



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 MINUTES MONDAY, APRIL 14, 2025, 7:00 P.M.

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

MEMBER(S) ABSENT: None

STAFF PRESENT: Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Michele Beaulieu called the Design Review Board meeting to order at 7:00 P.M.

II. 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.

Tim Hill, 315 Jobs Hill Road, was present to represent the application. Tim explained that the original building was constructed in 2006, with the intention to complete the second half of the building at a later date. Tim noted the original site plan was previously approved showing the proposed 12,012 sf addition. The existing building roof is single sloped, and the addition will be single sloped the other way. Tim shared the samples of the siding and metal roof.

Tim Hill stated the addition will not be utilized for office space. The manufacturing portion of the building will be extended, and the new portion of the building will be for finishing, fabrication and shipping. Syn-mar Products, Inc. has hired two people this year and upon completion of the project, will be hiring more individuals. Chairman Beaulieu inquired about the lighting for the new addition. Tim Hill stated the proposed lights will match the existing lights. Barbra Galovich noted in accordance with the Zoning regulations, the wall mounted lights should not be brighter than 4000 kelvins. Vice Chairman Chaplin asked about any additional parking, Tim said eight additional parking spaces have been added to the site plan.

Tim Hill pointed out there is only one light post at the beginning of the driveway and there is an ample amount of lighting on the building. Tim noted the pole by the concrete sidewalk from the building to the parking area is a flagpole. Chairman Beaulieu asked about the water on the site. Tim explained it is the retention pond for the industrial park, which was overgrown and was recently cleaned up to help the functionality of the retention pond. Commissioner Stomberg asked about the note on the color rendering of the building. Tim said they will try to match the addition front color to the original color or find another color to offset and accent the building. There were no recommendations from the commissioners for the project.

MOVED (CHAPLIN), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION 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.

RECOMMENDATION(S): None

III. ADMINISTRATIVE BUSINESS:

1. Approval of March 24, 2025, Regular Meeting Minutes

MOVED (HEMINWAY), SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE MARCH 24, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion: **None**

IV. ADJOURNMENT:

MOVED (BEAULIEU), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:20 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk