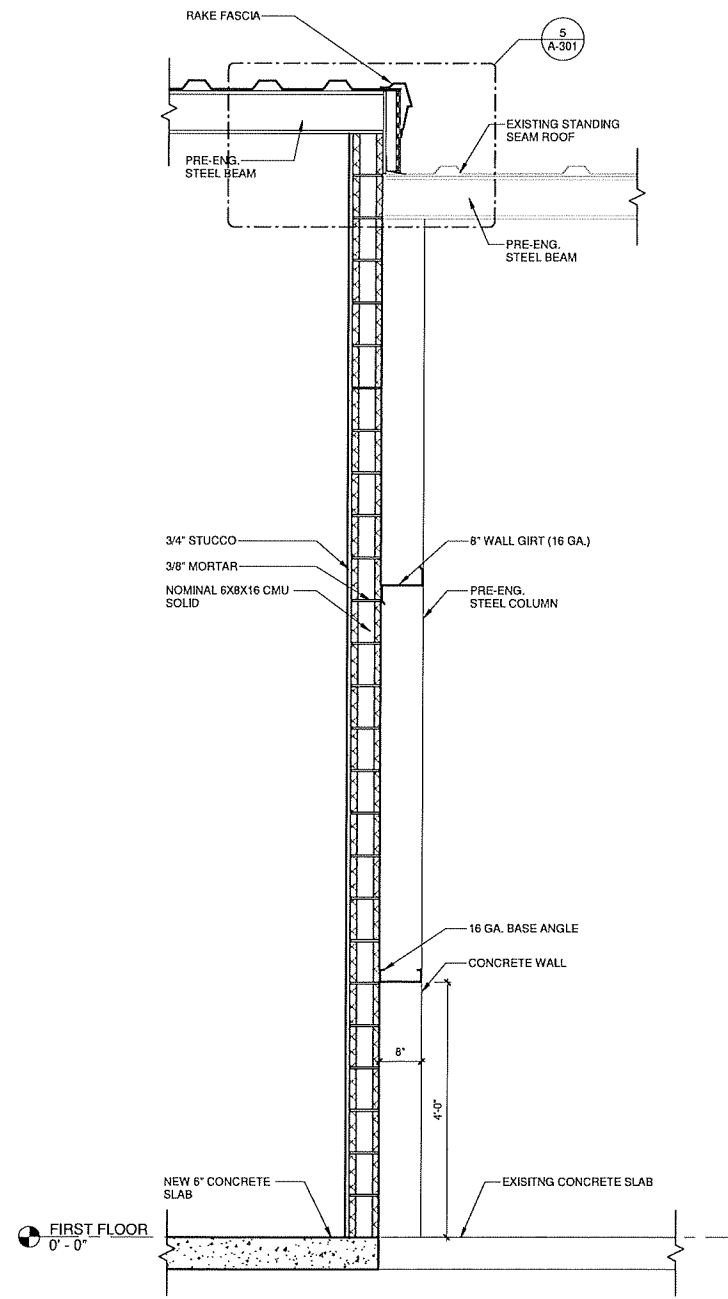
2/5/2025 6:42:20 PM



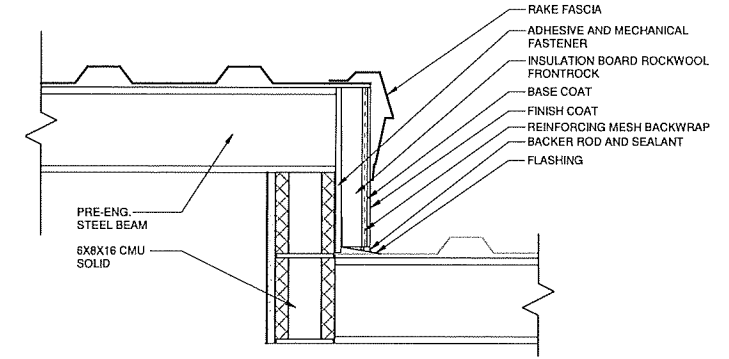
1 SECTION
A-301/ 3/4" = 1'-0"



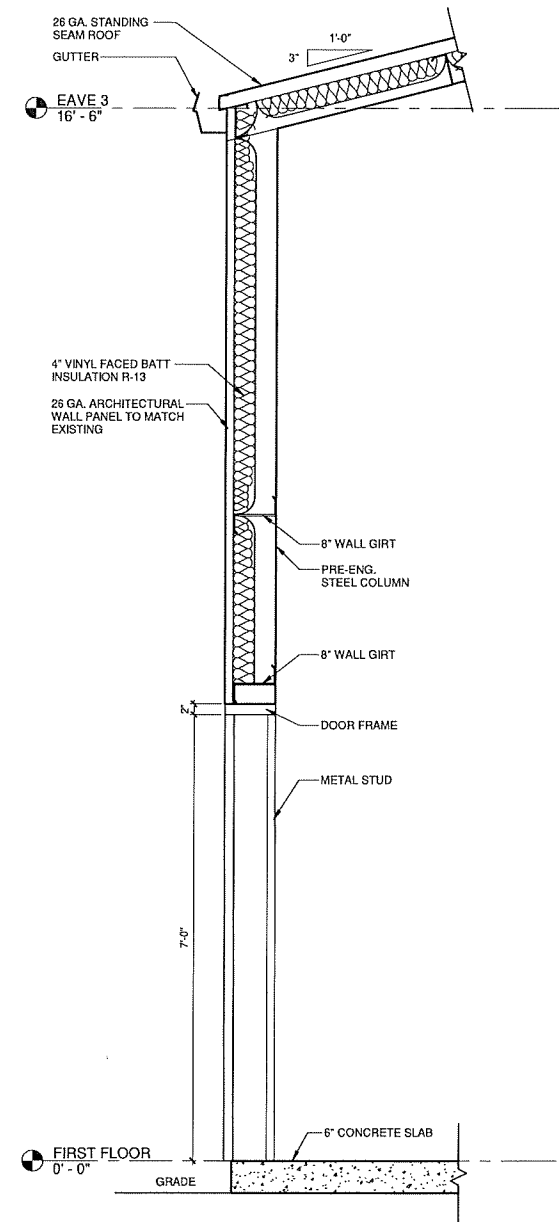
2 SECTION
A-301/ 3/4" = 1'-0"



3 SECTION
A-301/ 3/4" = 1'-0"



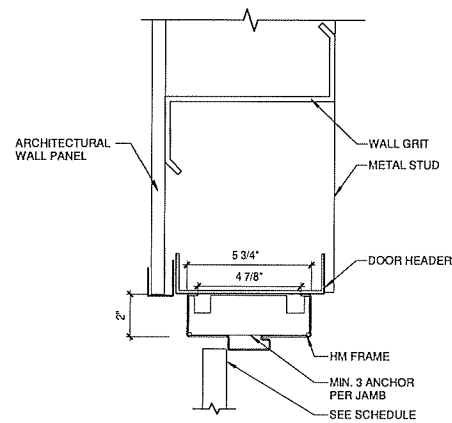
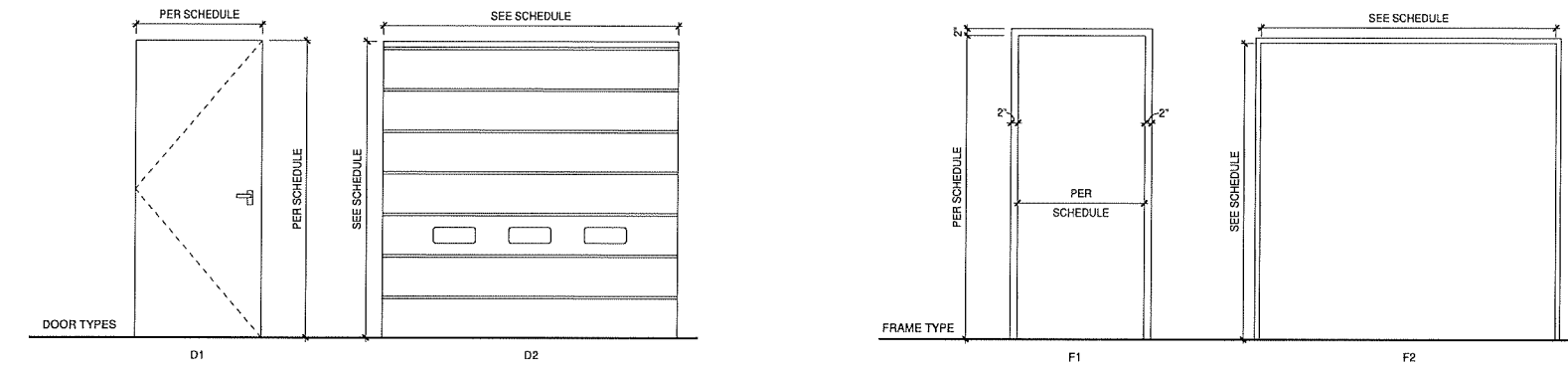
5 EIFS FLASHING DETAIL
A-301/ N.T.S.



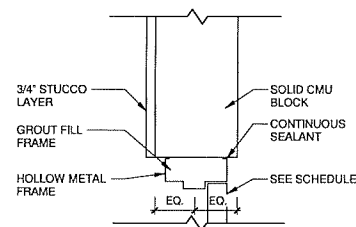
4 SECTION
A-301/ 3/4" = 1'-0"

RUSSELL AND DAWSON INC. ARCHITECTURE & ENGINEERING 1111 Main Street, East Haven CT 06108 TEL: (860) 257-1100 FAX: (860) 257-2727 EMAIL: info@russellanddawson.com	
THESE DOCUMENTS ARE THE PROPERTY OF RUSSELL AND DAWSON INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RUSSELL AND DAWSON INC.	
NO.	DESCRIPTION
1	REVISIONS
2	DATE
3	BY
4	DATE
5	BY
6	DATE
7	BY
8	DATE
9	BY
10	DATE
11	BY
12	DATE
13	BY
14	DATE
15	BY
16	DATE
17	BY
18	DATE
19	BY
20	DATE
21	BY
22	DATE
23	BY
24	DATE
25	BY
26	DATE
27	BY
28	DATE
29	BY
30	DATE
31	BY
32	DATE
33	BY
34	DATE
35	BY
36	DATE
37	BY
38	DATE
39	BY
40	DATE
41	BY
42	DATE
43	BY
44	DATE
45	BY
46	DATE
47	BY
48	DATE
49	BY
50	DATE
51	BY
52	DATE
53	BY
54	DATE
55	BY
56	DATE
57	BY
58	DATE
59	BY
60	DATE
61	BY
62	DATE
63	BY
64	DATE
65	BY
66	DATE
67	BY
68	DATE
69	BY
70	DATE
71	BY
72	DATE
73	BY
74	DATE
75	BY
76	DATE
77	BY
78	DATE
79	BY
80	DATE
81	BY
82	DATE
83	BY
84	DATE
85	BY
86	DATE
87	BY
88	DATE
89	BY
90	DATE
91	BY
92	DATE
93	BY
94	DATE
95	BY
96	DATE
97	BY
98	DATE
99	BY
100	DATE
101	BY
102	DATE
103	BY
104	DATE
105	BY
106	DATE
107	BY
108	DATE
109	BY
110	DATE
111	BY
112	DATE
113	BY
114	DATE
115	BY
116	DATE
117	BY
118	DATE
119	BY
120	DATE
121	BY
122	DATE
123	BY
124	DATE
125	BY
126	DATE
127	BY
128	DATE
129	BY
130	DATE
131	BY
132	DATE
133	BY
134	DATE
135	BY
136	DATE
137	BY
138	DATE
139	BY
140	DATE
141	BY
142	DATE
143	BY
144	DATE
145	BY
146	DATE
147	BY
148	DATE
149	BY
150	DATE
151	BY
152	DATE
153	BY
154	DATE
155	BY
156	DATE
157	BY
158	DATE
159	BY
160	DATE
161	BY
162	DATE
163	BY
164	DATE
165	BY
166	DATE
167	BY
168	DATE
169	BY
170	DATE
171	BY
172	DATE
173	BY
174	DATE
175	BY
176	DATE
177	BY
178	DATE
179	BY
180	DATE
181	BY
182	DATE
183	BY
184	DATE
185	BY
186	DATE
187	BY
188	DATE
189	BY
190	DATE
191	BY
192	DATE
193	BY
194	DATE
195	BY
196	DATE
197	BY
198	DATE
199	BY
200	DATE
201	BY
202	DATE
203	BY
204	DATE
205	BY
206	DATE
207	BY
208	DATE
209	BY
210	DATE
211	BY
212	DATE
213	BY
214	DATE
215	BY
216	DATE
217	BY
218	DATE
219	BY
220	DATE
221	BY
222	DATE
223	BY
224	DATE
225	BY
226	DATE
227	BY
228	DATE
229	BY
230	DATE
231	BY
232	DATE
233	BY
234	DATE
235	BY
236	DATE
237	BY
238	DATE
239	BY
240	DATE
241	BY
242	DATE
243	BY
244	DATE
245	BY
246	DATE
247	BY
248	DATE
249	BY
250	DATE
251	BY
252	DATE
253	BY
254	DATE
255	BY
256	DATE
257	BY
258	DATE
259	BY
260	DATE
261	BY
262	DATE
263	BY
264	DATE
265	BY
266	DATE
267	BY
268	DATE
269	BY
270	DATE
271	BY
272	DATE
273	BY
274	DATE
275	BY
276	DATE
277	BY
278	DATE
279	BY
280	DATE
281	BY
282	DATE
283	BY
284	DATE
285	BY
286	DATE
287	BY
288	DATE
289	BY
290	DATE
291	BY
292	DATE
293	BY
294	DATE
295	BY
296	DATE
297	BY
298	DATE
299	BY
300	DATE
301	BY
302	DATE
303	BY
304	DATE
305	BY
306	DATE
307	BY
308	DATE
309	BY
310	DATE
311	BY
312	DATE
313	BY
314	DATE
315	BY
316	DATE
317	BY
318	DATE
319	BY
320	DATE
321	BY
322	DATE
323	BY
324	DATE
325	BY
326	DATE
327	BY
328	DATE
329	BY
330	DATE
331	BY
332	DATE
333	BY
334	DATE
335	BY
336	DATE
337	BY
338	DATE
339	BY
340	DATE
341	BY
342	DATE
343	BY
344	DATE
345	BY
346	DATE
347	BY
348	DATE
349	BY
350	DATE
351	BY
352	DATE
353	BY
354	DATE
355	BY
356	DATE
357	BY
358	DATE
359	BY
360	DATE
361	BY
362	DATE
363	BY
364	DATE
365	BY
366	DATE
367	BY
368	DATE
369	BY
370	DATE
371	BY
372	DATE
373	BY
374	DATE
375	BY
376	DATE
377	BY
378	DATE
379	BY
380	DATE
381	BY
382	DATE
383	BY
384	DATE
385	BY
386	DATE
387	BY
388	DATE
389	BY
390	DATE
391	BY
392	DATE
393	BY
394	DATE
395	BY
396	DATE
397	BY
398	DATE
399	BY
400	DATE
401	BY
402	DATE
403	BY
404	DATE
405	BY
406	DATE
407	BY
408	DATE
409	BY
410	DATE
411	BY
412	DATE
413	BY
414	DATE
415	BY
416	DATE
417	BY
418	DATE
419	BY
420	DATE
421	BY
422	DATE
423	BY
424	DATE
425	BY
426	DATE
427	BY
428	DATE
429	BY
430	DATE
431	BY
432	DATE
433	BY
434	DATE
435	BY
436	DATE
437	BY
438	DATE
439	BY
440	DATE
441	BY
442	DATE
443	BY
444	DATE
445	BY
446	DATE
447	BY
448	DATE
449	BY
450	DATE
451	BY
452	DATE
453	BY
454	DATE
455	BY
456	DATE
457	BY
458	DATE
459	BY
460	DATE
461	BY
462	DATE
463	BY
464	DATE
465	BY
466	DATE
467	BY
468	DATE
469	BY
470	DATE
471	BY
472	DATE
473	BY
474	DATE
475	BY
476	DATE
477	BY
478	DATE
479	BY
480	DATE
481	BY
482	DATE
483	BY
484	DATE
485	BY
486	DATE
487	BY
488	DATE
489	BY
490	DATE
491	BY
492	DATE
493	BY
494	DATE
495	BY
496	DATE
497	BY
498	DATE
499	BY
500	DATE
501	BY
502	DATE
503	BY
504	DATE
505	BY
506	DATE
507	BY
508	DATE
509	BY
510	DATE
511	BY
512	DATE
513	BY
514	DATE
515	BY
516	DATE
517	BY
518	DATE
519	BY
520	DATE
521	BY
522	DATE
523	BY
524	DATE
525	BY
526	DATE
527	BY
528	DATE
529	BY
530	DATE
531	BY
532	DATE
533	BY
534	DATE
535	BY
536	DATE
537	BY
538	DATE
539	BY
540	DATE
541	BY
542	DATE
543	BY
544	DATE
545	BY
546	DATE
547	BY
548	DATE
549	BY
550	DATE
551	BY
552	DATE
553	BY
554	DATE
555	BY
556	DATE
557	BY
558	DATE
559	BY
560	DATE
561	BY
562	DATE
563	BY
564	DATE
565	BY
566	DATE
567	BY
568	DATE
569	BY
570	DATE
571	BY
572	DATE
573	BY
574	DATE
575	BY
576	DATE
577	BY
578	DATE
579	BY
580	DATE
581	BY
582	DATE
583	BY
584	DATE
585	BY
586	DATE
587	BY
588	DATE
589	BY
590	DATE
591	BY
592	DATE
593	BY
594	DATE
595	BY
596	DATE
597	BY
598	DATE
599	BY
600	DATE
601	BY
602	DATE
603	BY
604	DATE
605	BY
606	DATE
607	BY
608	DATE
609</	

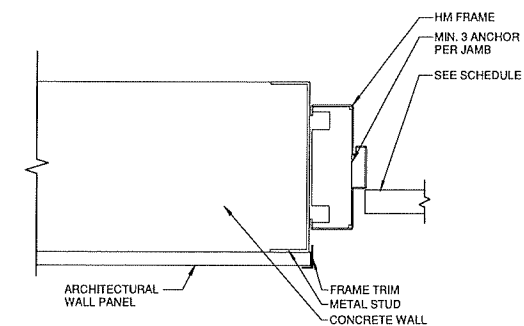
DOOR SCHEDULE																	
MARK	ROOM NAME	DOOR			DOOR				FRAME				THRESH	FIRE RATING	HARDWARE SET	REMARKS	
		WIDTH	HEIGHT	THICK.	MATERIAL	FINISH	TYPE	GLAZING	TYPE	HEAD	JAMB	MATERIAL					
FIRST FLOOR																	
119A	SHOP	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1	-	F1	H2	J2	HM		90 MINUTES	1		
119B	SHOP	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1	-	F1	H2	J2	HM		90 MINUTES	1		
121A	WARE HOUSE	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1		F1	H1	J2	HM			2		
121B	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121C	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121D	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121E	WARE HOUSE	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1		F1	H1	J2	HM		-	2		
121F	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121G	WARE HOUSE	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1		F1	H1	J2	HM		-	2		
121H	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121J	WARE HOUSE	14' - 0"	14' - 0"	0'-2"	STL	PAINTED	D2		F2	-	-	HM	-	-	-	MIDLAND COMMERCIAL RIBBED CS26, 3 WINDOWS 24"x12", PLAIN GLASS	
121K	WARE HOUSE	3' - 0"	7' - 0"	0'-1 3/4"	HM	PAINTED	D1		F1	H1	J2	HM		-	2		



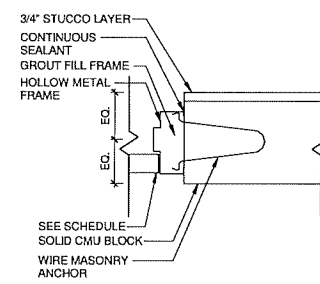
H1 H1 HEAD DETAIL
A-601 3" = 1'-0"



H2 HEAD DETAIL
A-601 1 1/2" = 1'-0"



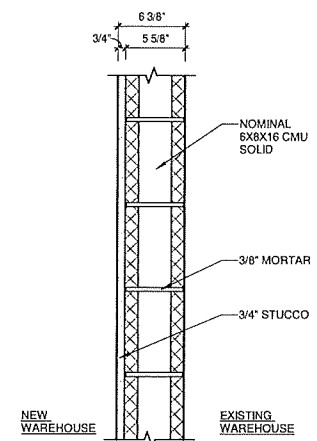
J1 J2 JAMB DETAIL
A-601 3" = 1'-0"



J2 JAMB DETAIL
A-601 1 1/2" = 1'-0"

HW SET (01)			
3 EA	HINGES	58B1-HW	630
1 EA	LOCKSET	ND25D RHO	626
1 EA	CLOSER	7500DA	689
1 EA	KICKPLATES	840Z SERIES	US32D

HW SET (02)			
3 EA	HINGES	FBF179 4.5X4.5	US26D
1 EA	LOCKSET	CO-100-MD-40-KP-RHO	626
1 EA	CLOSER	4040XP Rw/PA	569
1 EA	THRESHOLD	270 SADDLE 4"X1/4"	A



W1 CMU WALL
SCALE: 1 1/2" = 1'-0"
UL U906

2/5/2025 6:42:21 PM

[illegible]



RECEIVED
FEB 20 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

RECEIVED

MAR 24 2025

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Need @ DRB meeting



**Property Information**

Property ID 017 022 0008
Location 1 NUTMEG DR
Owner R+S GERBER CONSTRUCTION LLC

**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.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2020.

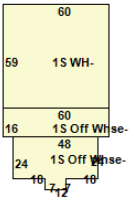


Information on the Property Records for the Municipality of Ellington was last updated on 2/21/2025.

Property Summary Information

Parcel Data And Values Building Outbuildings Sales Permits

Building 1



Category:	Industrial	Use:	Warehouse	GLA:	5,736
Stories:	1.00	Construction:	Steel	Year Built:	2003
Heating:	Forced Hot Air	Fuel:	Natural Gas	Cooling Percent:	100
Siding:	Pre-Finish Metal/Brick Veneer	Roof Material:	Enamel Metal Shingle	Beds/Units:	0

Special Features

Attached Components

Back To Search

View Field Card

Print View

ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

Z202502 - R&S Gerber Construction, LLC, owner/ applicant, pursuant to Table 4.1 Permitted Uses & Uses Requiring Special Permit in Commercial & Industrial Zones request for modifications to Site Plan and Special Permit to construct an 80x100 addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

PUBLIC HEARING DATE: March 31, 2025

STAFF REVIEW RETURN DATE: March 21, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	DPW- No comment. WPCA- The improvement will trigger a reassessment based on square footage. The WPCA will also need an additional flow allocation request if additional flow is required.
Assessor	
Traffic Authority	
Ambulance	

Barbra Galovich

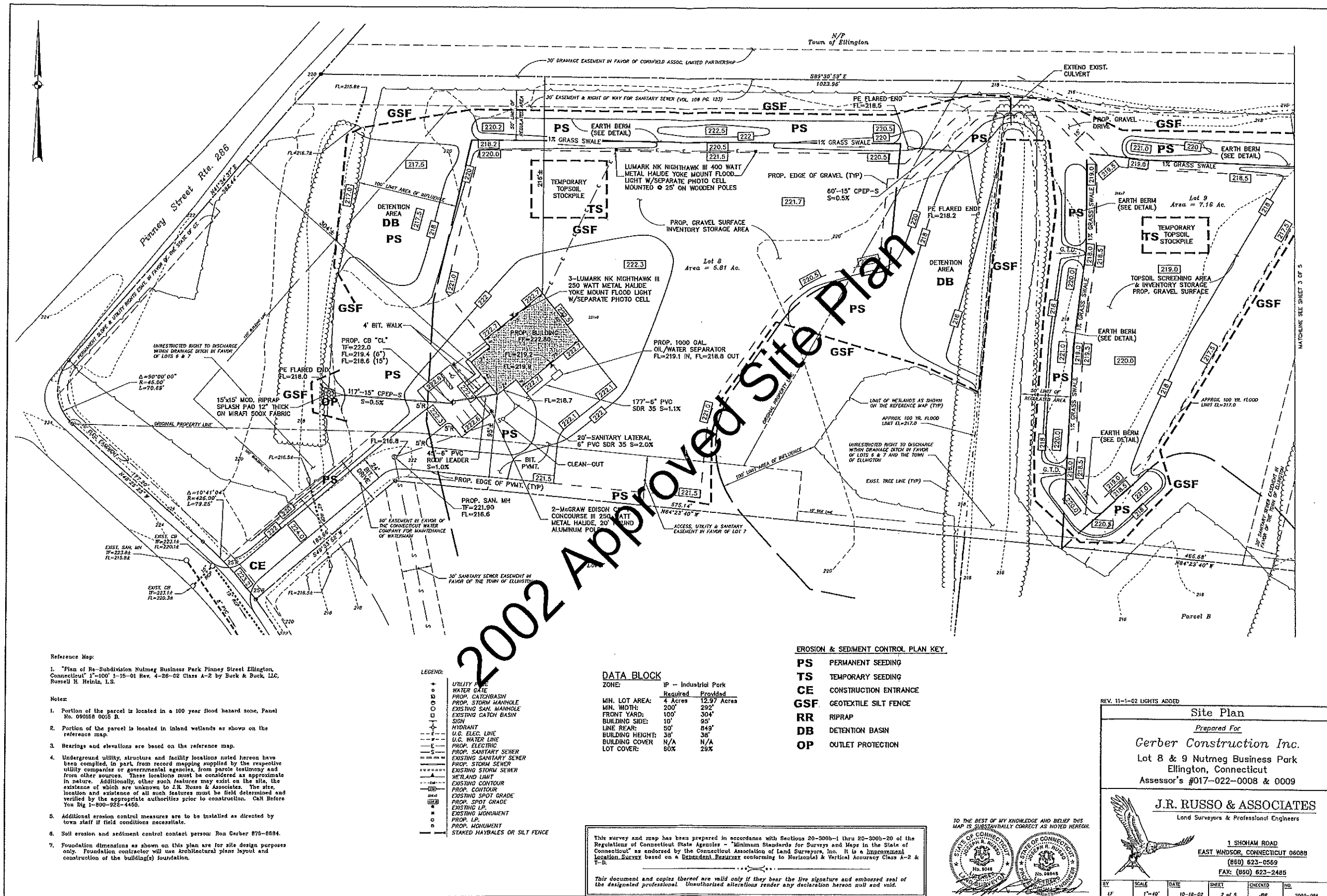
From: John Colonese
Sent: Tuesday, March 4, 2025 4:20 PM
To: Lisa Houlihan
Subject: 1 Nutmeg Drive - R&S Gerber Construction LLC
Attachments: 1 Nutmeg Drive Site Plan Z200245.pdf

Hi Lisa,

As a follow up to your request, I observed the site at 1 Nutmeg Drive to determine if landscaping was planted per the attached PZC approved Landscape/Site Plan. The 2021 Google Street View along the corner of Pinney Street and Nutmeg Drive is similar to the way it is today, showing a portion of the landscaping required by the 2002 approval. Also, looking more closely at the Site Plan and Earth Berm Detail on the Details Sheet, the plans do not appear to show the earth berm along the northern property line as having landscaping but instead PS (permanent seeding). This earth berm is present and established with grasses. Please let me know if you have any questions or need any additional information.

Kind regards,

John D. Colonese, CZEO
Assistant Town Planner/Zoning & Wetlands Officer
P.O. Box 187, 57 Main Street, Ellington, CT 06029
Phone (860) 870-3120
www.ellington-ct.gov



Reference Map:

1. "Plan of Re-Subdivision Nutmeg Business Park Pinney Street Ellington, Connecticut" 1"-100' 1-15-01 Rev. 4-26-02 Class A-2 by Buck & Buck, LLC, Russell H. Heints, L.S.

Notes:

- Portion of the parcel is located in a 100 year flood hazard zone, Panel No. 090168 0015 B.
- Portion of the parcel is located in inland wetlands as shown on the reference map.
- Bearings and elevations are based on the reference map.
- Underground utility, structure and facility locations noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates, Inc. The site, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455.
- Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
- Soil erosion and sediment control contact person: Ron Gerber 875-0884.
- Foundation dimensions as shown on this plan are for site design purposes only. Foundation contractor will use Architectural plans layout and construction of the building(s) foundation.

LEGEND:

- UTILITY LINE
- WATER GATE
- PROP. CATCHBASIN
- PROP. STORM MANHOLE
- EXISTING SAN. MANHOLE
- EXISTING CATCH BASIN
- SIGN
- HYDRANT
- U.G. ELEC. LINE
- U.G. WATER LINE
- PROP. ELECTRIC
- PROP. SANITARY SEWER
- EXISTING SANITARY SEWER
- PROP. STORM SEWER
- EXISTING STORM SEWER
- WETLAND LIMIT
- EXISTING CONTOUR
- PROP. CONTOUR
- EXISTING SPOT GRADE
- PROP. SPOT GRADE
- EXISTING L.P.
- EXISTING MONUMENT
- PROP. L.P.
- PROP. MONUMENT
- STAKED HAYBALES OR SILT FENCE

DATA BLOCK

ZONE:	Required	Provided
MIN. LOT AREA:	4 Acres	12.97 Acres
MIN. WIDTH:	200'	232'
FRONT YARD:	100'	304'
BUILDING SIDE:	10'	95'
LINE REAR:	50'	849'
BUILDING HEIGHT:	35'	30'
BUILDING COVER:	N/A	N/A
LOT COVER:	60%	25%

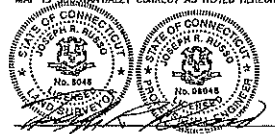
EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- CE CONSTRUCTION ENTRANCE
- GSF GEOTEXTILE SILT FENCE
- RR RIPRAP
- DB DETENTION BASIN
- OP OUTLET PROTECTION

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 **Professional Location Survey** based on a **Dependent Resurvey** conforming to Horizontal & Vertical Accuracy Class A-2 & T-3.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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



REV. 11-1-02 LIGHTS ADDED

Site Plan

Prepared For

Gerber Construction Inc.
Lot 8 & 9 Nutmeg Business Park
Ellington, Connecticut
Assessor's #017-022-0008 & 0009

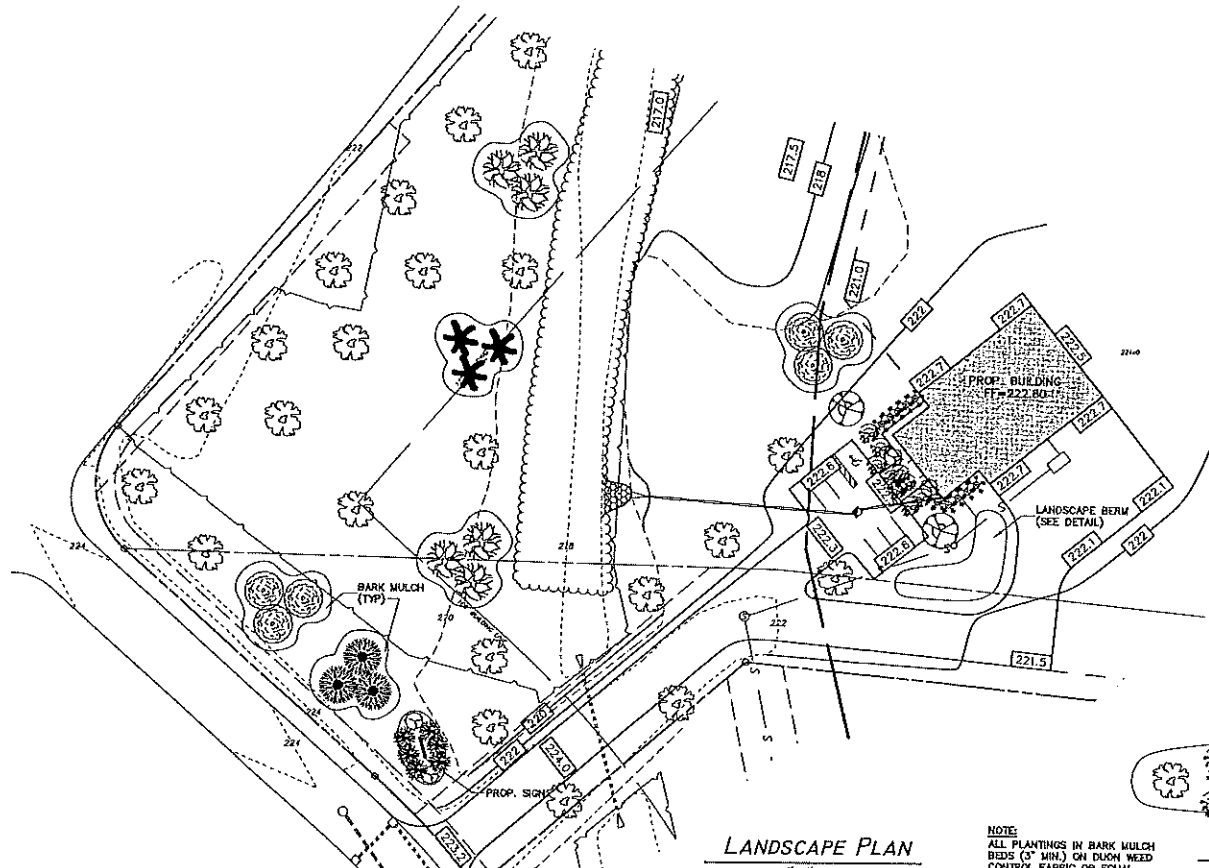
J.R. RUSSO & ASSOCIATES

Land Surveyors & Professional Engineers

1 SHOHAM ROAD
EAST WINDSOR, CONNECTICUT 06089
(860) 623-0569
FAX: (860) 623-2485



BY	SCALE	DATE	SHEET	CHECKED	NO.
LF	1"=40'	10-18-02	2 of 5	JRR	2002-008



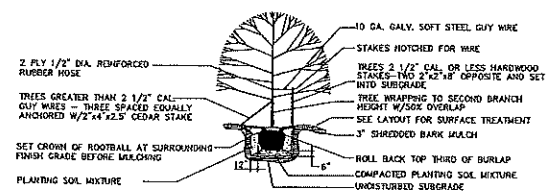
LANDSCAPE PLAN
1"=40'

NOTE:
ALL PLANTINGS IN BARK MULCH
BEDS (5' MIN.) ON DRAIN WOOD
CONTROL FABRIC OR EQUAL.

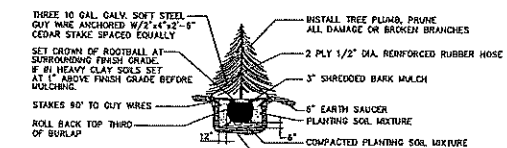
BERM DETAIL
1"=40'

Seeding For All Disturbed Areas

Creeping Red Fescue	20 lbs/Acre	0.50 lbs/1,000 s.f.
Redtop (Streaker, Common)	2 lbs/Acre	0.05 lbs/1,000 s.f.
Perennial Rye Grass	20 lbs/Acre	0.50 lbs/1,000 s.f.
Total	42 lbs/Acre	1.05 lbs/1,000 s.f.



TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

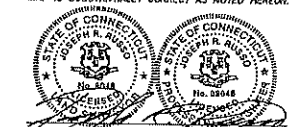
PLANT SCHEDULE

SYM.	QTY.	BOTANICAL & COMMON NAME	CONTAINER
	6	Larix Laricina (Eastern Larch)	4'-5" Container
	3	Thuja Canadensis (Canadian Hemlock)	5'-6" B&B
	24	Acer Rubrum (Red Maple)	3 1/2"-3" cal. B&B
	3	Picea Abies (Norway Spruce)	5'-6" B&B
	6	Pinus strobus (White Pine)	5'-6" B&B
	2	Prunus pennsylvanica 'Kwanzaan' (Kwanzaan Cherry)	2 1/2"-3" cal. B&B
	6	Ceanothus apiculata (Cranberry Ceanothus)	5 Gal. 18"-24"
	18	Azalea - Evergreen, Assorted Colors	3 gal. 18"-24"
	19	Euonymus alatus 'Compactus' (Dwarf Burning Bush)	3 Gal. 18"-24" (5' O.C.)
	4	Picea glauca 'Conica' (Dwarf Alberta Spruce)	3 gal. 18"-24"

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 **Horizontal Location Survey** based on a **Dependent Resurvey** conforming to Horizontal & Vertical Accuracy Class A-2 & 1-1.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration herein null and void.

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



Reference Map:

- "Plan of Re-Subdivision Nutmeg Business Park Pinney Street Ellington, Connecticut" 1"=100' 1-15-01 Rev. 4-28-02 Class A-2 by Buck & Buck, LLC, Russell H. Reitzel, L.S.

Notes:

- Portion of the parcel is located in a 100 year flood hazard zone, Panel No. 09015B 0015 B.
- Portion of the parcel is located in inland wetlands as shown on the reference map.
- Bearings and elevations are based on the reference map.
- Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455.
- Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
- Soil erosion and sediment control contact person: Ron Gerber 875-6684.
- Foundation dimensions as shown on this plan are for site design purposes only. Foundation contractor will use Architectural plans layout and construction of the building(s) foundation.

LEGEND:

- UTILITY POLE
- WATER GATE
- PROP. CATCHBASIN
- PROP. STORM MANHOLE
- EXISTING SAN. MANHOLE
- EXISTING CATCH BASIN
- SIGN
- HYDRANT
- U.G. ELEC. LINE
- U.G. WATER LINE
- PROP. SANITARY SEWER
- EXISTING SANITARY SEWER
- PROP. STORM SEWER
- EXISTING STORM SEWER
- WETLAND LIMIT
- EXISTING CONTOUR
- PROP. CONTOUR
- EXISTING SPOT GRADE
- PROP. SPOT GRADE
- EXISTING LP
- EXISTING MONUMENT
- PROP. LP
- PROP. MONUMENT
- STAKED HAYBALES OR SILT FENCE

EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- CE CONSTRUCTION ENTRANCE
- GSF GEOTEXTILE SILT FENCE
- RR RIPRAP
- DB DETENTION BASIN
- OP OUTLET PROTECTION

REV. 11-1-02 LANDSCAPE & DETAILS ADDED

Landscape/Site Plan

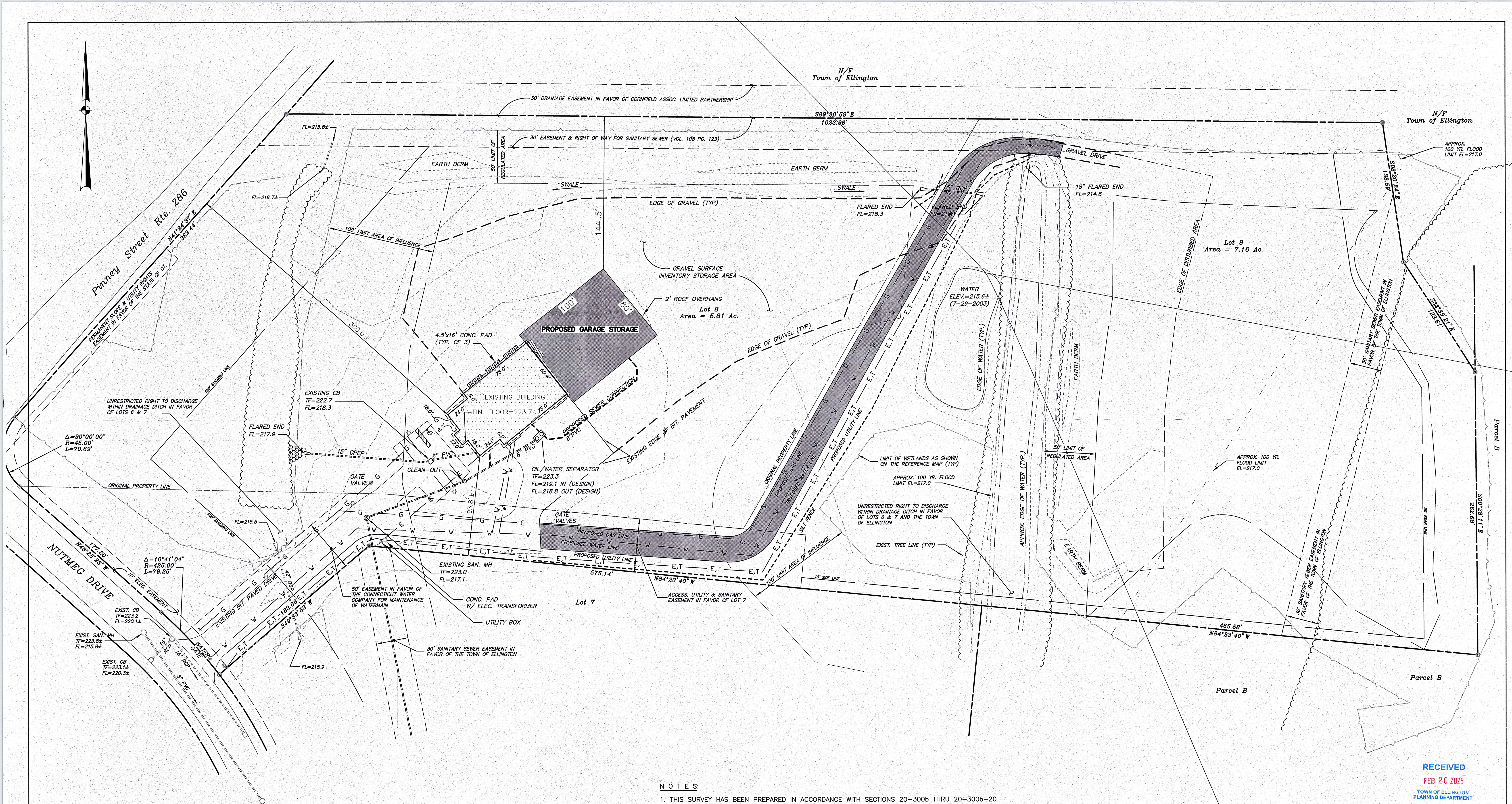
Prepared For
Gerber Construction Inc.
Lot 8 & 9 Nutmeg Business Park
Ellington, Connecticut
Assessor's #017-022-0008 & 0009



J.R. RUSSO & ASSOCIATES
Land Surveyors & Professional Engineers

1 SHOHAM ROAD
EAST WINDSOR, CONNECTICUT 06088
(860) 623-0569
FAX: (860) 623-2485

BY	SCALE	DATE	SHEET	CHECKED	NO.
LF	1"=40'	10-18-02	3 of 5	JRR	2002-008



NOTES:

1. 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 A DATA ACCUMULATION PLAN BASED UPON PREVIOUS SURVEYS CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS FROM THE FOLLOWING SURVEY:
A. "SITE PLAN PREPARED FOR GERBER CONSTRUCTION INC., LOT 8 & 9 NUTMEG BUSINESS PARK ELLINGTON, CONNECTICUT J.R. RUSSO & ASSOCIATES SCALE 1"=40' DATE: 10-18-02 REVISED TO 11-1-02 SHEET 2 OF 5"
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 80 X 100 ADDITION WITH PROPOSED DRIVEWAY & UTILITY EXPANSION ONLY.
4. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE EXISTING GRAVEL SURFACE AND WILL NOT INCREASE IMPERVIOUS AREA.

CALL BEFORE YOU DIG

TO INSURE SAFE, TROUBLE-FREE EXCAVATING, TO LOCATE UNDERGROUND UTILITY PIPE AND CABLE ANYWHERE IN CONNECTICUT, CALL 48 HOURS IN ADVANCE.

TOLL FREE, STATEWIDE 1-800-922-4455

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn

RACHEL L. DEARBORN, LICENSED LAND SURVEYOR

2/19/25

DATE

L.S. 70295

LICENSE NO.

RECEIVED

FEB 20 2025

TOWN OF ELLINGTON

PLANNING DEPARTMENT

SITE PLAN MODIFICATION
PROPOSED 80' X 100' BUILDING ADDITION
WITH DRIVEWAY & UTILITIES EXPANSION

REVISIONS			
DATA ACCUMULATION PLAN PREPARED FOR GERBER CONSTRUCTION INC. 1 & 3 NUTMEG DRIVE ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT			
DRAWN BY	SCALE	DATE	JOB NO.
R.L.D.	1"=40'	4/18/2024	202404-

Town of Ellington Planning Department



MEMO

DATE: March 26, 2025

TO: Planning and Zoning Commission

FROM: Barbra Galovich, Land Use Assistant

RE: Review of design elements for **Z202502** - R&S Gerber Construction, LLC, owner/applicant, to construct an 80'x100' addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

At a regular meeting on March 24, 2025, the Design Review Board reviewed the design elements for the above application and made the following motion:

MOVED (HEMINWAY), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL WITH RECOMMENDATION TO THE PLANNING & ZONING COMMISSION for the construction of an 80'x100' addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

RECOMMENDATION: Add green giant arborvitaes along the north side of the property to screen the facility.

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



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD REGULAR MEETING MINUTES MONDAY, MARCH 24, 2025, 7:00 P.M.

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

MEMBERS ABSENT: Chairman Michele Beaulieu

STAFF PRESENT: Lisa Houlihan, Town Planner (via Zoom) and Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Vice Chairman Gary Chaplin called the Design Review Board meeting to order at 7:00 P.M.

II. PUBLIC COMMENTS: None

III. NEW BUSINESS:

1. Review of design elements for R&S Gerber Construction, LLC, owner/ applicant, to construct an 80'x100' addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

Steven Gerber, 3 Stony Brook Trail, Ellington, CT, was present to represent the application.

Steven Gerber said the application is for an additional 80x100 building for storage and garage space to the rear of the existing structure located at 1 Nutmeg Drive. The new addition is proposed to match the existing one with a green roof and same color siding. The front portion of the building is office space, the shop space is behind the front office. Vice Chairman Chaplin asked what prompted the addition. Steven noted there are multiple vehicles and equipment on the site, and they would like to park them in the proposed garage.

Vice Chairman Chaplin asked if additional parking is needed for the proposed use. Steven Gerber responded that no additional parking is required for the project and no additional employees will be hired. Vice Chairman Chaplin inquired about the northern berm's landscaping. Steven stated that the berm is established with grass seed and maintained twice a year. Vice Chairman Chaplin noted the recreational fields located to the north and asked if they are visible from the site. Steven said

yes, depending on the time of year. Chairman Stomberg said the neighborhood was designed for industrial uses and he finds no issue with the addition and color selection. Commissioner Heminway is fine with the project if the site is kept tidy. Lisa Houlihan stated the Planning & Zoning Commission may ask for plantings along the northern berm. Pursuant to Lisa's request, John Colonese, Assistant Planner Wetlands Zoning Enforcement Officer, confirmed that the original approved site plan did not require plantings within that area. Lisa asked if the applicant was amendable to provide plantings. Commissioner Heminway suggested planting a row of green giant arborvitaes and offered to meet on site to review planting locations; Steven agreed to install plantings as suggested.

MOVED (HEMINWAY), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL WITH RECOMMENDATION TO THE PLANNING & ZONING COMMISSION to construct an 80'x100' addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

RECOMMENDATION: Add green giant arborvitaes along the north side of the property to screen the facility.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the January 7, 2025, Special Meeting Minutes

MOVED (HEMINWAY), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 7, 2025, SPECIAL MEETING MINUTES AS WRITTEN.

2. Election of officers

- a. Chairman

MOVED (CHAPLIN) TO NOMINATE (COMMISSIONER BEAULIEU) FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2025.

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

MOVED (HEMINWAY), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ELECT (COMMISSIONER BEAULIEU) FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2025.

- b. Vice Chairman

MOVED (BARLOW) TO NOMINATE (COMMISSIONER CHAPLIN) FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2025.

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

MOVED (HEMINWAY), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ELECT (COMMISSIONER CHAPLIN) FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2025.

3. Review of draft amendments to the Design Review Guide to align with statutory language and discuss text changes to incorporate design elements consistent with recently approved site development plans.

Lisa Houlihan explained the reasons for updating the Design Review Guide is to be consistent with changes to Connecticut statutes regarding the term character and to include different design elements required for recent site development plans like Starbucks and the Dollar General store. Lisa also suggested updating some photos in the guide. The Board would like to conduct a comprehensive review and discuss proposed changes at a future meeting. Lisa encouraged commissioners to contact her with questions or if she may provide additional guidance.

4. Correspondence/Discussion:

- a. 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.

V. ADJOURNMENT:

MOVED (HEMINWAY), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:22 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Town of Ellington

Planning & Zoning Commission Application

Type of Application: ☐ Zone Change ☒ Amendment to Regulation ☐ Site Plan Approval ☐ Special Permit ☐ Modification ☐ CGS 8-24	Application # <u>Z202503</u> Date Received <u>2/24/2025</u>
---	--

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

Owner's Information

Name: Town of Ellington
 Mailing Address: 57 Main Street

Ellington, CT 06029

Email: LHoulihan@Ellington-CT.gov

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

Primary Contact Phone #: 860-870-3120

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. 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: Ellington Planning & Zoning Commission
 Mailing Address: 57 Main Street

Ellington, CT 06029

Email: LHoulihan@Ellington-CT06029

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

Primary Contact Phone #: 860-870-3120

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: N/A

Assessor's Parcel Number (APN): _____ - _____ - _____ Existing Zone: _____ Proposed Zone: _____
 (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)

Regulation amendments to reflect the current Connecticut Guidelines
for Soil Erosion & Sediment Control and include Low Impact Development
Standards.

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: March 7, 2025

TO: Planning & Zoning Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

RE: Proposed Text Amendment to Local Zoning and Subdivision Regulations to Reflect the Current Connecticut Guidelines for Soil Erosion and Sediment Control and Encourage Low Impact Development Techniques.

As discussed at the last regular meeting, regulation amendments are proposed to update reference to the latest Connecticut Guidelines for Soil Erosion and Sediment Control (published September 30, 2023, effective on March 30, 2024) and to encourage Low Impact Development techniques to comply with Ellington's Stormwater Management Plan.

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

ELLINGTON ZONING REGULATIONS

6.4.2 Definitions

Low Impact Development means 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.

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, like Low Impact Development ~~are encouraged~~ 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. Alternative principles, methods and practices, like Low Impact Development are encouraged



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, FEBRUARY 24, 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: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY,
REGULAR MEMBERS WILLIAM HOGAN, F. MICHAEL FRANCIS, AND
MICHAEL SWANSON

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBER JON
MOSER, AND ALTERNATE JEREMIAH WILLIAMS

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

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

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

III. PUBLIC HEARINGS:

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.

Time: 7:01 pm

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

Mark Peterson, PE, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT was present to represent the application.

Mark Peterson stated the owner of the property is looking for a one-lot re-subdivision. Mark showed the location of the parcel and noted it was previously approved in 2022 for a two-lot subdivision. The proposed lot will be 1.11 acres with roughly 170 linear feet of frontage. The dwelling will be served by a well and septic system. The erosion and sediment control measures along with the proposed seeding schedule are on the plans.

Mark Peterson stated the Town Engineer, Dana Steele's, comments from an email dated February 11, 2025, have been addressed. Mark explained that the open space requirement was previously met, and the open space set-aside was provided on the opposite side of Webster Road.

Chairman Hoffman asked if there was a conceptual development plan for the undeveloped portion of the property, and Mark Peterson reviewed the plan. Mark noted the current proposal was reviewed by the Ellington Inland Wetland Agency and a positive referral was received.

Commissioner Hogan asked about the note on sheet 3 of 4 of the plans stating “10’ temporary grading easement across the southerly property line of Lot #3 in favor of Ellington McIntire, LLC”. Mark Peterson explained that the easement provides an area that will be graded when the future private road is constructed.

Lisa Houlihan, Town Planner, referred to Section 4.19B of the Ellington Subdivision Regulations requiring street trees to be provided, noting compliance can be met by preserving existing trees or planting new ones. Mark Peterson agreed to meet the street tree requirement as a condition of approval.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION S202405– 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.

**CONDITION:
PURSUANT TO SECTION 4.19.B OF THE ELLINGTON SUBDIVISION REGULATIONS,
STREET TREES SHALL BE PROVIDED.**

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.

The commission reviewed the proposed changes and endorsed processing formal applications.

BY CONSENSUS, RECEIVED APPLICATION AND SCHEDULED A PUBLIC HEARING ON MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT AND ZOOM VIDEO CONFERENCING FOR TOWN OF ELLINGTON, owner/applicant, for proposed Zoning Regulation Amendments to reflect the updated Connecticut Guidelines for Soil Erosion and Sediment Control and include Low Impact Development Standards.

2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202501** – West Meadow Associates, LLC, owner/ Kimberly Newman-Savino (The Revival Room), applicant, pursuant to Table 4.1 Permitted Uses & Uses Requiring Special Permit in Commercial & Industrial Zones request for Special Permit to allow a personal service business at 106 West Road, APN 028-011-0000, in a Planned Commercial (PC) zone.
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR MARCH 31, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202502** – R&S Gerber Construction, LLC, owner/ applicant, request for modifications to Site Plan and Special Permit to construct an 80x100 addition at 1 Nutmeg Drive, APN 017-022-0008, in an Industrial (I) zone.

V. ADMINISTRATIVE BUSINESS:

1. Approval of January 27, 2025, Regular Meeting Minutes.

MOVED (SWANSON) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 27, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

BY CONSENSUS, THE ELECTION OF OFFICERS WAS TABLED TO MONDAY, MARCH 31, 2025, PLANNING & ZONING COMMISSION REGULAR MEETING.

3. Correspondence/Discussion:

- a. Ellington Affordable Housing Plan and Discussion Regarding Ellington Zoning Regulations 3.6 Designed Multi-Family Zone and 3.6.7 Workforce Housing Provision.

Lisa Houlihan stated two developers have expressed interest in multi-family housing developments in Ellington. The locations for potential development are 5 acres of undeveloped land at 135 West Road, in a Planned Commercial (PC) zone, and a 29-acre vacant parcel at 53 Wapping Wood Road, in a Rural Agricultural Residential (RAR) zone. The Wapping Wood Road parcel abuts the sanitary sewer area and is bordered by single-family homes and protected farmland. A conceptual plan was reviewed for Wapping Wood Road. The plan includes a mix of duplexes, triplexes, and 4-unit buildings. Due to high interest rates and increased building costs, the number of workforce units and limits of bedrooms do not pencil out. The developers asked if the commission would consider changing the regulations to decrease the number of workforce housing units from 20% to 10% and to allow more bedrooms. The developer suggested a fee in lieu of workforce housing units. For example, if the number of workforce units were 10%, \$10,000 per workforce unit would be paid into an affordable housing fund for the Town to use in another location for affordable housing. The West Road parcel, where the Big Y is, is mostly developed. The owners have sought office, healthcare, and traditional commercial tenants with no success and asked the commission to revisit the idea of allowing a 3 to 4-story apartment complex on the vacant five acres of the property. The commission round tabled the proposed developments, potential regulation changes, and residential developments being built in other towns. Lisa agreed to research other town regulations and recently built affordable housing developments / fee in lieu of approvals and report back to the commission at next month's meeting.

- 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:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 7:53 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk