



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 SPECIAL MEETING AGENDA MONDAY, APRIL 14, 2025, 7:00 P.M.

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

This agenda shall serve as notice of a special meeting for the Design Review Board to review and consider the following.

I. CALL TO ORDER:

II. PUBLIC COMMENTS (On Non-Agenda Items):

III. NEW BUSINESS:

1. Review of design elements for Kayder Properties, LLC, owner/Syn-mar Products, Inc., applicant, 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.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of March 24, 2025, Regular Meeting Minutes
2. Correspondence/Discussion:

V. ADJOURNMENT:

Next regular meeting is scheduled for June 23, 2025

In addition to providing in person attendance, this meeting will be conducted using the online video conferencing provider Zoom. Instructions to attend the meeting remotely provided below. This agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov), under Agenda & Minutes, Design Review Board.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/85698626621>

Meeting ID: 856 9210 4288

Password: 565749

Join Zoom Meeting by phone:

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

Meeting ID: 856 9210 4288

Password: 565749

Town of Ellington Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input checked="" type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <u>Z202506</u> <hr/> Date Received <u>3/24/2025</u>
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Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.

Owner's Information

Name: Kaydor Properties, LLC

Mailing Address: 315 John Hill Rd.

Ellington, CT 06029

Email: timhill@syn-marproducts.com

~~WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY FIRST CLASS MAIL, THE FOLLOWING INFORMATION MAY BE USED TO CONTACT THE APPLICANT:~~

Primary Contact Phone #: 860 614-4331

Secondary Contact Phone #: 860 872-9505

Signature: [Signature] Date: 5/1/24

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission or its staff.

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

Applicant's Information (if different than owner)

Name: Syn-mar Products, Inc

Mailing Address: 5 Nutmeg Dr.

Ellington, CT 06029

Email: timhill@syn-marproducts.com

~~WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY FIRST CLASS MAIL, THE FOLLOWING INFORMATION MAY BE USED TO CONTACT THE APPLICANT:~~

Primary Contact Phone #: 860 614-4331

Secondary Contact Phone #: 860 872-9505

Signature: [Signature] Date: 5/1/24

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

MAR 24 2025

Street Address: 5 NUTMEG DRIVE

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Assessor's Parcel Number (APN): 017-022-0007 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).*

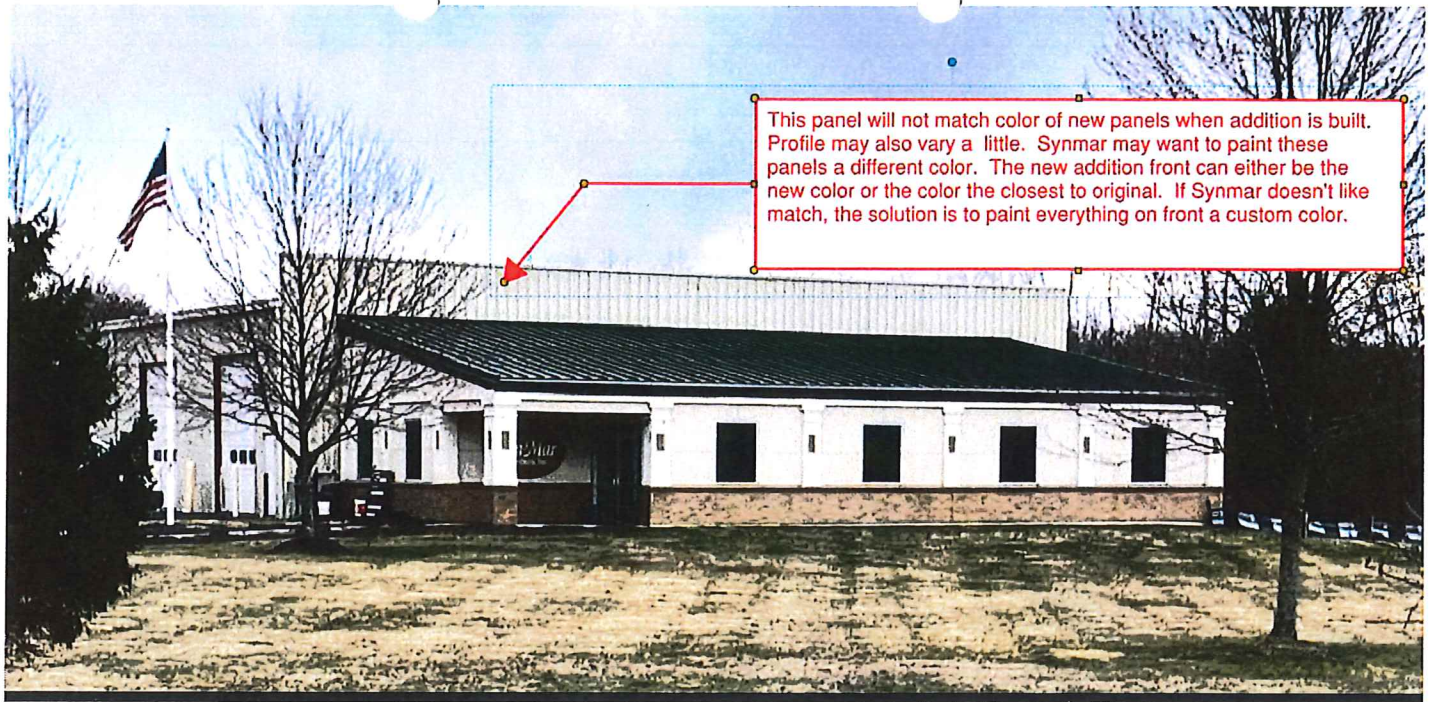
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

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.*

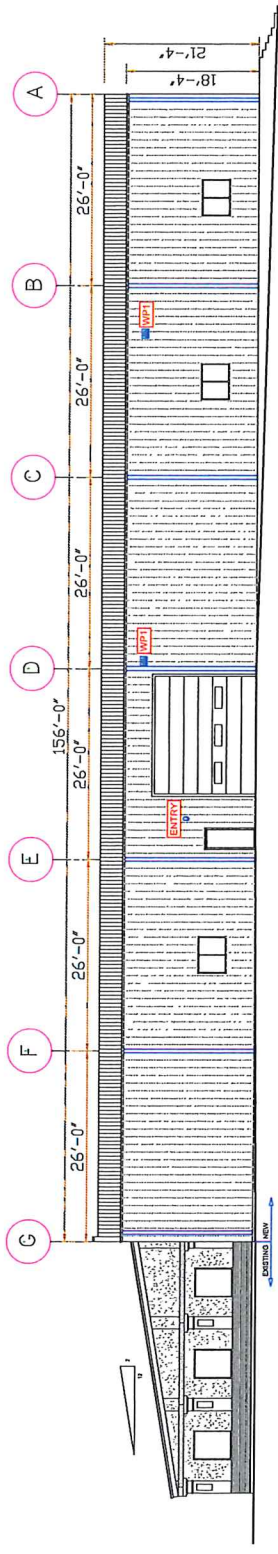
Is the project in a public water supply watershed area? ☐ Yes ☒ No *If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt within 7 days of application (§8-31(b)). Copy of application, plans, and supporting 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)

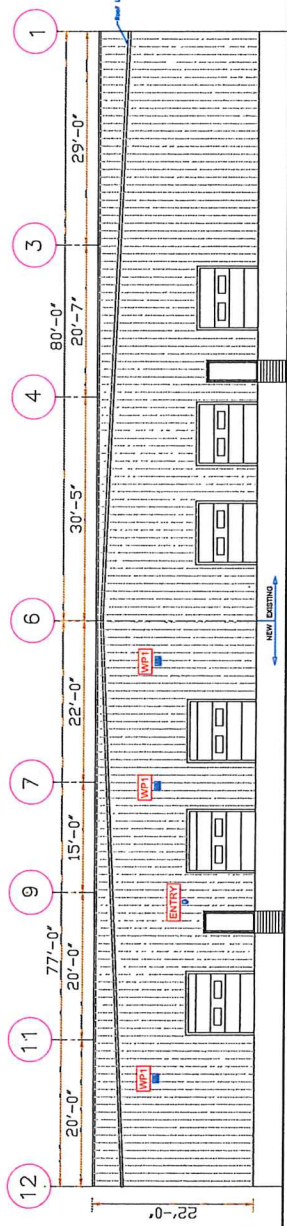
CONSTRUCTION OF A 12,012 ft² BUILDING ADDITION, ADDITIONAL BITUMINOUS PARKING/LOADING AREAS, GRAVEL ACCESS DRIVEWAY, UNDERGROUND UTILITIES, REEF STORMWATER DRAINAGE OUTLET, SITE LIGHTING AND ASSOCIATED GRADING. PROPOSED CONSTRUCTION IS IN GENERAL ACCORDANCE WITH ORIGINALLY APPROVED SITE PLAN AND EXISTING STORMWATER MANAGEMENT STRUCTURES HAVE BEEN SIZED AND INSTALLED IN ACCORDANCE WITH THE ORIGINALLY APPROVED SITE PLAN. NO ADDITIONAL OUTSIDE HVAC UNITS OR REFUSE STORAGE AREAS ARE PROPOSED.



031125 SynMar Town Submission Set.pdf
3871K

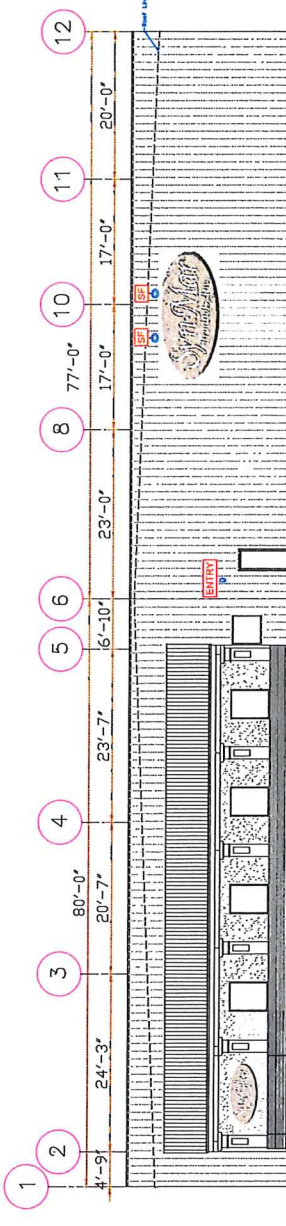


WPC70UT4-CSBPCCR
SECR15U-CS_4000K



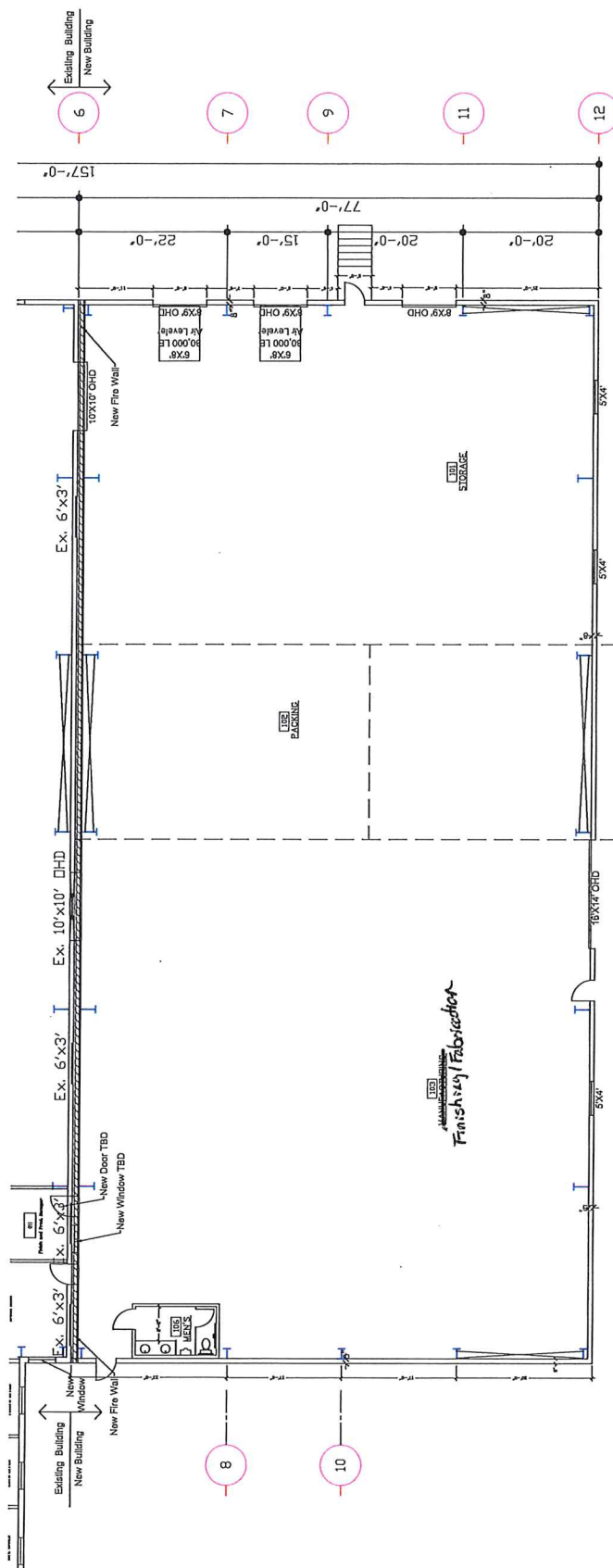
Notes:
 1. This drawing shows the proposed elevations for the new building addition.
 2. Light fixtures shown per Wallsaver site drawing.
 3. Light fixtures labeled as follows:
 Sign = Sign Fixture Light
 Sign = Sign Fixture Light (WPC70UT4-CSBPCCR)
 ENTRY = Personnel Door Light (SECR15U-CS_4000K)

EAST ELEVATION



WEST ELEVATION

Elevations
 Scale: 1/8" = 1'-0"



PVDF Cool Coatings

PVDF utilizes a two-coat system featuring fade resistant color, incredible durability, and environmentally-friendly "cool" technology.



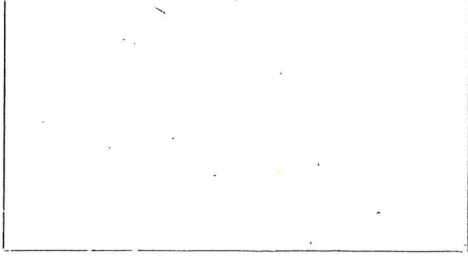
a NUCOR company

Siding



Warm White

IR .63 SRI 76



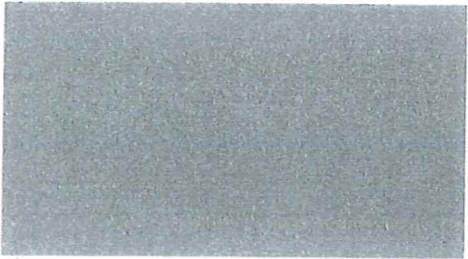
Regal White

IR .72 SRI 88



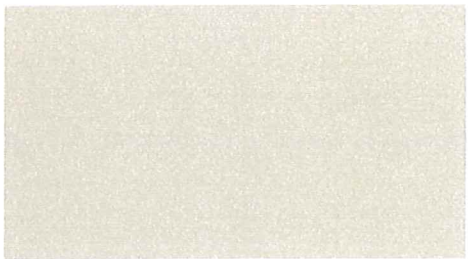
Reflective White *

IR .63 SRI 76



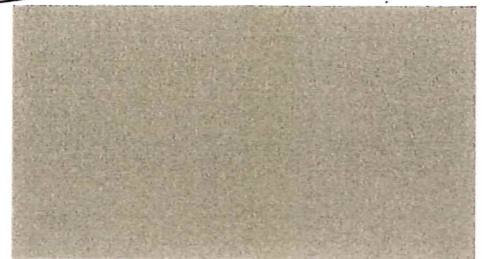
Pearl Gray *

IR .47 SRI 54



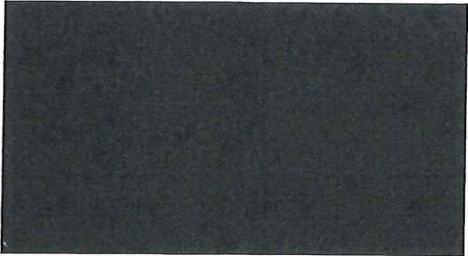
Desert Sand *

IR .57 SRI 67



Surrey Beige

IR .50 SRI 56



Slate Gray

IR .37 SRI 40



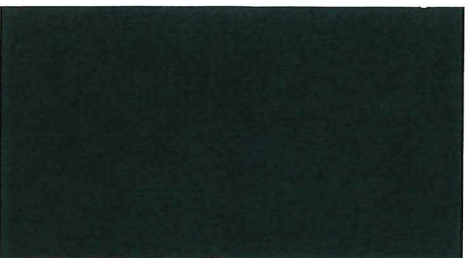
Royal Blue

IR .30 SRI 30



Terra Cotta

IR .36 SRI 38



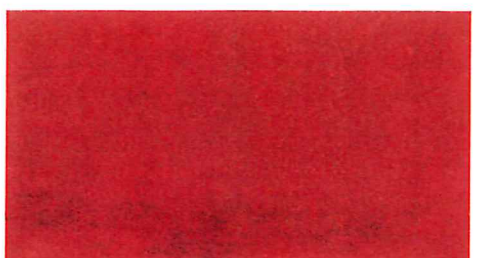
Cypress Green

IR .31 SRI 31



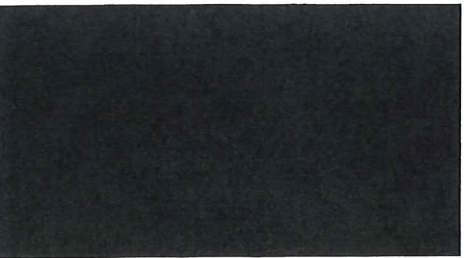
Dark Bronze

IR .32 SRI 33



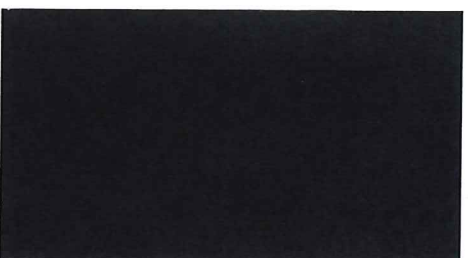
Brite Red *

IR .38 SRI 40



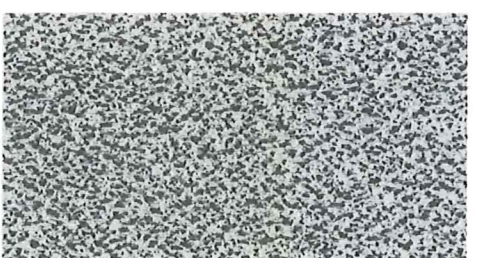
Charcoal *

IR .32 SRI 34



Midnight Black *

IR .27 SRI 26



Galvalume *

IR .77 SRI 72

*Non-Stock Color: Extended lead times may apply. *The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. The term "TBK" on the Order Document refers to "To Be Selected" from standard PVDF colors as shown on this chart. Please note that PVDF is a slight upcharge over SP.

PROJECT NAME: **Syn-Mar**

CAT. #: **SECR15U-CSBPCE0**

NOTES:

FIXTURE SCHEDULE: **ENTRY**

GuardMax Oval Wall Pack Series

CCT Select



Product Description:

MaxLite's GuardMax Oval Wall Pack provides an architectural design for a traditional wall light application. It includes a photocell standard for dusk to dawn functionality. It also offers emergency battery backup versions for life safety applications.

Features:

- Die cast aluminum housing with corrosion resistant polyester paint finish
- Impact resistant UV stabilized polycarbonate lens
- Photocell can be enabled or disabled to user preference
- CCT selectable between 3500/4000/5000K
- DLC Premium

Ordering Structure

FAMILY	WATTAGE (NOMINAL)	VOLTAGE	COLOR TEMPERATURE	COLOR	OPTIONS	BATTERY BACK-UP
SECR= GuardMax Oval Wall Pack	15=15W	U= 120-277V	CS= 3500K/4000K/5000K	B= Bronze Contact MaxLite for additional finishes	PC= Photocell (Standard)	[BLANK]= Bronze E0= 0°C Degrees BBU E2= -20°C Degrees BBU

DLC 5.1 & Stocked Items

ORDER CODE	MODEL NUMBER	DLC PRODUCT ID#	DLC CLASSIFICATION	DLC CATEGORY
110955	SECR15U-CSBPC			
110956	SECR15U-CSBPCE0	S-C65F83	Premium	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires
110957	SECR15U-CSBPCE2			


5-year standard warranty at 16hr burn (further details available at www.maxlite.com/warranties)

PROJECT NAME: _____ CAT. #: _____
NOTES: _____ FIXTURE SCHEDULE: _____

GuardMax Oval Wall Pack Series

CCT Select

Specifications

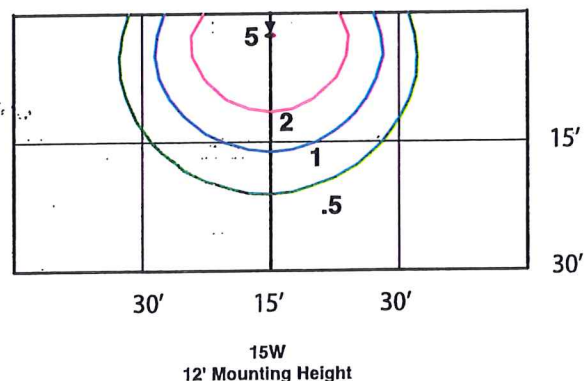
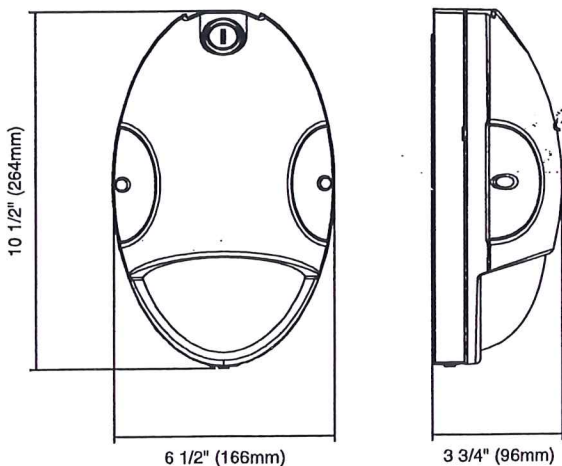
SECS15UCSBPC

NOMINAL WATTAGE	15W
LUMENS DELIVERED	1,900 - 1,940
EQUIVALENCY	50W
EFFICACY (lm/W)	132-138
CCT	Selectable 3000/4000/5000K (5000K default)
CRI	≥80
L70 (hrs)	≥150,000Hrs
VOLTAGE	120-277V 50/60Hz
POWER FACTOR	≥0.90
HOUSING	Die Cast Aluminum with corrosion resistant polyester paint finish
LENS	Impact resistant UV stabilized polycarbonate
MOUNTING	Direct Wall mount with universal plate for 3-4.5" Jbox, two 1/2" conduit holes, one on top and back
OPERATING TEMPERATURE	-40°C/-40°F to 40°C/104°F Battery Backup either 0°C/32°F or -20°C/-4°F on the low end
LISTINGS	E0 & E2 UL924, UL, FCC and DLC Premium
ENVIRONMENT	Wet Location and IP66
WARRANTY	5 years

Dimensions

Photometric Layouts*

*Units in FC


5-year standard warranty at 16hr burn (for further details available at www.maxlite.com/warranties)

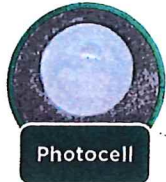
PROJECT NAME: SYN-MAR

CAT. #: WPC100UT4-WCSBPCCR

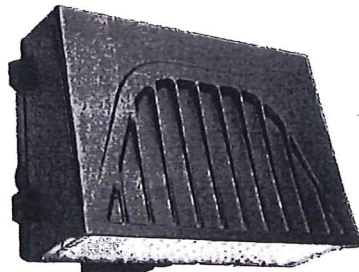
NOTES:

FIXTURE SCHEDULE: WP1

WallMax Full Cutoff Wall Pack



15-28W MODELS



40-100W MODELS

Product Description:

WallMax Cutoff Wall Packs are a full cutoff architectural wall mounted fixture ideal for commercial offices, schools and other public administrative buildings. It offers a wide range of outputs and options including CCT selectability so the customer can choose between 3000K, 4000K and 5000K color temperatures.

Features:

- CCT selectable between 3000K, 4000K or 5000K
- Wattage Selectable - 28W and 100W versions
- Sealed housing - control nodes are mounted internally without impacting the fixture sealing or aesthetics
- 4 x 1/2" conduit holes, one on each side for surface conduit applications

Controls Options:

- Internal photocell with on/off switch included standard
- Controls Ready for field installable c-Max controls

Construction:

- Die Cast Aluminum housing with polycarbonate LED lens

Listings:

- UL listed for Wet Locations, Outdoor
- IP65
- DLC Premium
- Not all product variations listed on this page are DLC qualified. Visit <https://www.designlights.org/search/> to confirm qualification.
- RoHS Compliant

Ordering Structure

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	EM OPTIONS***
WPC= WallMax Cutoff	15= 15W 20= 20W 28= 28W 40= 40W 70= 70W 100= 100W	U= 120-277V H= 277-480V	T4= Type IV	CS= 3/4/5K Selectable WCS²= 3/4/5K Selectable, Wattage Selectable	B= Dark Bronze <i>Contact Maxlite for additional finishes</i>	BLANK= None E0³= Battery Backup 0°C E2³= Battery Backup -20°C
					PCCR= Controls Ready - (Standard, see accessories chart for control choices) PC= Photocell - with on/off switch (Standard) <i>Recommend using fixture PC instead of PC function in c-Max</i>	

¹ Available in 28W and above.

² Available in 28W (15/20/28) and 100W (40/70/100).

³ 120V-277V only.

*Not all product variations listed on this page are DLC qualified. Visit <https://www.designlights.org/search/> to confirm qualification.

**Based on CCT Selected and color mixing, all LEDs may not be activated.

*** During EM mode the product will operate at 5000K only

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC15UT4-CSBPCCR	108415	P1GOLZE3
WPC20UT4-CSBPCCR	108416	P3RF8SMI
WPC28UT4-WCSBPCCR	108417	P4P6119B

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC40UT4-CSBPCCR	108418	P9SUC0DZ
WPC70UT4-CSBPCCR	108419	PEA2ZBIE
WPC100UT4-WCSBPCCR	108420	PBTP9KMY



10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)

Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to \$25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.



WallMax Full Cutoff Wall Pack

Accessories

MODEL #	ORDER CODE	DESCRIPTION	IMAGE
CN-RTMST*	105564	c-MAX Rectangular motion sensor/pc, Required remote control to program. Use internal photocell and disable the photocell on the sensor (CN-RTMST)	
CN-REMOTE	105567	c-MAX Remote Control, at least one required per project to program motion sensor	
CEA-RDB**	107785	External bronze adapter for field installed round c-max Network control nodes	
NN-RDB**	105897	c-Max network control node round bronze (requires cea to install and c-Max app to program)	
NN-RDMPB**	108255	c-Max network control node round motion sensor/pc bronze (requires CEA to install and c-Max app to program)	
EM2-REMOTE-MT	111294	Field Installable Remote Mount - 20°C Battery Backup (For Universal (120-277V) Products Only)	

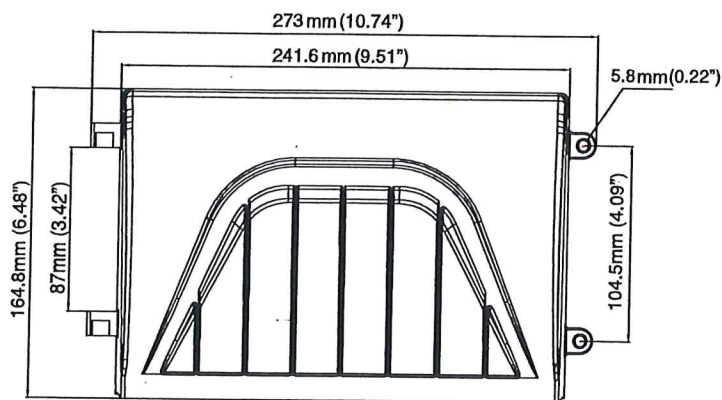
*Recommend using fixture PC instead of PC function in c-Max

**Also available in white

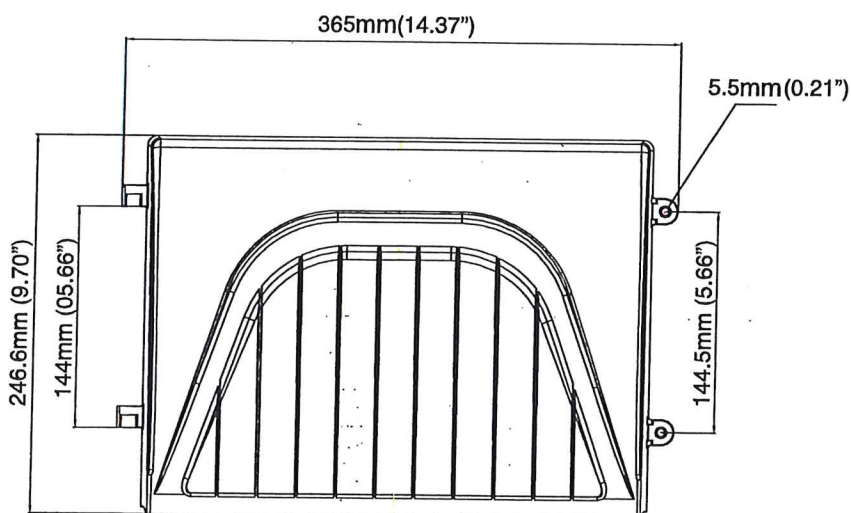
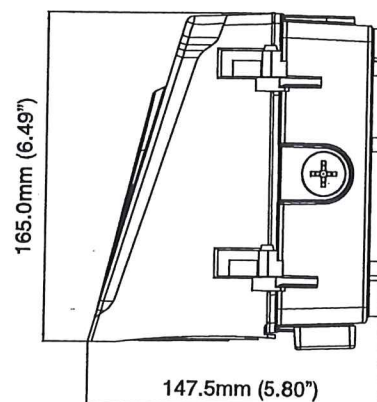
Specifications	WPC15	WPC20	WPC28	WPC40	WPC70	WPC100
	15 WATTS DETAILS	20 WATTS DETAILS	28 WATTS DETAILS	40 WATTS DETAILS	70 WATTS DETAILS	100 WATTS DETAILS
CCT	SELECTABLE BETWEEN 3000/4000/5000K					
Input Power (W)	15	20	28	40	70	100
Efficacy (lm/W)	140 - 153	140 - 150	135-146	137-145	135-144	124-135
Lumens	2,100-2,300	2,800-3,000	3,800-4,100	5,500-5,800	9,450-10,100	12,400-13,500
CRI	≥80					
L70 Lifetime (hrs)	>100,000					
Voltage	120-277V	120-277V	120-277V (277-480V available)			
Power Factor	≥0.9					
Dimming	0-10V and high-end trim (with c-Max Controls)					
Controls	Photocell with on/off switch included and compatible with field installable c-Max controls standard					
Battery Backup	120V or 277V only, 800-900 lumens, 1fc minimum in 10'x10' grid at 10-11' mounting height, 0°C 16W, -20°C 14W. During EM mode the product will operate at 5000K only.					
Operating Temperature	-22°F to 104°F (-30°C to 40°C)					
Certification	cULus, DLC Premium, FCC, T24 and RoHS Compliant					
Construction	Die Cast Aluminum housing with corrosion resistant polyester paint and UV stabilized impact resistant polycarbonate lens					
Environment	Outdoor Wet Location and IP65					
Warranty	10 Year Standard Warranty					

WallMax Full Cutoff Wall Pack

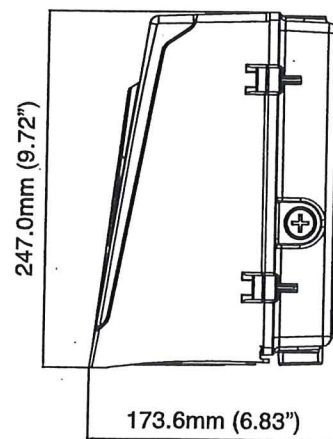
Dimensions



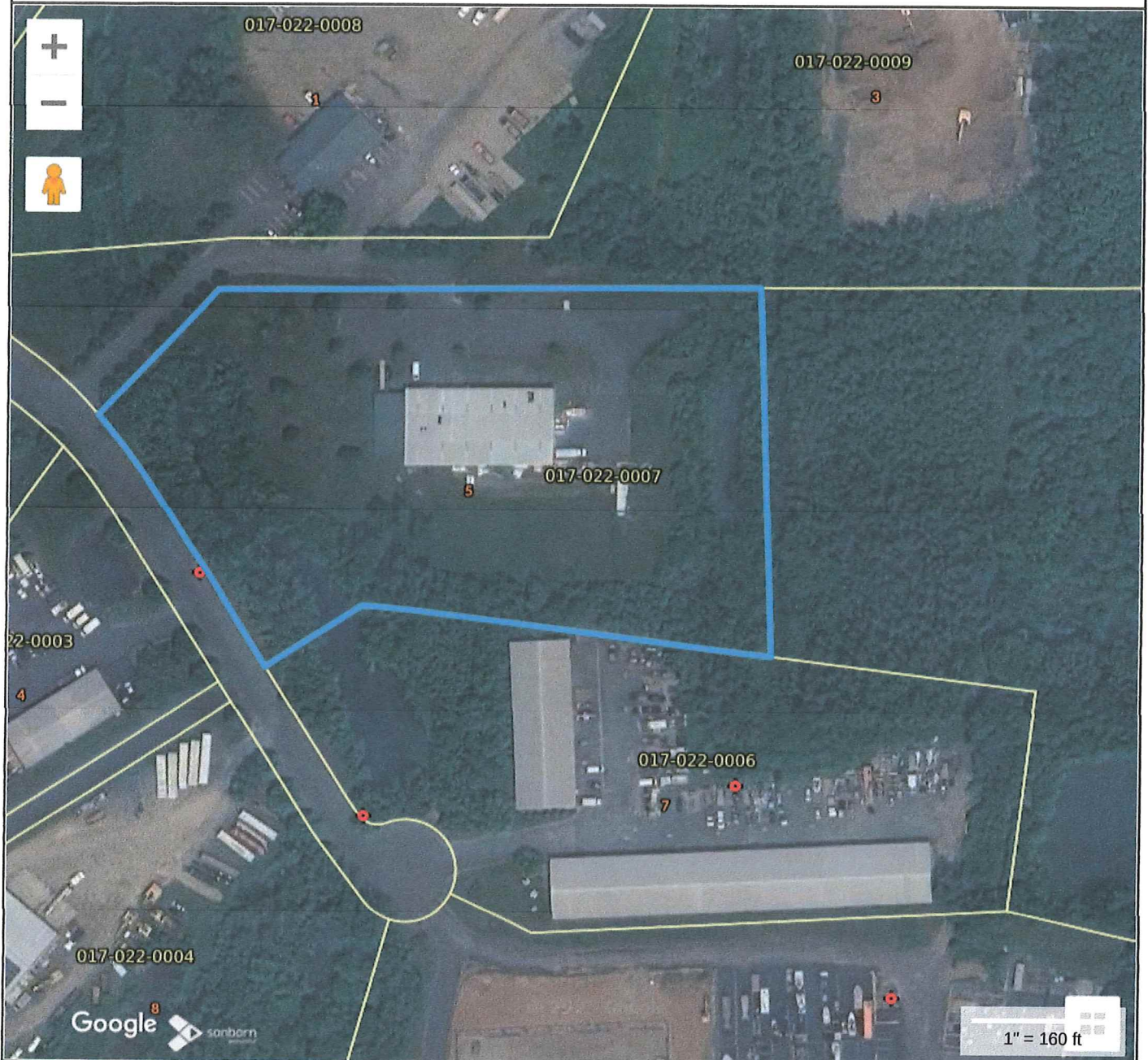
15-28W MODELS



40-100W MODELS



5 Nutmeg Drive

**Property Information**

Property ID 017 022 0007
Location 5 NUTMEG DR
Owner KAYDER PROPERTIES 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.

SURVEY NOTES:

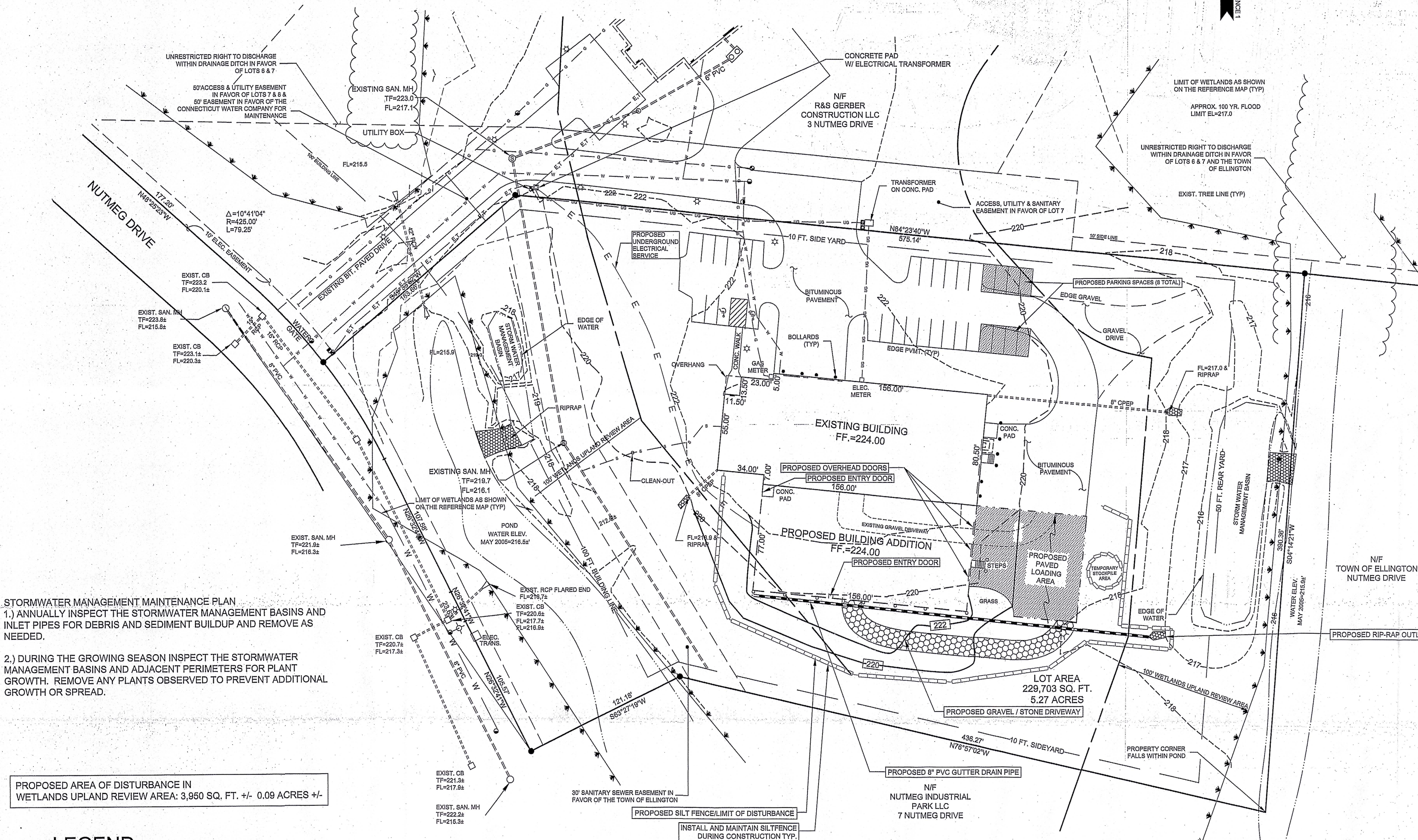
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-30b-1 THRU 20-30b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) PROPERTY IS LOCATED IN AN INDUSTRIAL ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090168 0016C EFFECTIVE FEBRUARY 5, 1997.
- 4.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE DECEMBER 2023 MAPPING.

MAP REFERENCES:

- 1.) PLAN OF RE-SUBDIVISION NUTMEG BUSINESS PARK PINNEY STREET ELLINGTON, CONNECTICUT BUCK&BUCK LLC SCALE 1"=100' DATE 1/16/01 COMM. NO. 6306-740 REVISED TO 7/22/02
- 2.) SITE PLAN PHASE 1 SYN-MAR PRODUCTS, INC. 5 NUTMEG DRIVE NUTMEG BUSINESS PARK ELLINGTON, CONNECTICUT ASSESSOR'S #017-022-0007 J.R. RUSSO & ASSOCIATES LAND SURVEYORS & PROFESSIONAL ENGINEERS 1 SHUMAM ROAD EAST WINDSOR, CONNECTICUT 06095 (860) 623-0599 FAX: (860) 623-2485 BY LFTAC SCALE 1"=40' DATE 11-18-05 SHEET 2 OF 6 CHECKED JRR NO. 2005-047

CONSTRUCTION NOTES:

- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

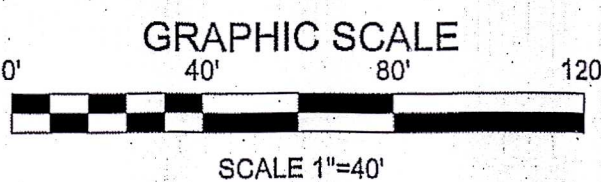
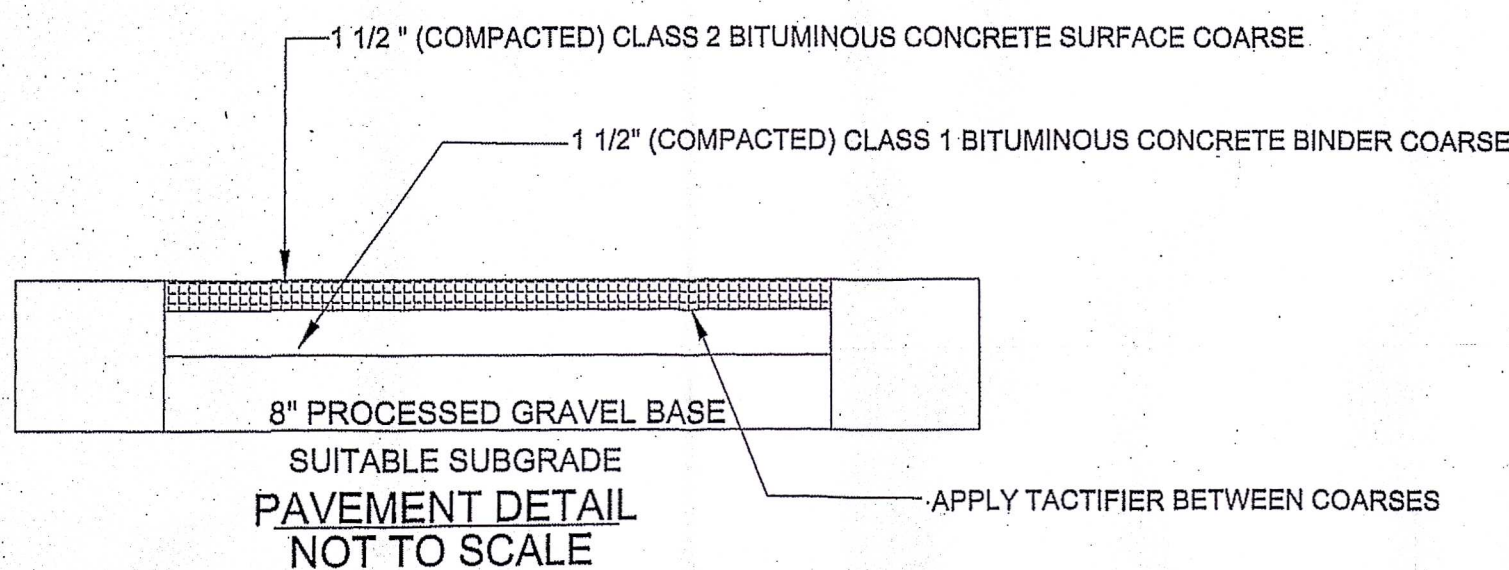


- STORMWATER MANAGEMENT MAINTENANCE PLAN**
- 1.) ANNUALLY INSPECT THE STORMWATER MANAGEMENT BASINS AND INLET PIPES FOR DEBRIS AND SEDIMENT BUILDUP AND REMOVE AS NEEDED.
 - 2.) DURING THE GROWING SEASON INSPECT THE STORMWATER MANAGEMENT BASINS AND ADJACENT PERIMETERS FOR PLANT GROWTH. REMOVE ANY PLANTS OBSERVED TO PREVENT ADDITIONAL GROWTH OR SPREAD.

PROPOSED AREA OF DISTURBANCE IN WETLANDS UPLAND REVIEW AREA: 3,950 SQ. FT. +/- 0.09 ACRES +/-

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR



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

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN SITE DEVELOPMENT
NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN OF ELLINGTON EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE TOWN OF SOUTH WINDSOR EROSION CONTROL OFFICER. SUPPLY THE TOWN OF ELLINGTON EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 5.) CONSTRUCT AND STABILIZE DRIVEWAY GRAVEL BASE.
- 6.) CONSTRUCT BUILDING, UNDERGROUND UTILITY CONNECTIONS, PARKING AREAS, LOADING AREA AND OTHER IMPROVEMENTS AS SHOWN.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE GRASS PLANTED ON THE SITE HAS BECOME FULLY ESTABLISHED.
- 8.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

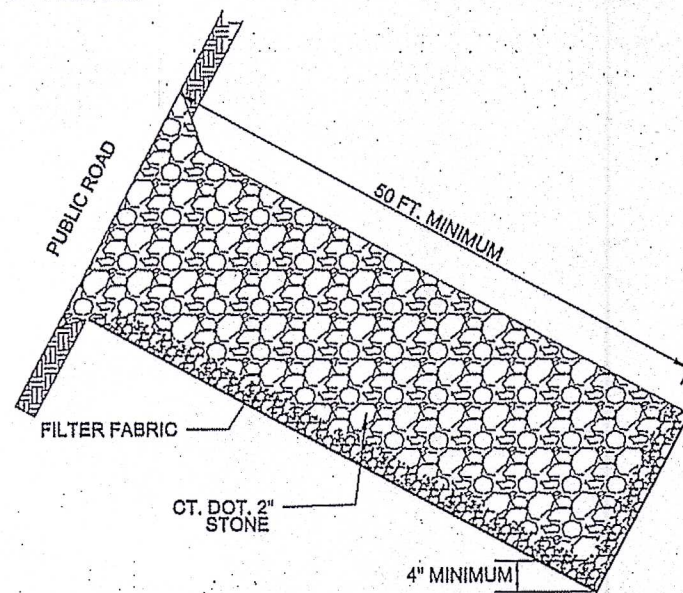
SITE SEEDING NOTES:
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SQ. FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ. FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

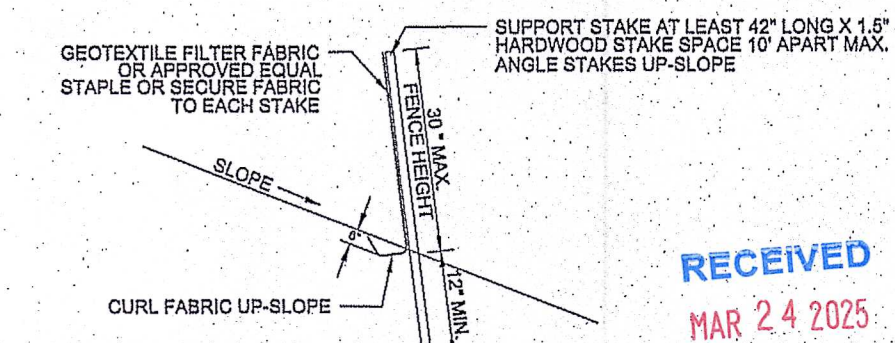
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
USE PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.6	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



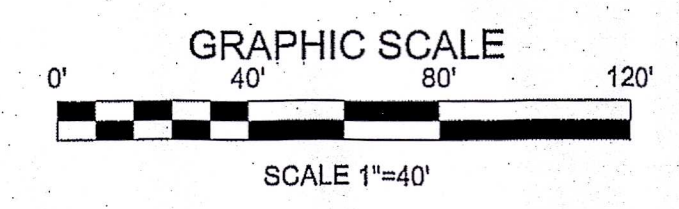
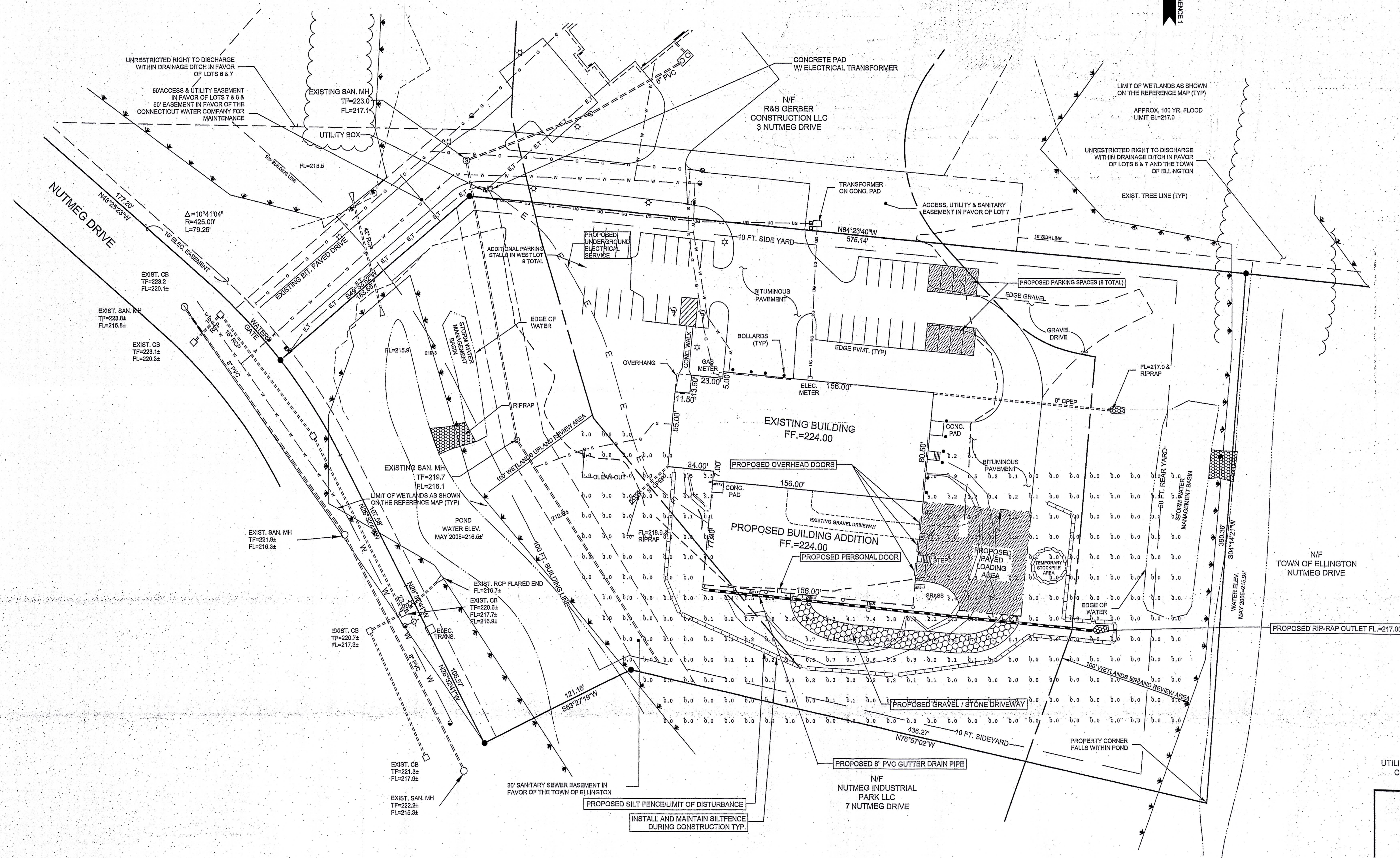
ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. *CALL BEFORE YOU DIG (1-800-922-4455).*

	PLAN PREPARED FOR			
	KAYDER PROPERTIES			
	5 NUTMEG DRIVE ELLINGTON, CT.			
	SITE PLAN			
SCALE: 1"=40'		DATE: 4/2/2024	FILE NO. 2022-50	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS: 4/28/2024, 12/12/2024 MAINTENANCE PLAN ADDED				



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

ANDREW F. BUSHNELL, P.E. L.S. 24591
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UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4465)." <div>PLAN PREPARED FOR KAYDER PROPERTIES 5 NUTMEG DRIVE ELLINGTON, CT. LIGHTING PLAN SCALE: 1"=40' DATE: 3/21/2025 FILE NO. 2022-50 SHEET: 1 OF 1 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS:</div>			
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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