



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, APRIL 28, 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. Z202505 - Gregory J. Gale, owner/ Gale Construction Inc., 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.
2. 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.
3. S202502 - Philip Bahler, owner/applicant, request to modify 2007 resubdivision approval and re-subdivide to create one new lot at 20 Punkin Drive, APN 120-026-0004 in a Rural Agricultural Residential (RAR) zone.
4. Z202507 - Philip Bahler, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request to construct a 54'x36' detached accessory structure with a 14'x54' overhang for more than 3 garages at 20 Punkin Drive, APN 120-026-0004, in a Rural Agricultural Residential (RAR) zone.
5. 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.

IV. NEW BUSINESS:

1. S202405 - Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for two 90-day extensions for filing of subdivision plans approved January 27, 2025, west side of West Road (Route 83) across the street from 175 West Road (Meadowview Plaza), in a Planned Commercial (PC) zone. The property subject to application is identified as Assessor Parcel Number 046-003-0002.

V. ADMINISTRATIVE BUSINESS:

1. Approval of March 31, 2025, Regular Meeting Minutes.
2. 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 May 19, 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/86837365780>
Meeting ID: 868 3736 5780
Passcode: 492084

Join Zoom Meeting by phone:
1 646 558 8656
Meeting ID: 868 3736 5780
Passcode: 492084

Town of Ellington

Planning & Zoning Commission Application

Type of Application: <input type="checkbox"/> Zone Change <input type="checkbox"/> Amendment to Regulation <input type="checkbox"/> Site Plan Approval <input checked="" type="checkbox"/> Special Permit <input type="checkbox"/> Modification <input type="checkbox"/> CGS 8-24	Application # <div style="background-color: yellow; padding: 2px;">Z 202505</div> Date Received 3/13/2025
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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: Gale Construction Inc.
 Mailing Address: 90 Sadds Mill Rd
Ellington CT 06029
 Email: Greg.gale.1960@gmail.com
 WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
 MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No
 Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 860-870-1764
 Signature: Gregory J. Gale Date: 2-28-2025

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: Gregory J. Gale
 Mailing Address: P.O. Box 312
Ellington CT 06029
 Email: Greg.gale.1960@gmail.com
 WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
 MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No
 Primary Contact Phone #: 860-841-5300

Secondary Contact Phone #: 860-870-1764
 Signature: Gregory J. Gale Date: 2-28-2025

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.

RECEIVED
 MAR 13 2025
 TOWN OF ELLINGTON
 PLANNING DEPARTMENT

Street Address: 90 Sadds Mill Rd

Assessor's Parcel Number (APN): 079 - 002 - 0000 Existing Zone: RAR 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).*

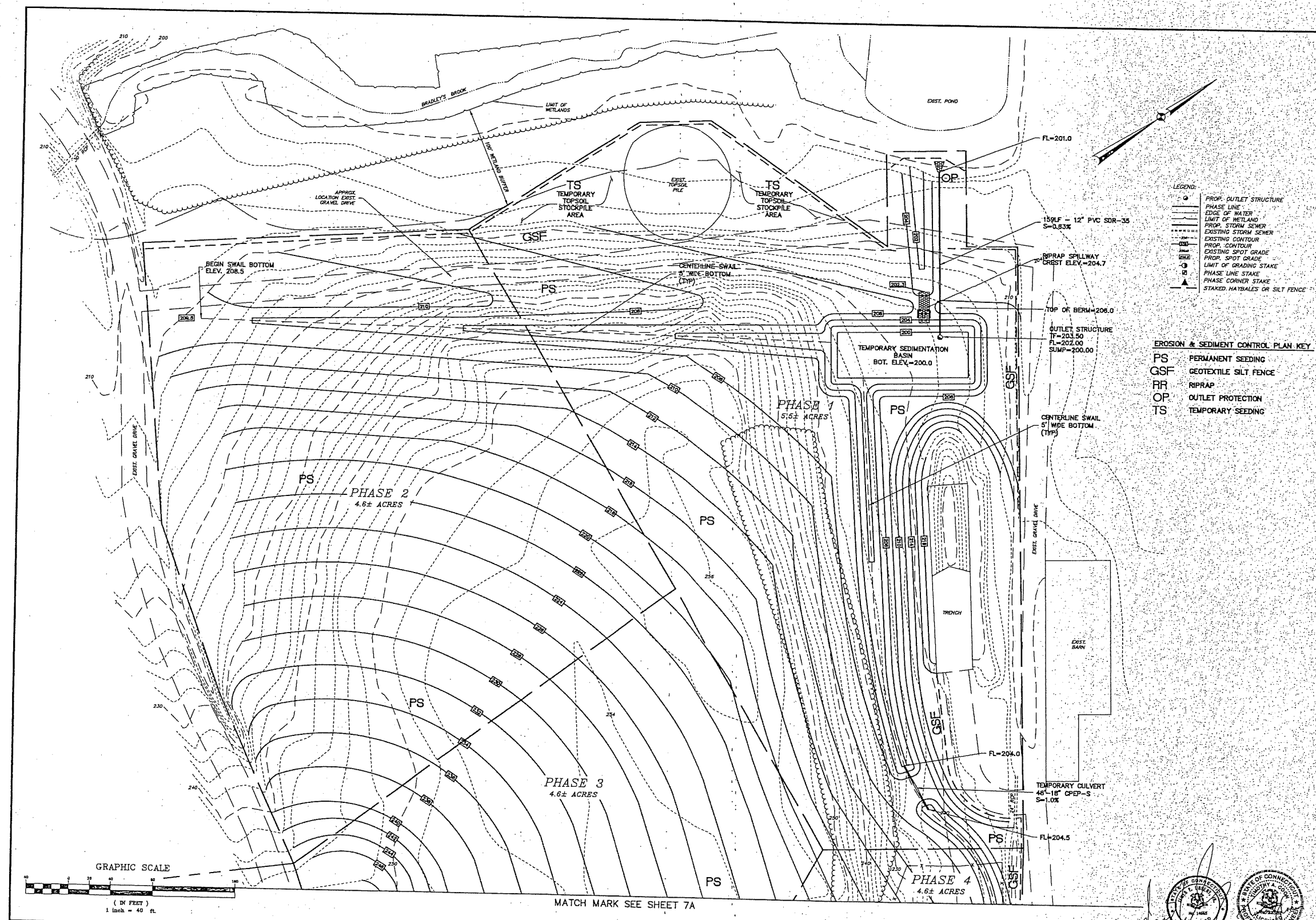
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

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)

Super Removal of earth excavation, screening & crushing permit
Receiving concrete & asphalt materials for the
purpose of recycling.



- LEGEND:**
- PROPOSED OUTLET STRUCTURE
 - PHASE LINE
 - EDGE OF WATER
 - LIMIT OF WETLAND
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - LIMIT OF GRADING STAKE
 - PHASE LINE STAKE
 - PHASE CORNER STAKE
 - STAKED HAYBALES OR SILT FENCE

- EROSION & SEDIMENT CONTROL PLAN KEY**
- PS PERMANENT SEEDING
 - GSF GEOTEXTILE SILT FENCE
 - RR RIPRAP
 - OP OUTLET PROTECTION
 - TS TEMPORARY SEEDING

RUSSO
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www.russosurveyors.com

REVISIONS	
BY: LF/TAC	CHK: JEU

Prepared For
Gale Construction
Sodds Mill Road - Rte. 140
Ellington, Connecticut
Map 079-002-0000

Excavation Plan	
DATE	3-9-15
SCALE	1"=40'
JOB NUMBER	97099
SHEET	7B of 7



GEOTEXTILE SILT FENCE (GSF)

SPECIFICATIONS

Materials

Geotextile fabric shall be a pervious sheet of polypropylene, nylon, polyester, ethylene or similar filaments and shall be certified by the manufacturer or supplier as conforming to the requirements shown in Figure GS-1 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition. The geotextile shall be non-rotting, acid and alkali resistant and have sufficient strength and permeability properties. Filaments in the geotextile shall be resistant to abrasion. The filament network must be dimensionally stable and free of any chemical treatment or coating that will reduce its permeability. The geotextile shall also be free of any flaws or defects which will alter its physical properties. Torn or punctured geotextiles shall not be used.

Supporting posts: shall be at least 42 inches long made of either 1.5 inch square hardwood stakes or steel posts with projections for fastening the geotextile possessing a minimum strength of 0.5 pound per linear foot.

Placement

For slope of slope: Locate 5-10 feet down gradient from the toe of slope, generally on the contour with maintenance and sediment removal requirements in mind. When the contour can not be followed install the fence such that perpendicular wings are created to break the velocity of water flowing along the slope. See Figure GS-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control for spacing requirements.

Swales: Locate "U" shape across swale such that the bottom of both ends of the fence are higher than the top of the lowest section of the fence.

Catch Basins in Swales: Locate "U" shape across swale as above: one immediately up slope from the catch basin and the other immediately down slope from the catch basin.

Catch Basins in Depressions: Encircle catch basin.

Culvert Intake: Locate in a "U" shape approximately 6 feet from the culvert in the direction of the incoming flow.

Culvert Outlets: Locate across the swale at least 6 feet from the culvert outlet.

Installation

Trench excavation: Excavate a trench a minimum of 6 inches deep and 6 inches wide on the up slope side of the fence location. For slope and swale installations, extend the ends of the trench sufficiently up slope such that bottom end of the fence will be higher than the top of the lowest portion of the fence.

When the fence is not to be installed on the contour, excavate wing trenches spaced at the intervals given in Figure GS-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

When excavation is obstructed by an occasional stone or tree roots, provide a smooth transition between the trench bottom and the obstruction.

Support Posts: Drive support posts on the down slope side of the trench to a depth of at least 12 inches into original ground.

Never install support posts more than 10 feet apart. Install support posts closer than 10 feet apart when concentrated flows are anticipated or when steep contributing slopes and soil conditions are expected to generate larger volumes of sediment. For catch basins in hollows, drive posts at each corner of the catch basin. Whenever the geotextile filter fabric that is used exceeds the minimum material specifications contained in this manual, the spacing of the stakes shall be per manufacturer's recommendations.

Geotextile Filter Fabric: Staple or secure the geotextile to the support posts per manufacturer's instruction such that at least 6 inches of geotextile lies within the trench, the height of the fence does not exceed 30 inches and the geotextile is taut between the posts. When the trench is obstructed by stones, tree roots, etc. allow the geotextile to lay over the obstruction such that the bottom of the geotextile points up slope.

In the absence of manufacturer's instructions, space wire staples on wooden stakes at a maximum of 4 inches apart and alternate their position from parallel to the axis of the stake to perpendicular.

Do not staple the geotextile to living trees.

Provide reinforcement for the fence when it can be exposed to high winds.

When joints in the geotextile fabric are necessary, splice together only at support posts, and securely seal.

Backfill & Compaction: Backfill the trench with tamped soil or aggregate over the geotextile. When the trench is obstructed by a stone, tree root, etc. make sure the bottom of the geotextile lies horizontal on the ground with the resulting flap on the up slope side of the geotextile and bury the flap with 6 inches of tamped soil, or aggregate.

MAINTENANCE

Inspect the silt fence at least once a week and within 24 hours of the end of a storm with rainfall amount of 0.5 inch or greater to determine maintenance needs. When used for dewatering operations, inspect frequently before, during and after pumping operations.

Remove the sediment deposits or, if room allows, install a secondary silt fence up slope of the existing fence when sediment deposits reach approximately one half the height of the existing fence.

Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

- the fence has been overtopped, undercut or bypassed by runoff water;
- the fence has been moved out of position (knocked over); or
- the geotextile has decomposed or been damaged.

Maintain the fence until the contributing area is stabilized.

After the contributing area is stabilized determine if sediment contained by the fence requires removal or regrading and stabilization. If the depth is greater than or equal to 6 inches, regrading or removal of the accumulated sediment is required. No removal or regrading is required if sediment depth is less than 6 inches.

Remove the fence by pulling up the support posts and cutting the geotextile at ground level. Regrade or remove sediment as needed, and stabilize disturbed soils.

MULCH FOR SEED (MS)

SPECIFICATIONS

Materials

Types of Mulch within this specification include, but are not limited to:

- Hay: The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.
- Stems: Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or brans. The average stem length should not be less than 4 inches. Stems that can be windblown should be anchored to hold it in place.
- Cellulose Fiber: Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain bark, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and pervasion of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attach 80%-95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended seeding dates.

Tackifiers within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers, resins, viscosifiers, sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another. Emulsified asphalt is specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.

Mulchings within this specification include, but are not limited to: Prefabricated geotextile fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.

Site Preparation: Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Application: Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of Mulch for Seed in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Spreading: Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates.

Application: For catch basins in hollows, drive posts at each corner of the catch basin. Whenever the geotextile filter fabric that is used exceeds the minimum material specifications contained in this manual, the spacing of the stakes shall be per manufacturer's recommendations.

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate of 2.5 to 3 tons per acre.

When spreading hay mulch, by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to obtain adequate coverage, to eliminate shadowing, and to avoid slippage.

Anchoring: Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.

When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuous contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE: Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

PERMANENT SEEDING (PS)

SPECIFICATIONS

Time Of Year

Seeding dates in Connecticut are normally April 1 through June 15 and August 15 through October 1. Spring seedings give the best results and spring seedings of all mixes with legumes is recommended. There are two exceptions to the above dates. The first exception is when seedlings will be made in the areas of Connecticut known as the Coastal Slope and the Connecticut River Valley. The Coastal Slope includes the coastal towns of New London, Middletown, New Haven, and Fairfield counties. In these areas, with the exception of crown vetch (when crown vetch is seeded in late summer, at least 35% of the seed should be hard seed (unscarified), the final fall seeding dates can be extended and additional 15 days. The second exception is frost crack or dormant seeding, the seed is applied during the time of year when no germination can be expected, normally November through February. Germination will take place when weather conditions improve, mulching is extremely important to protect the seed from wind and surface erosion and to provide erosion protection until the seedling becomes established.

Site Preparation: Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation: Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence.

Soil Testing: If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Seeding: Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydrosower at a minimum rate for the selected seed identified in Figure PS-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition. Increase seeding rates by 10X when hydrosowing.

Mulching: See guidelines in the Mulch For Seed measures.

MAINTENANCE: Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and soil erosion. Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

PERMANENT SEEDING (Continued)

Site Preparation

Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seed Selection and Quantity

Select a seed mixture appropriate to the intended use and soil conditions from Figure PS-2 and Figure PS-3 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition or use mixture recommended by the NRCS.

Seedbed Preparation

Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet. Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Seed Application

Apply selected seed at rates provided in Figure PS-3 (in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition) uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydrosower (slurry including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10X when hydrosowing or frost crack seeding. Seed warm season grasses during the spring greening only.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

DUST CONTROL (DC)

SPECIFICATIONS

Mechanical Sweeping: Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillove, and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily traveled areas.

Water

Periodically moisten exposed soil surfaces on unpaved travelways to keep the travelway damp.

Non-Asphaltic Soil Tackifier

Non-asphaltic soil tackifier consists of an amulsified liquid soil stabilizer of organic, inorganic or mineral origin, including, but not limited to the following: modified resins, calcium chloride, complex surfactant copolymers or high grade latex acrylics. The solutions shall be non-asphaltic, non-toxic to human, animal and plant life, non-corrosive and nonflammable. Materials used shall meet local, state and federal guidelines for inland use. All materials are to be applied according to the manufacturer's recommendations and all safety guidelines shall be followed in storing, handling and applying materials.

MAINTENANCE

Repeat application of dust control measures when fugitive dust becomes evident.

TEMPORARY SEEDING (TS)

SPECIFICATIONS

Site Preparation

Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Seeding

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydrosower at a minimum rate for the selected seed identified in Figure TS-2 in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition. Increase seeding rates by 10X when hydrosowing.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and soil erosion. Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control work shall be done in strict accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

2. Any additional erosion/sediment control deemed necessary by the Engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.

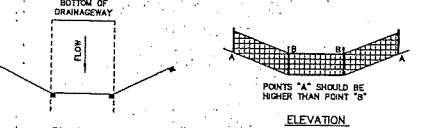
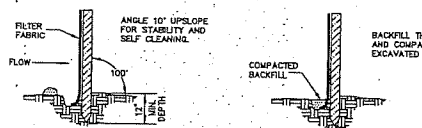
3. All soil erosion and sediment control operations shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.

4. Unless already paved, all entrances to the project site are to be protected by construction entrance (CE) pads, conforming to the Connecticut Guidelines For Erosion and Sediment Control latest edition. Stone shall conform to C.I. D.O.T. Form 8144, latest edition, M.O.D.T. No. 4 stone. The CE pad is to be maintained at all times during the construction period.

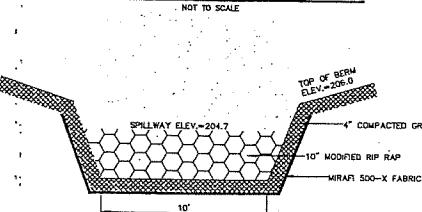
5. In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as possible.

6. Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans and ripged with hay bale barrier or geotextile silt fence. The stockpiled topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed seeding or seeding.

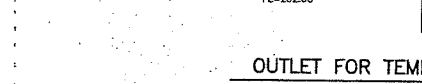
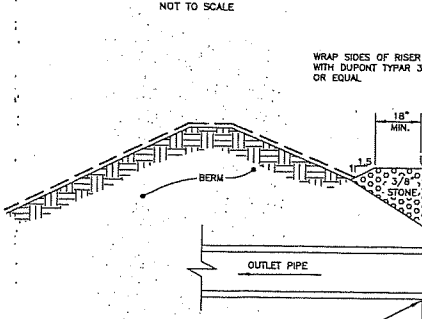
7. There is to be no stockpiling of soil within a ten foot limit of adjoining properties. Any and all fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.



SEDIMENTATION BARRIER (SILT FENCE) DETAIL



BASIN SPILLWAY



N.T.S.

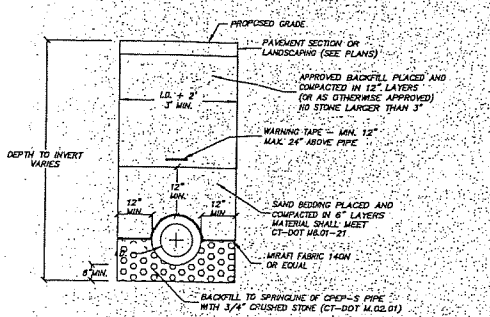
NARRATIVE
The proposed activity is the removal of gravel for commercial purposes. The gravel removal will be completed in four phases.

The suggested schedule of construction is as follows:

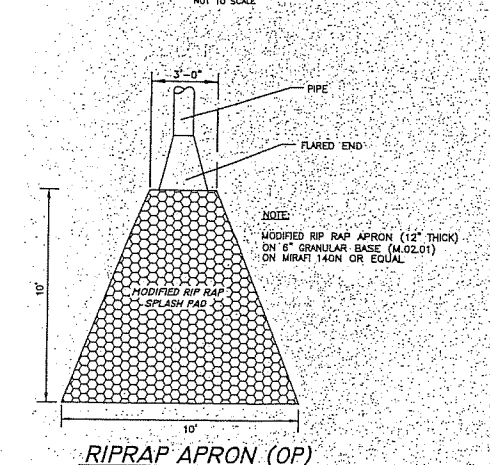
1. Install temporary sedimentation basin and the run-off collection swalls.
2. Clear and grub.
3. Install control points & silt fence.
4. Strip topsoil and stockpile.
5. Remove material.
6. Fine grade disturbed areas and establish vegetation in first phase prior to proceeding to second phase.
7. Remove all fence after permanent vegetation has been established.

Construction of this site is anticipated to begin after the approval of these plans.

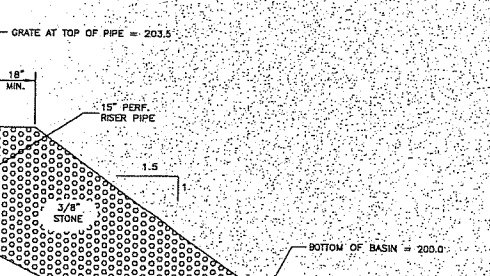
The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff. Sediment deposits should be periodically removed from the upstream sides of Sediment Barriers. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Sediment Barriers are to remain in place and be maintained to insure efficient siltation control until all areas above the erosion checks are stabilized and vegetation has been established.



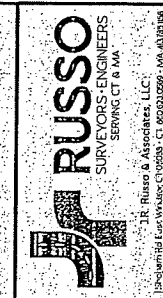
STANDARD STORM DRAIN DETAIL



RIPRAP APRON (OP)



N.T.S.

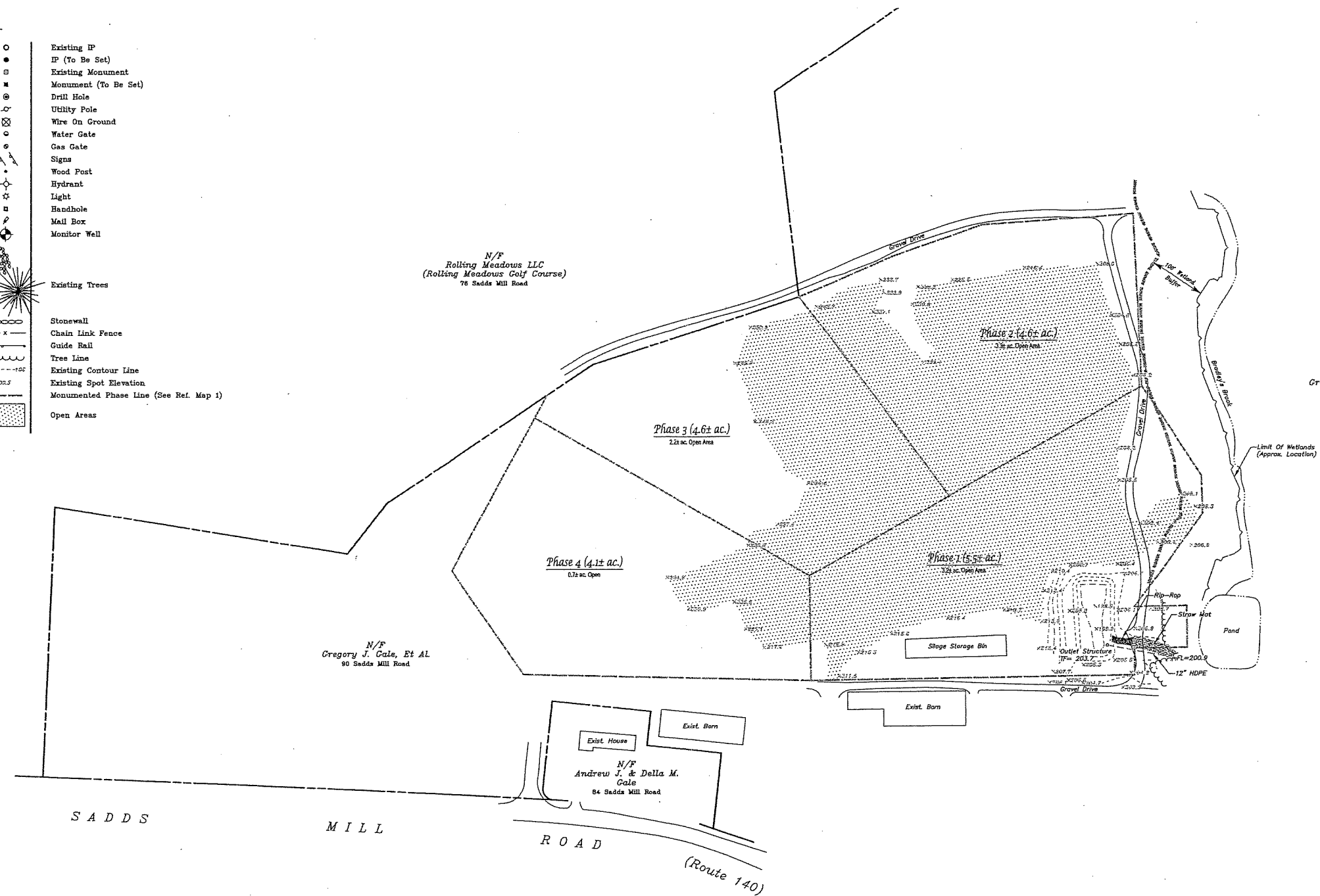


NO.	DATE	BY	CHK.	REVISIONS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Prepared For
Gale Construction
Saddis Mill Road - Rte. 140
Ellington, Connecticut
Map 079-002-0000

EROSION & SEDIMENT CONTROL NOTES & DETAILS	
DATE	3-9-15
SCALE	NO SCALE
JOB NUMBER	67099
SHEET	7C of 7

- Legend:
- Existing IP
 - IP (To Be Set)
 - Existing Monument
 - Monument (To Be Set)
 - Drill Hole
 - Utility Pole
 - Wire On Ground
 - Water Gate
 - Gas Gate
 - Signs
 - Wood Post
 - Hydrant
 - Light
 - Handhole
 - Mail Box
 - Monitor Well
 - Existing Trees
 - Stonewall
 - Chain Link Fence
 - Guide Rail
 - Tree Line
 - Existing Contour Line
 - Existing Spot Elevation
 - Monumented Phase Line (See Ref. Map 1)
 - Open Areas



November 2024
Open Area = 9.4± acres
Includes Phases: 1, 2, 3, 4

Revised: 10-30-24 Site Update 2024
Revised: 10-26-23 Site Update 2023
Revised: 11-04-22 Site Update 2022
Revised: 10-29-21 Site Update 2021
Revised: 11-04-20 Site Update 2020
Revised: 3-27-20 Added Drainage Modifications And Contours To Phase 1
Revised: 10-29-19 Site Update 2019
Revised: 10-25-18 Site Update 2018

Map References:

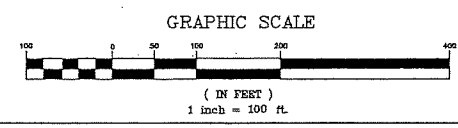
1. Prepared For Gale Construction Sadds Mill Road - Rte. 140 Ellington, Connecticut
Map 079-002-0000 Excavation Plan Scale 1" = 40' Date 3-09-15 Revised 10-27-16
By J.R. Russo & Associates LLC, East Windsor, CT.

General Notes:

1. This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property / Boundary or Limited Property / Boundary Survey and is subject to such facts as said surveys may disclose.
2. Elevations based on reference map #1.
3. Wetlands limit noted hereon are approximate, see reference map #1.
4. 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 parcel 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 this surveyor. 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.
5. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. This survey is intended to make the field location of the open area of the gravel removal operation. This survey conforms to the Horizontal and Vertical Accuracy Class A-2 & T-2.

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



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

GARY B. LeCLAIR, LLC
#70017

Asbuilt Survey

Proposed Gravel Removal Operation
90 Sadds Mill Road (Route 140)

Prepared For
Gale Construction
Sadds Mill Road (Route 140)
Ellington, Connecticut
Assessors Lot: 079-002-0000

Gary B. LeClair, LLC
Licensed Land Surveyors

57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

BT	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 100'	11-01-17	1 OF 1	G.B.L.	217050

From: Dana Steele
To: John Colonese
Cc: Barbra Galovich
Subject: Gale Construction, 90 Sadds Mill Road
Date: Monday, April 21, 2025 2:52:09 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.

John,

On Monday, April 14, 2025 we visited the ongoing gravel operation at 90 Sadds Mill Road. The progress is consistent with the 10/30/24 as-built update. The sediment basin should continue to be dredged regularly to maximize settling of suspended solids from stormwater runoff. I have no objection to renewing the permit.

Dana P. Steele, P.E.
Ellington Town Engineer



J.R. RUSSO & ASSOCIATES, LLC
P.O. Box 938, 1 Shoham Road
East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158
dsteele@jrrusso.com | www.jrrusso.com



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

INLAND WETLANDS PERMIT

PERMIT NUMBER: IW2025-0004

ISSUED DATE: 04/22/2025

EXPIRATION DATE: 04/22/2030

OWNER OF RECORD: GALE, ANDREW + GREGORY
84 SADDS MILL RD
ELLINGTON, CT 06029

APPLICANT: GALE CONSTRUCTION, INC.
90 SADDS MILL ROAD
ELLINGTON, CT 06029

LOCATION OF PROPERTY: 90 SADDS MILL RD / 079 002 0000

ACTIVITY: Excavate and grade for an earth excavation operation.

CONDITIONS: Approval based on Excavation Plans revised 5/8/15 Sheets 7A & 7B
and Asbuilt Survey revised 10/30/24 and the FOLLOWING
CONDITIONS:

Pursuant to CGS 22a-42a(2) you are required, within ten days of the date of approval, to publish notice of approval in a newspaper having general circulation in the town where the activity is located or will have an effect; payment for the required ad is the obligation of the owner/applicant. Notice must contain a description of the regulated activity, its location, and the identity of the applicant/owner. Please provide proof of publication of the above referenced legal advertisement, as required by law, to the Planning Department.

Silt fence and any other Erosion and Sedimentation Controls needed to comply with Best Management Practices shall be installed then inspected by the Wetlands Agent prior to activity, and remain fully operational until the site is stabilized to control storm water runoff and prevent soil erosion, sedimentation or pollutants from entering wetlands/watercourses.

As prescribed by law, this permit is subject to appeal until fifteen (15) days after the notice is published. If appealed, the Agency shall consider such according to state law. The Agency shall, at its discretion, sustain, alter or reject the decision of its Agent or require an application for a permit in accordance with state law. Any work conducted prior to the expiration of appeal is done at the owner/applicant's risk.

This permit is valid for five (5) years from the date of issue. The permittee may request additional periods to complete the authorized activity prior to its expiration. This permit shall expire upon completion of the acts herein. This permit is not transferable without written authorization from the Agency or its Agent.

THIS PERMIT MAY BE REVOKED BY THE TOWN OF ELLINGTON UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

John Colonese

Inland Wetlands Agent

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 #
Z202506
 Date Received
3/24/2025

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 USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860 614-4331

Secondary Contact Phone #: 860 872-8505

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 USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860 614-4331

Secondary Contact Phone #: 860 872-8505

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.

RECEIVED

MAR 24 2025

Street Address: 5 NUTMEG DRIVE

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).

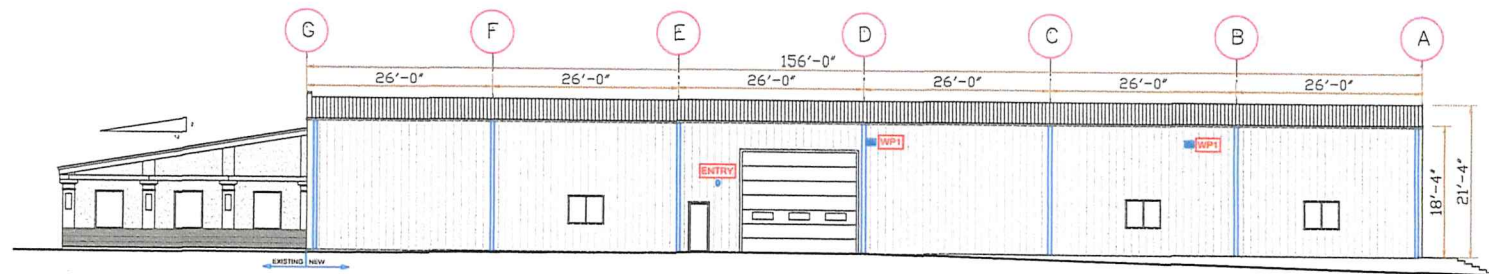
Is parcel within 500' to any municipal boundary? ☐ Yes ☒ No

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.

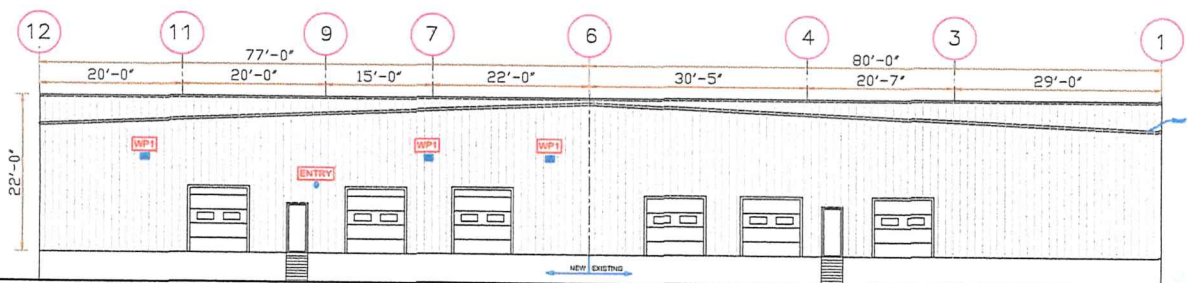
Description of Request (If more space is needed, please attach additional sheets)

CONSTRUCTION OF A 12,012 ft^2 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.

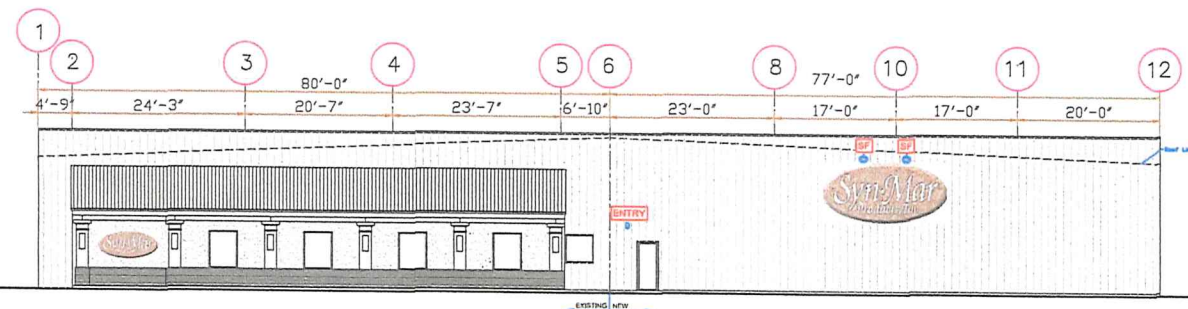


SOUTH ELEVATION

WPC70UT4-CSBPCCR
SECR15U-CS_4000K




EAST ELEVATION




WEST ELEVATION

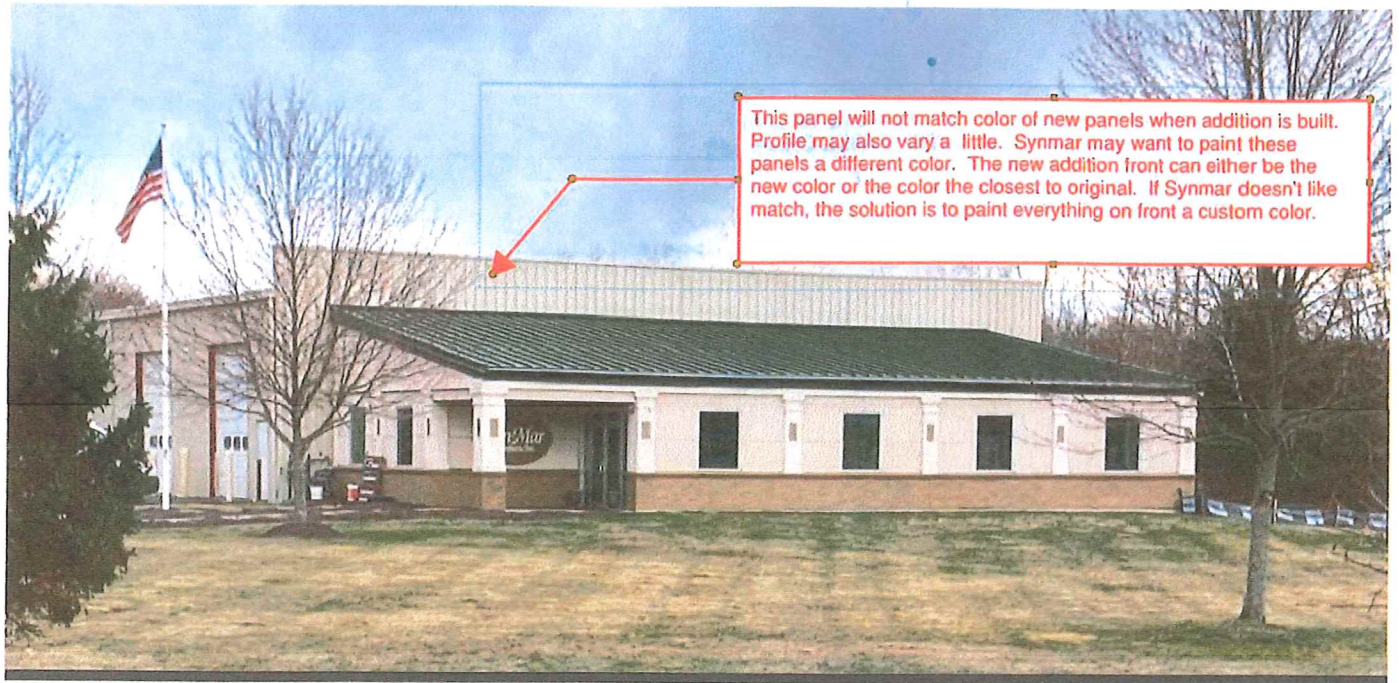
- Notes:
1. This drawing shows the proposed elevations for the new building addition.
 2. Light fixtures shown per Wattsaver site drawing.
 3. Light fixtures labeled as follows:
SF = Sign Fixture Light
WP1 = Wall Pack (WPC70UT4-CSBPCCR)
ENTRY = Personnel Door Light (SECR15U-CS_4000K)

Elevations
Scale: $\frac{1}{8}" = 1'-0"$

SHEET	ELEV-1	$\frac{1}{8}" = 1'-0"$ Date: 03/11/2025	Elevations Factory Addition Syn-Mar Products, Inc. 5 Nutmeg Drive Manchester, CT 06042-1632 860.647.7544	 Aldrich Construction Company Inc. 1385 Toland Turnpike Manchester Connecticut 06042-1632 860.647.7544	#:	DATE:	REVISION:



SHEET	Not to Scale		 Aldrich Construction Company Inc. 1395 Tedlow Turnpike Manchester, CT 06042-1532 860 647-7544	#:	DATE: 3/11/2025	REVISION: Updated data to match elevation drawing
	Date: 08/04/2022					
Floor Plan - New Addition 2022 Factory Addition						
Syn-Mar Products, Inc. 5 Nuning Drive						
A-2						



031125 SynMar Town Submission Set.pdf
3871K

PVDF Cool Coatings

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



a NUCOR company

Siding



Regal White

IR .72 SRI 88



Reflective White *

IR .63 SRI 76



Warm 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



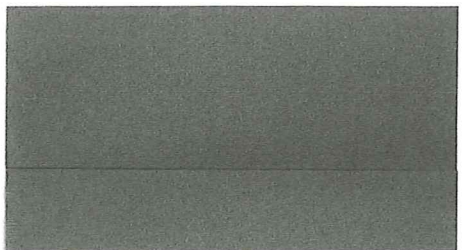
Dark Bronze

IR .32 SRI 33



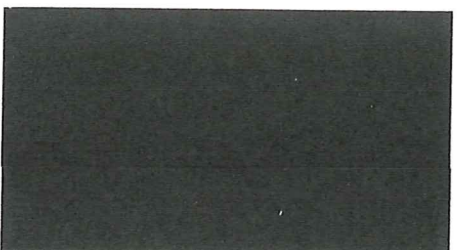
Brite Red *

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

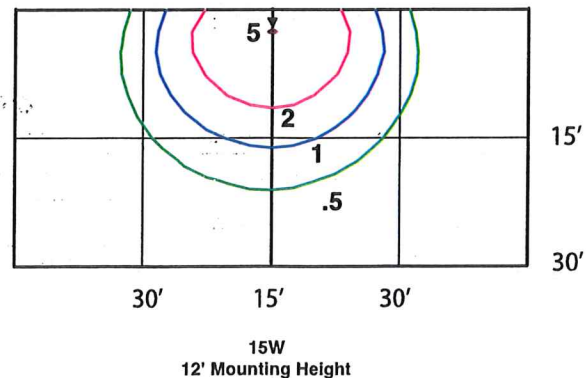
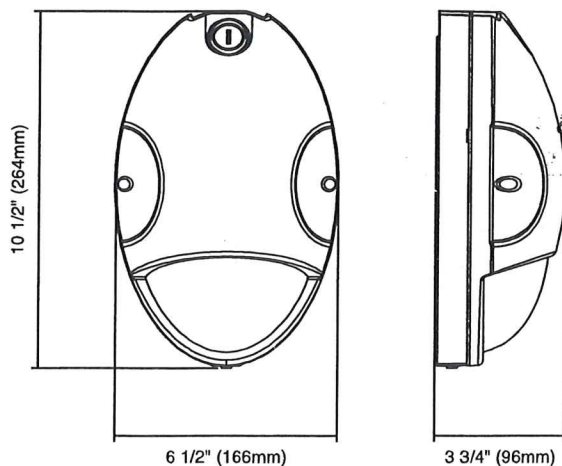
SECS15UCSBPC

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 (further details available at www.maxlite.com/warranties)

Phone: 1-800-552-1229

Fax: 973-244-7333

Web: www.maxlite.com

E-mail: info@maxlite.com

PLM762

Rev: 08/12/2014

PROJECT NAME: SYN-MARCAT. #: WPC100UT4-WCSBPCCR

NOTES:

FIXTURE SCHEDULE: WP1

WallMax Full Cutoff Wall Pack



Photocell



15-28W MODELS



CCT Switch



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 WCS ² = 3/4/5K Selectable, Wattage Selectable	B= Dark Bronze <i>Contact Maxlite for additional finishes</i>	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>
						BLANK= None E0 ² = Battery Backup 0°C E2 ² = Battery Backup -20°C

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	P4P6I19B

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.

Phone: 1-800-555-5629

Fax: 973-244-7333

Web: www.maxlite.comE-mail: info@maxlite.com

PLM# 634

Rev: 07/30/24

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)	

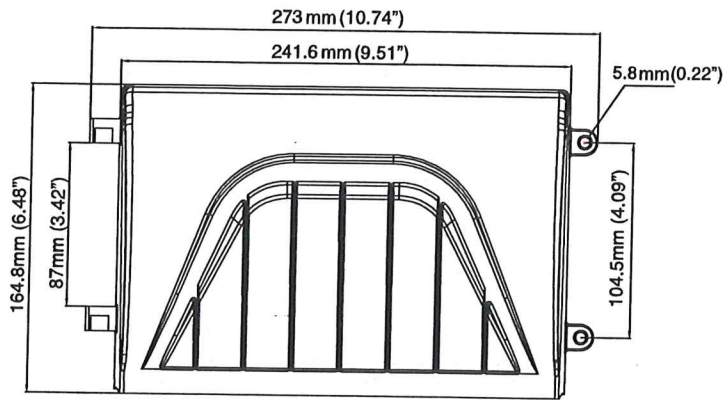
*Recommend using fixture PC instead of PC function in c-Max
 **Also available in white

Specifications

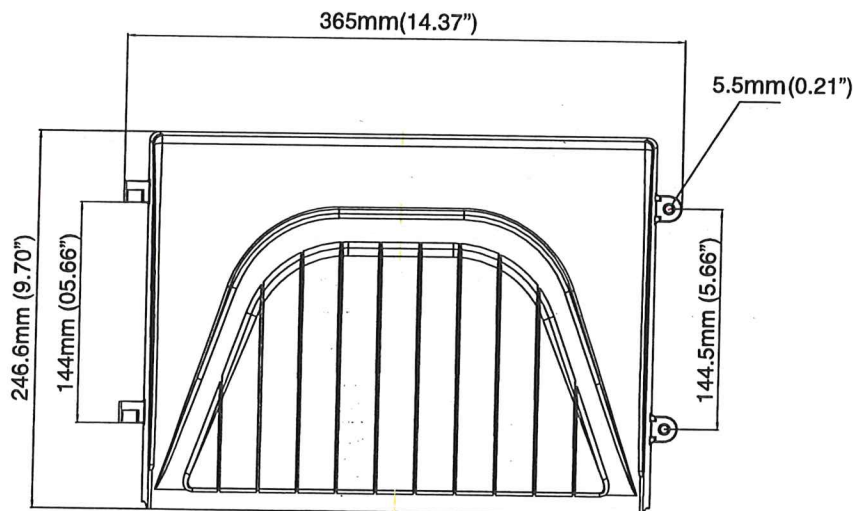
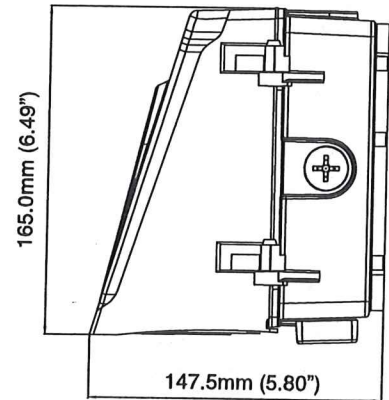
Specifications	WPC15	WPC20	WPC28	WPC40	WPC70	WPC100
	15 WATTS DETAILS	20 WATTS DETAILS	28 WATTS DETAILS	40 WATTS DETAILS	70 WATTS DETAILS	100 WATTS DETAILS
CCT	SELECTABLE BETWEEN 3000/4000/5000K					
Input Power (W)	15	20	28	40	70	100
Efficacy (lm/W)	140 - 153	140 - 150	135-146	137-145	135-144	124-135
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

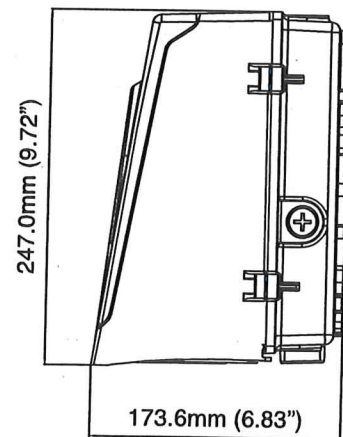
Dimensions



15-28W MODELS



40-100W MODELS



ELLINGTON PLANNING DEPARTMENT
STAFF REVIEW SHEET

PLANNING & ZONING COMMISSION

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.

PUBLIC HEARING DATE: April 28, 2025

STAFF REVIEW RETURN DATE: April 21, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	DPW- No comment. WPCA- The additional square footage will require a reassessment. Please indicate what the use of the space will be for flow allocation purposes. WPCA board approval may be necessary.
Public Works Director/WPCA	
Assessor	
Traffic Authority	
Ambulance	

Town of Ellington Planning Department



MEMO

DATE: April 14, 2025

TO: Planning & Zoning Commission

FROM: Barbra Galovich, CZET, Land Use Assistant *BG*

SUBJECT: Proposed building addition, associated site improvements and maintain existing stormwater basins
Kayder Properties, LLC (Owner)
5 Nutmeg Drive, Assessor Parcel No. 017-022-0007

The Inland Wetland Agency made a determination for a proposed building addition, associated site improvements and maintain existing stormwater basins at their December 9, 2024, regular meeting. The following motion was made in reference to PZC application #Z202506:

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202424 – Kayder Properties, LLC owner/ Syn-Mar Products, Inc., applicant, request for a permit to conduct regulated activity to construct a building addition including associated site improvements and maintain existing stormwater basins at 5 Nutmeg Drive, APN 017-022-0007.

CONDITIONS:

1. Shall obtain Water Pollution Control Authority approval.
2. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.
3. A maintenance schedule for the existing stormwater management basins shall be added to the plan.
4. Any future improvements to the site shall comply with current stormwater management plan standards.



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

INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, DECEMBER 9, 2024, 7:00 P.M.

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Ken Braga, Steve Hoffman, Landon Barlow, Alternates Ryan Orszulak and Jon Kaczmarek (via zoom)

ABSENT: Regular members Ron Brown and Hocine Baouche

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:00 pm.

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

III. PUBLIC HEARINGS:

1. IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

Time: 7:01

Seated: Burns, Heminway, Braga, Hoffman, Barlow, Orszulak, and Kaczmarek

Mark Peterson, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT and David Mangold, 44 East Shore Road were present to represent the application.

Mark Peterson explained that the parcel is located on the west side of East Shore Road. The plan is to tear down the existing cottage and rebuild a new accessory dwelling 8 feet further back from the edge of the lake than the original structure. Mark showed the wetlands along the rear of the property and edge of Crystal Lake, which extend along the existing driveway. Mark showed the proposed layout of the property and noted the accessory dwelling will have a covered porch. Mark explained silt fence and haybales will surround the area of construction. The original cottage was built back in the late 1950's.

Commissioner Hoffman asked if any work would be done to the existing house, Mark Peterson noted that no work would be done.

Commissioner Barlow asked if there would be any proposed work between the location of the haybales and the lake. Mark Peterson verified that no work will be done within the area. Commissioner Hoffman inquired about the retaining wall on the east side of the property to be built by others. Mark said the wall will be constructed into the existing land as part of the accessory dwelling. The dwelling will be constructed on a concrete slab, with no basement and serviced by the existing sewer system, well and underground utilities. Mark noted there will be 4,800 sf of upland review disturbance and no wetlands disturbance. Commissioner Hoffman asked about the 12-inch pipe outlet. Mark showed how the flow of runoff sheds down towards the lake behind the existing house, and how surface water is diverted to a culvert under the driveway.

Commissioner Barlow asked if there were any comments from the Town Engineer. John Colonese read Dana Steele, Town Engineer, email comments dated December 9, 2024, "I've reviewed the plan prepared by Gardner & Peterson Associates, LLC dated 9/1/24. Appropriate erosion controls are proposed, and a yard drain and roof runoff will be directed to an existing driveway culvert. I take no exception to the plans as submitted."

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202423.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

MOVE (HOFFMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202423 – David Mangold, owner/ applicant, request for a permit to conduct regulated activity to remove existing cottage and construct a detached accessory apartment and associated site improvements at 44 East Shore Road, APN 169-043-0001.

CONDITION(S):

1. Shall obtain Water Pollution Control Authority approval.
2. Erosion control measures shall be installed then inspected by the wetlands agent prior to activity and remain operational until the site is stabilized.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. **IW202424** – Kayder Properties, LLC owner/ Syn-Mar Products, Inc., applicant, request for a permit to conduct regulated activity to construct a building addition including associated site improvements and maintain existing stormwater basins at 5 Nutmeg Drive, APN 017-022-0007.

Andrew Bushnell, Bushnell Associates, LLC, 563 Woodbridge Street, Manchester, CT and Tim J. Hill, 315 Jobs Hill Road, Ellington, CT were present to represent the application.

Andrew Bushnell stated the owner is looking to construct a 156'x77' addition to the existing building and a small corner of the proposed building and grading is within the upland review area. Andrew reviewed the plan showing where the proposed silt fence will be installed. There will be 3,950 sf of disturbance in the upland review area. Andrew showed pictures of the area around and within the existing detention basins and noted the owner would like to clean out the overgrowth so that the basins can function correctly. The stormwater basins were previously designed and constructed with the intention of constructing the addition in the future, therefore the existing basins can accommodate the proposed addition.

John Colonese read Dana Steele, Town Engineer, email comments dated December 9, 2024, as follows, "I've reviewed the proposed plan by Bushnell Associates, LLC dated 4/26/24 and compared it to the original approved plans by JR Russo & Associates dated 1/20/06 and the proposed addition and pavement expansion is substantially similar to previous approval. The additional 16 parking spaces on the west side of the property are no longer proposed. Instead, there are 8 spaces proposed on the east side along with a gravel access drive on the south side of the addition. While there will be a slight increase in impervious surfaces within the eastern watershed, overall the site has less impervious surfaces. The new surfaces are also somewhat disconnected from the existing stormwater basin allowing opportunity for stormwater treatment and infiltration. The proposed improvements are therefore consistent with the previous approval and should not adversely impact stormwater discharge to the surrounding wetlands. I take no exception to the plans."

Commissioner Barlow requested that any future improvements to the site beyond what is shown on the plan comply with current stormwater management plan standards. Upon discussion, the agency also requested that a maintenance schedule for the existing stormwater management basins be added to the plan.

MOVED (BRAGA) SECONDED (HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR IW202424 – Kayder Properties, LLC owner/ Syn-Mar Products, Inc., applicant, request for a permit to conduct regulated activity to construct a building addition including associated site improvements and maintain existing stormwater basins at 5 Nutmeg Drive, APN 017-022-0007.

CONDITIONS:

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3. A maintenance schedule for the existing stormwater management basins shall be added to the plan.
4. Any future improvements to the site shall comply with current stormwater management plan standards.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of November 18, 2024, Regular Meeting Minutes.

MOVED (BRAGA) SECONDED (HEMINWAY) (HOFFMAN - ABSTAINED) AND PASSED TO APPROVE NOVEMBER 18, 2024, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. CT Bar Association Education & Training Webinar, Saturday, March 22, 2025 - Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions.

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ADJOURN THE DECEMBER 9, 2024, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:38 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Town of Ellington Planning Department



MEMO

DATE: April 15, 2025

TO: Planning and Zoning Commission

FROM: Barbra Galovich, Land Use Assistant

RE: Review of design elements for **Z202506** - 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.

At a special meeting on April 14, 2025, the Design Review Board reviewed the design elements for the above application and made the following motion:

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

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



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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**

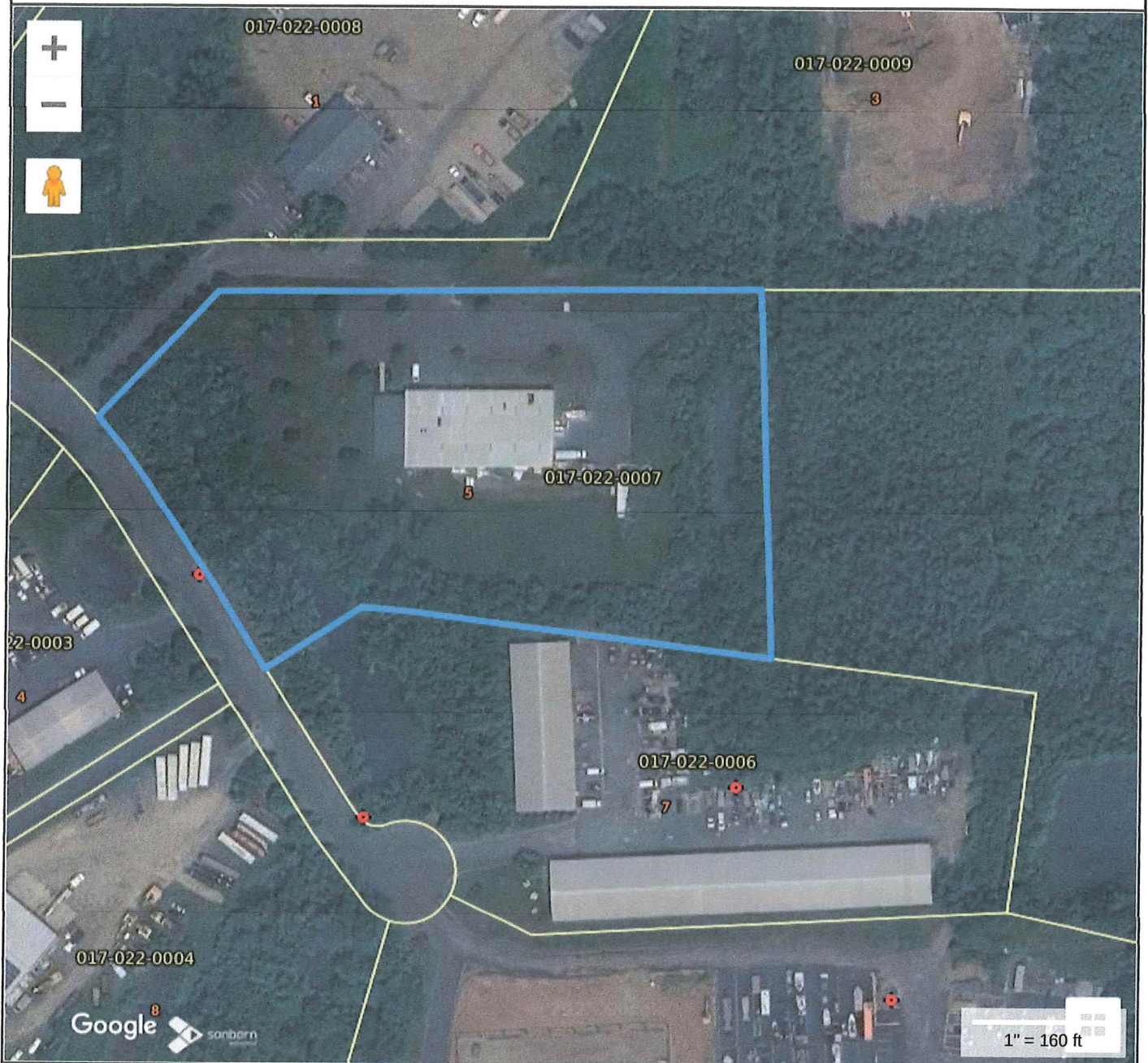
IV. ADJOURNMENT:

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

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:

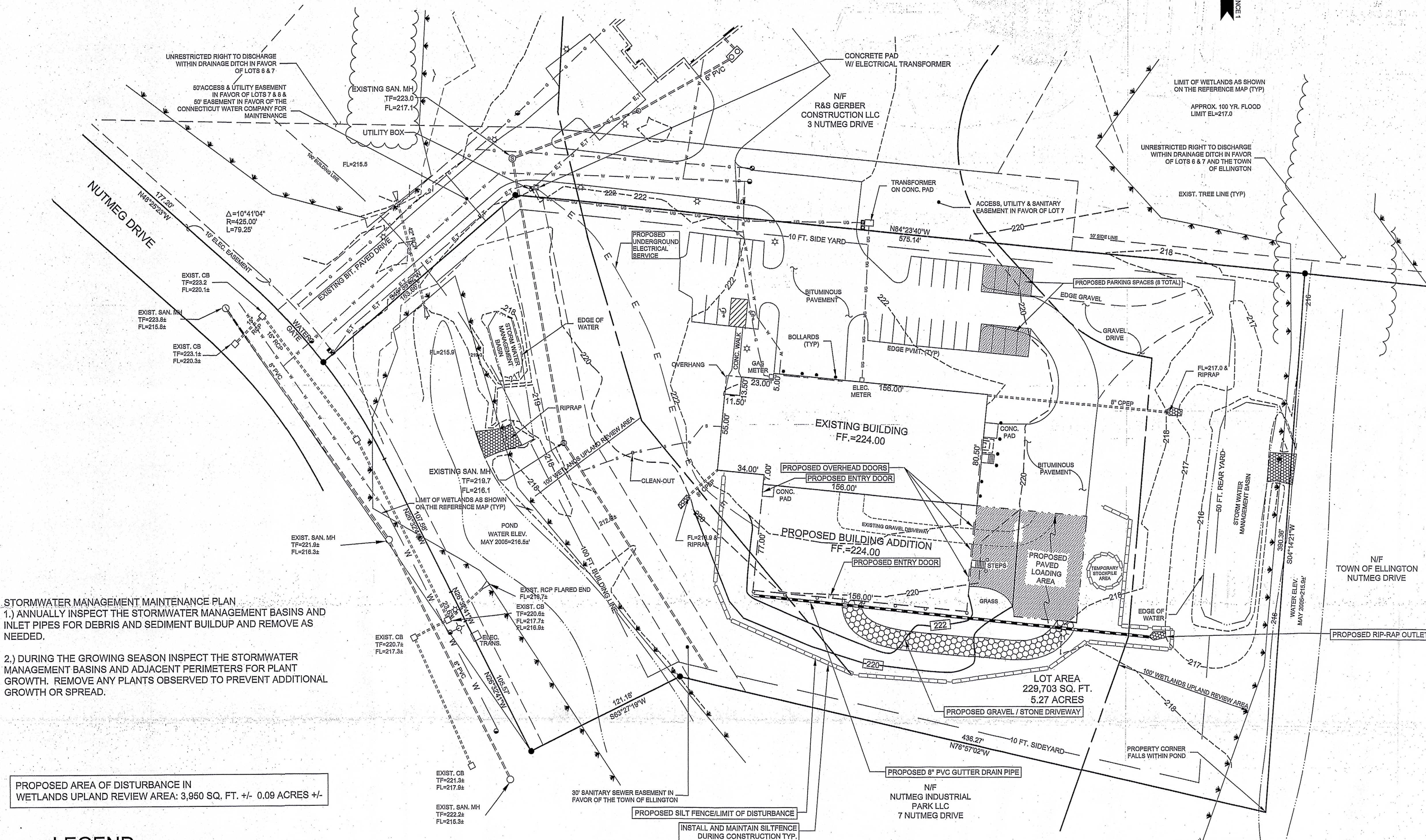
- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-30b-1 THRU 20-30b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 28, 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 1/15/01 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.

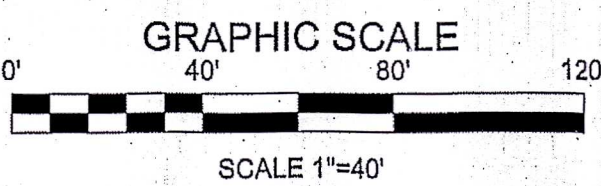
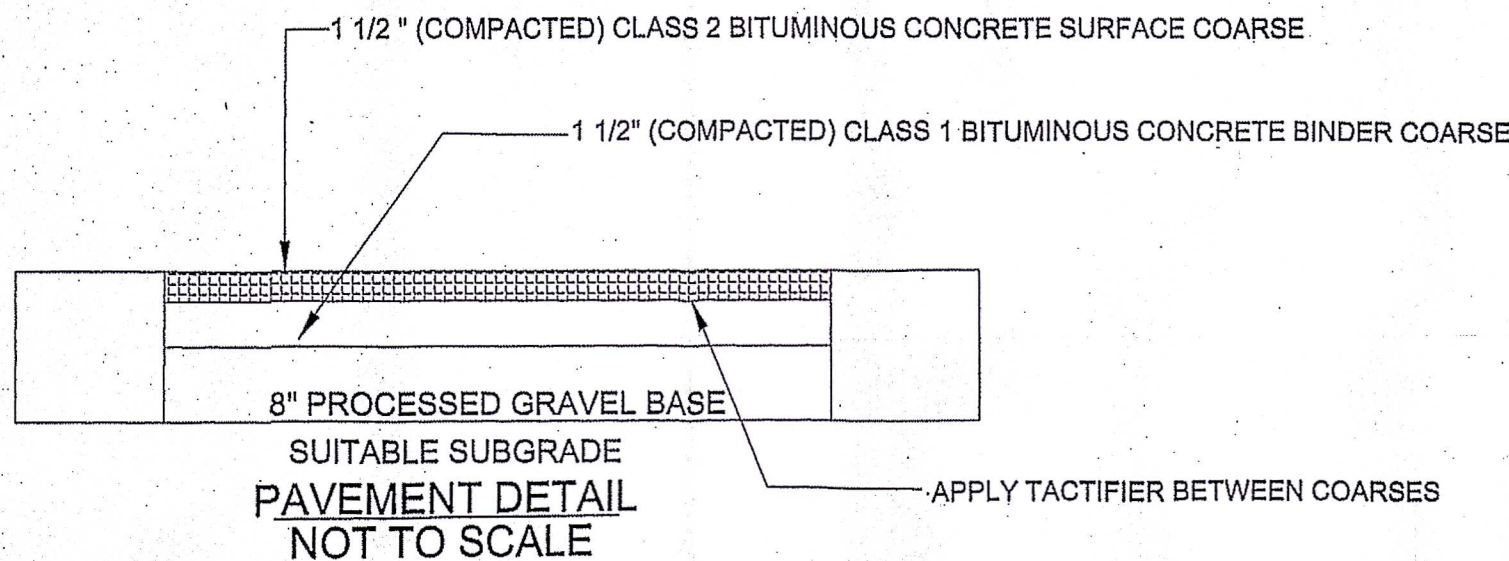


- STORMWATER MANAGEMENT MAINTENANCE PLAN**
- 1.) ANNUALLY INSPECT THE STORMWATER MANAGEMENT BASINS AND INLET PIPES FOR DEBRIS AND SEDIMENT BUILDUP AND REMOVE AS NEEDED.
 - 2.) DURING THE GROWING SEASON INSPECT THE STORMWATER MANAGEMENT BASINS AND ADJACENT PERIMETERS FOR PLANT GROWTH. REMOVE ANY PLANTS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

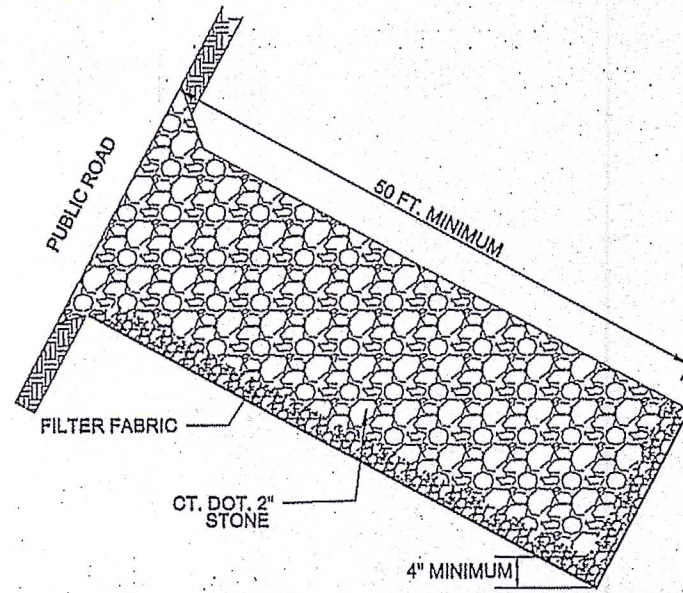
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER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

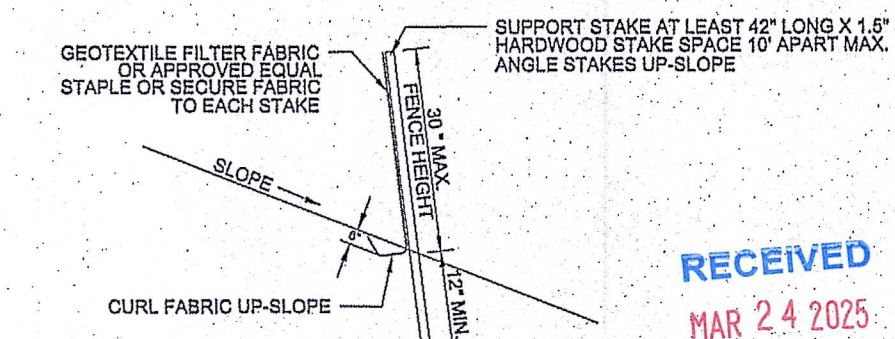
MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL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



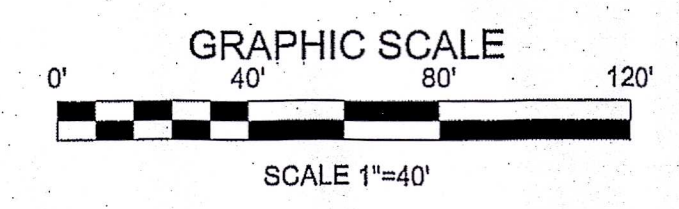
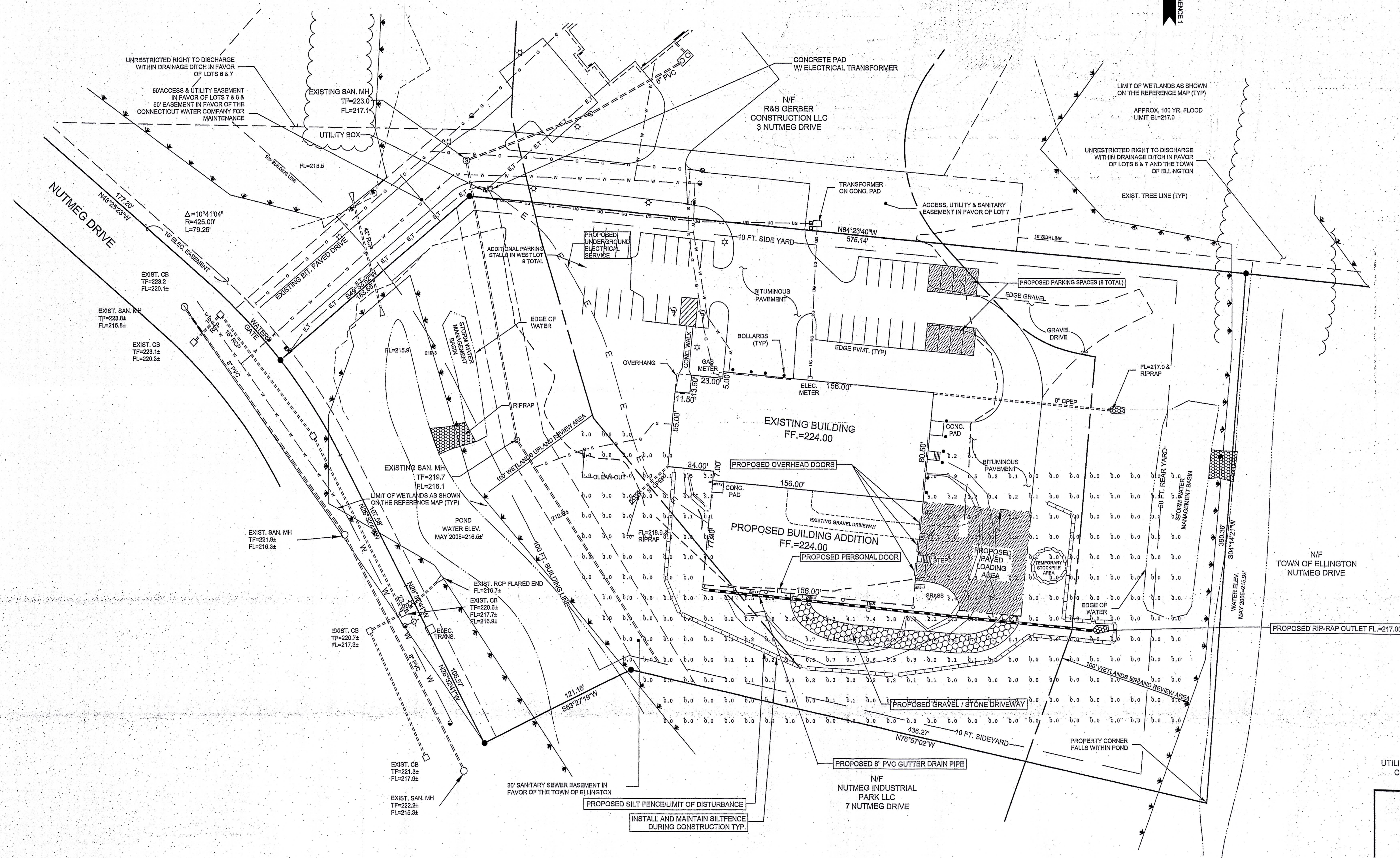
ANTI-TRACKING CONSTRUCTION ENTRANCE
NOT TO SCALE



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).*

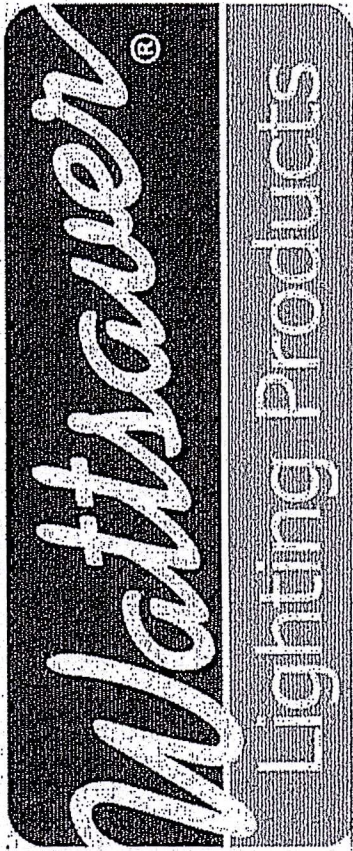
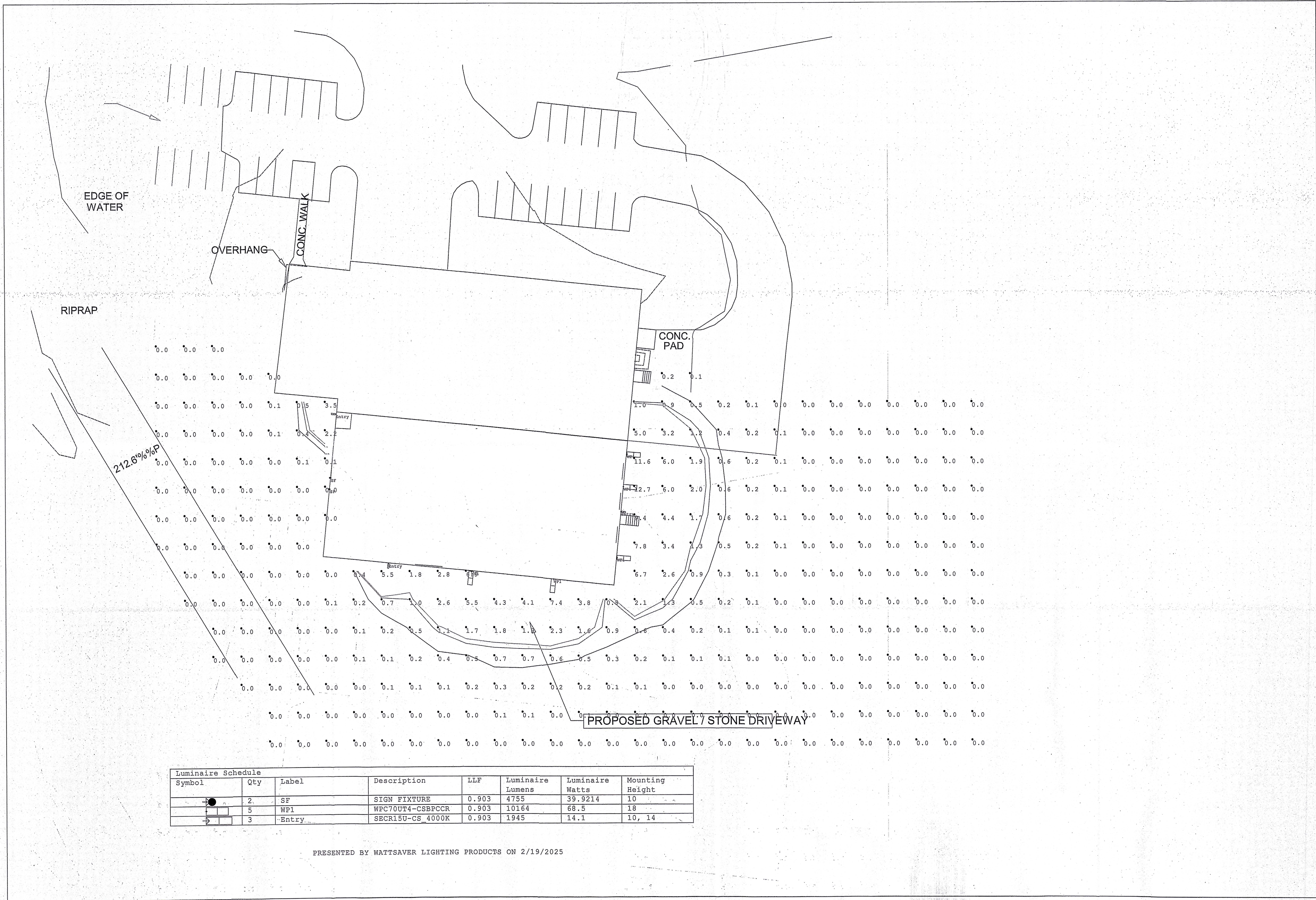
	PLAN PREPARED FOR			
	KAYDER PROPERTIES			
	5 NUTMEG DRIVE ELLINGTON, CT.			
	SITE PLAN			
SCALE: 1"=40'		DATE: 4/2/2024	FILE NO. 2022-50	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS: 4/28/2024, 12/12/2024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



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

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

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



#	Date	Comments

Revisions

Drawn By: Steve Robinson
Checked By:
Date: 2/21/2025
Scale:

Project Name: Syn-Mar
Ellington CT

new lot

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

SUBDIVISION NAME: _____ PROPOSED STREET NAME(S): _____ (If new, subject to Town approval) LOCATION: <u>20 Punkin Dr</u> ASSESSOR PARCEL NUMBER (APN): <u>120-026-0004</u> (If unaware of APN, ask staff for assistance)	Application # <u>8202502</u> Date Received <u>3/27/2025</u>
Application: <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Re-subdivision <input checked="" type="checkbox"/> Modification Approval Requested: <input checked="" type="checkbox"/> Final <input type="checkbox"/> Conditional	
<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Owner's Information</p> <p>Name: <u>Philip Bahler</u></p> <p>Mailing Address: <u>20 Punkin Dr</u> <u>Ellington CT 06029</u></p> <p>Email: <u>860-2050-3043</u></p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Signature: <u>Philip Bahler</u> Date: <u>3/25/25</u></p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials. I expressly provide consent to the filing of the application and access to the site by the commission and its staff.</small></p>	<p>Notices associated with this application will be sent to the applicant, if different than the owner, unless otherwise requested.</p> <p>Applicant's Information (if different than owner)</p> <p>Name: _____</p> <p>Mailing Address: _____</p> <p>Email: _____</p> <p>MAY NOTICES BE EMAILED TO YOU WHEN THEY ARE NOT REQUIRED BY LAW TO BE MAILED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Primary Contact Phone #: <u>860-875-8204</u></p> <p>Secondary Contact Phone #: <u>Rachel @ landmark surveys.com</u></p> <p>Signature: _____ Date: _____</p> <p><small>By signing above, I certify that all information submitted with this application is true and accurate, that I am aware of and understand the application requirements and regulations, and acknowledge the application is only considered complete when all information required by the commission has been submitted. I acknowledge that new or revised information submitted later than two weeks prior to a commission meeting may cause delays or denials.</small></p>
<p>Total Acreage of Property: <u>11.98</u> Zone of Property: <u>RAR</u> Required Density Factor (R/LR = 0.6, RAR = 0.5): _____</p> <p>Area to be subdivided: <u>2.37 new lot</u> <u>0.15 Road extension</u> <small>State "N/A" if modification, a re-subdivision not subject to Section 3.2, or developable land yields 4 or less lots.</small></p> <p>Open Space Proposal (check one): <input checked="" type="checkbox"/> 10% Land Set-Aside <input type="checkbox"/> Fee in Lieu of Land <input type="checkbox"/> Combination <input type="checkbox"/> N/A <input checked="" type="checkbox"/> If N/A, please explain: <u>Provided for in Subdivision</u></p> <p>Amount (acres): Slopes $\geq 25\%$: <u>0</u> Wetlands & Watercourses: <u>0.6 Ac</u> 100-Year Floodplain: <u>0</u></p> <p>Developable Land: <u>10.5±</u> Lot Yield: <u>5.25±</u> Remaining Land: _____ <u>conservation easement area = 0.9 Ac</u></p> <p>Public Water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Public Sewer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If not served by public water and sewer, applicant/owner shall obtain conceptual approval from North Central District Health Department (Enfield Office). If within a public sewer area, application for division must include conceptual approval from the Ellington Water Pollution Control Authority. These approvals are required prior to commission decision.</small></p> <p>Is parcel located within 500' to any municipal boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Are there any wetlands/watercourses within 100' of construction activity or within 250' of wetlands/watercourses when located in the Shenipsit Lake Drainage Basin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>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.</small></p> <p>Are there any wetlands/watercourses on the property proposed for development but not within 100' of construction activity or 250' of construction activity when located in the Shenipsit Lake Drainage Basin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If yes, state law requires notice to the Inland Wetlands Agency prior to or simultaneously with application to the Planning and Zoning Commission.</small></p> <p>Is the project in a public water supply watershed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, applicant shall notify Connecticut Water Company and Commissioner of Public Health about the proposed project by certified mail return receipt w/in 7 days of application (§8-3i(b)). Copy of application, plans, and support documents must accompany notice. Proof of notice and copies of return receipts must be provided to the Planning Department.</small></p>	

VOL 381 PAGE 0030

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RECORDS & ELLINGTON
LAND RECORDSEASEMENT
FOR ROADWAY EXTENSION AND DRAINAGE 381 PAGE 30-35

KNOW YE, THAT WE, Craig Sullivan of the Town of Boca Raton, County of Palm Beach and State of Florida, **Derek Sullivan** of the Town of Ellington, County of Tolland and State of Connecticut, **Gary Sullivan** of the Town of Wethersfield, County of Hartford and State of Connecticut, and **Kurt Sullivan** of the Town of Ellington, County of Tolland and State of Connecticut (hereinafter jointly and severally referred to as "Grantors") in consideration of the granting of an approval by the Town of Ellington Planning and Zoning Commission of a Subdivision Plan shown on a map or plan entitled "RESUBDIVISION PLAN PREPARED FOR CRAIG, GARY, KURT & DEREK SULLIVAN 74 HOFFMAN ROAD ELLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS BY J.D.D. SCALE 1"=100' DATE 9-7-05 SHEET NO. 2 OF 5 MAP NO. 10092B REVISIONS 3/31/06 9/28/06 OPEN SPACE 10/04/06 NOTES 11/17/06 CONS. ESMT. 3/29/07" which map is to be recorded in the Land Records in the Town of Ellington, does hereby grant bargain, sell and convey to the to the **TOWN OF ELLINGTON**, a municipality having its territorial limits within the County of Tolland and State of Connecticut, its successors and assigns, forever with Warranty Covenants the following permanent **EASEMENTS**:

- (1) A "Proposed 50' Wide Easement in favor of the Town of Ellington for Future Road Extension", as hereinafter described, over, under and through that portion of the Grantors' property being more particularly described as "Proposed 50' Wide Easement in favor of the Town of Ellington for Future Road Extension" (hereinafter the "Roadway Easement Area") on the above referenced map.

The Roadway Easement Area is more particularly bounded and described as follows:

Commencing at a point marking the northwesterly corner of Punkin Drive and the northeasterly corner of land now or formerly of Terrance & Katherine Brennan, and which point marks the southwesterly corner of the parcel herein described; thence N 06°43'36" W a distance of 218.38 feet to a point; thence on the arc of a curve to the left, having a delta angle of 14°27'49" and a radius of 250.00 feet, a distance of 63.11 feet to a point; thence N 21°11'25" W a distance of 380.11 feet to a point in the southerly line of land now or formerly of Charles R. and Carmel B. Eastwood, and which point marks the northwesterly corner of the parcel herein described; thence S 86°04'30" E along said southerly line of Eastwood a distance of 47.62 feet to a point; thence S 84°29'36" E along said southerly line of Eastwood a distance of 7.70 feet to a point, which point marks the northeasterly corner of the parcel herein described; thence S 21°11'25" E a distance of 356.44 feet to a point; thence on the arc of a curve to the right, having a delta angle of 14°27'49" and a radius of 300.00 feet, a distance of 75.73 feet to a point; thence S 06°43'36" E a distance of 233.00 feet to a point marking the northeasterly corner of Punkin Drive and the northwesterly corner of land now or formerly of Steven F. and Janet L. Settle, and which point marks the southeasterly corner of the parcel herein

1

NO CONVEYANCE TAX COLLECTED

Sheila M. Bailey
TOWN CLERK OF ELLINGTON

the point or place of beginning.

Within the Roadway Easement Area, Grantee, its successors and assigns, shall have a right to:

- a. Enter upon, and to pass and repass with persons and equipment, for the purpose of constructing, maintaining, altering, repairing and replacing an extension of the present Punkin Drive, as shown on the above referenced map, in accordance with the Town of Ellington's design standards, without cost to the Grantors, their heirs, successors or assigns; and
- b. Enter upon, and to pass and repass with persons and equipment, for the purpose of locating, installing, maintaining, altering, repairing and replacing such utilities (including without limitation sewer, water, electric, gas, drainage, telephone, cable) as are customarily appurtenant to the residential use of the abutting land, without cost to the Grantors, their heirs, successors or assigns; and
- c. Upon completion of the aforementioned road construction, to use the area as a public road of the Town of Ellington.

(2) A **"Drainage and Detention Easement"**, as hereinafter described, over, under and upon that portion of Grantors' property being more particularly described as "Drainage Easement in favor of the Town of Ellington Should the Road be Built" (hereinafter the "Detention Easement Area") on the above referenced map.

The Detention Easement Area is more particularly bounded and described as follows:

Commencing at a point marking the northeasterly corner of Punkin Drive and the northwesterly corner of land now or formerly of Steven F. and Janet L. Settle, and which point marks the southwesterly corner of the parcel herein described; thence N 06°43'36" W a distance of 233.00 feet to a point; thence on the arc of a curve to the left, having a delta angle of 14°27'49" and a radius of 300.00 feet, a distance of 75.73 feet to a point; thence N 21°11'25" W a distance of 356.44 feet to a point in the southerly line of land now or formerly of Charles R and Carmel B. Eastwood, and which point marks the northwesterly corner of the parcel herein described; thence S 84°29'36" E a distance of 41.86 feet to a point; thence S 83°07'40" E a distance of 53.08 feet to a point; thence S 84°31'01" E a distance of 183.50 feet to a point in the westerly line of land shown and designated as "Parcel 'A' To e Deeded & Combined With 120-026-0001 Area = 7/7 Acres +/-" on the above referenced map, and which point marks the northeasterly corner of the parcel herein described; thence S 02°55'43" E a distance of 632.73 feet to a point, which point marks the southeasterly corner of the parcel herein described; thence N 80°25'38" W a distance of 136.90 feet to the point or place of beginning.

THIS DETENTION EASEMENT SHALL ONLY BE OPERATIVE IN THE EVENT THAT GRANTEE ELECTS TO EXERCISE ITS RIGHTS SET FORTH ABOVE TO EXTEND THE PRESENT PUNKIN DRIVE WITHIN THE ROADWAY EASEMENT AREA.

In the event that this Detention Easement becomes operative, the following terms and conditions shall apply:

The land areas burdened by the Detention Easement Area are more particularly described on the above map while the terms and conditions of the easements are set forth herein. The parties agree that the improvement and development of land lying northerly of the Grantors' land that may be accessed by the extension of Punkin Drive require and are materially benefited by the drainage systems to be constructed within the Detention Easement Area and that it is essential that the systems remain operational as designed in perpetuity. For these reasons the easements granted herein shall run with the land forever.

The Grantors grant to the TOWN OF ELLINGTON the unrestricted right to drain surface and subsurface waters from any part of its road system, whether originating from the road system or not, over, across or onto the Detention Easement Area, and permit said water to flow therefrom along its natural course upon other land of the Grantor without any obligation upon the Town to perform maintenance or maintain any of said areas.

Unless and until the Grantee authorizes and approves the construction of a road and/or drainage and detention system within the described easement areas, the Grantor herein, for itself, its successors and assigns, shall be entitled to use the areas in any way as if not burdened by this easement. Should the Grantee begin construction of a road and/or drainage system, it shall have no liability for the removal and/or destruction of any trees, vegetation or structures that the Grantor may have erected or placed within the easement areas. The Grantee shall cause construction to be conducted in accordance with standards then applicable to the construction of improvements under the subdivision regulations of the Town, including the grading, seeding and growth of a cover crop in all non-paved areas. And driveway or utilities then serving the Grantor's property shall be reconnected and realigned as needed without cost to the Grantor and any interruption of use of their property shall be minimized.

Thereafter, neither the Grantors nor their assigns shall erect or allow to be erected any immobile structures on said Roadway Easement Area or Detention Easement Area and shall not plant or allow to be planted or grown any trees thereon, dump or permit to accumulate any yard waste, leaves or other material or perform any work thereon within said Detention Easement Area which may endanger or interfere with the functioning of said Detention Easement Area as originally installed.

The Grantor herein reserves the right for itself, its successors and assigns, to continue to use the land within which the aforesaid Detention Easement has been granted for any uses and purposes

which shall not in any way interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purpose for which the Detention Easement is granted.

Furthermore, when performing any work within the Roadway Easement Area, Grantee shall do so as expeditiously as possible and with the least interference to Grantor. Grantee hereby agrees to indemnify and hold Grantors harmless from any uninsured expenses, charges, losses or damages, including reasonable attorneys' fees, either to person or property, sustained by Grantors due to Grantee's use of the Roadway Easement Area as provided herein, whether the same be due to Grantee's own acts of negligence or the acts of negligence of Grantee's agents, servants or any party acting on Grantee's behalf or at Grantee's direction.

The easements set forth above shall run with the land and bind and inure to the benefit of the Grantor and Grantee and their respective heirs, successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 5th day of April, 2007

Signed, Sealed and Delivered
in presence of:

Elaine Wilton
Elaine Wilton

Crystal Abbott
Crystal Abbott

Dorian R. Famiglietti
Dorian R. Famiglietti

Joseph P. Capossela
Joseph P. Capossela

as to
Derek, Gary &
Kurt

Craig Sullivan
Craig Sullivan

Derek Sullivan 4/5/07
Derek Sullivan

Gary Sullivan
Gary Sullivan

Kurt Sullivan
Kurt Sullivan

STATE OF Florida)
COUNTY OF Palm Beach) ss.

On this 30 day of March, 2007, before me, the undersigned officer,
personally appeared **Craig Sullivan**, known to me (or satisfactorily proven) to be the person
whose name is subscribed to the within instrument and acknowledged that he executed the same
for the purposes therein contained as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.



Michelle A. Ghuseinick

Commissioner of the Superior Court
Notary Public

STATE OF CONNECTICUT)
COUNTY OF Tolland) ss. Vernon

On this 5th day of April, 2007, before me, the undersigned officer,
personally appeared **Derek Sullivan**, known to me (or satisfactorily proven) to be the person
whose name is subscribed to the within instrument and acknowledged that he executed the same
for the purposes therein contained as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Diana Damiglat

Commissioner of the Superior Court
Notary Public

COUNTY OF Tolland)

In Witness Whereof, I hereunto set my hand and official seal.

Commissioner of the Superior Court
~~Notary Public~~

COUNTY OF Tolland

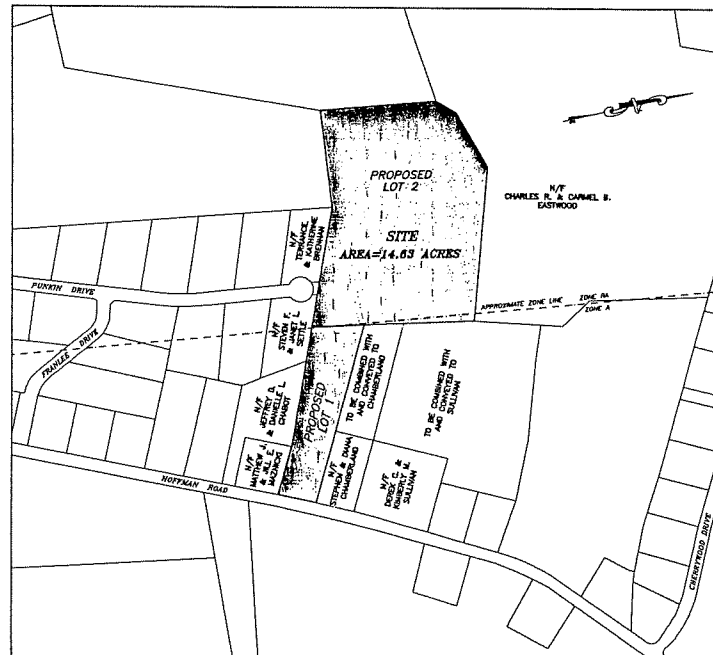
In Witness Whereof, I hereunto set my hand and official seal.

Commissioner of the Superior Court
~~Notary Public~~

L:\S\SULLIVAN, KURT #9562\Subdivision 74 Hoffman Rd. #9562-001\Easement for road extension FINAL.doc

RECEIVED April 10 2007
AT 3:07 pm
Donna C. McKeegan
TOWN CLERK

H 905 A



GRAPHIC SCALE 1"=100'

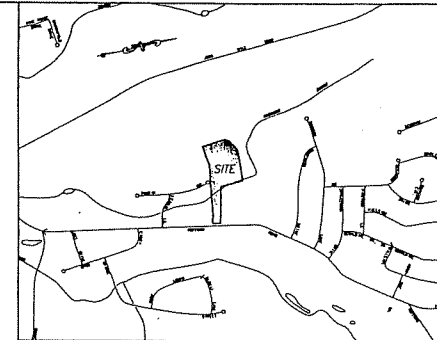
RESUBDIVISION PLAN
PROPERTY OF
CRAIG, GARY, KURT & DEREK SULLIVAN
74 HOFFMAN ROAD
ELLINGTON, CONNECTICUT

OWNER AND APPLICANT

CRAIG SULLIVAN, ET AL
 1801 N. MILITARY HIGHWAY
 BOCA RATON, FLA 33431

LAND SURVEYORS AND ENGINEERS

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT 06084



KEY MAP - SCALE 1"=1000'

NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 30-300a-1 THROUGH 30-300a-20. THIS IS A PROPERTY SURVEY. THE BOUNDARY INTERPRETATION EXERCISE IS A PRELIMINARY SURVEY. THE BOUNDARY CLASS OF ACCURACY IS A-2 PERTAINING TO LOTS 1 & 2 & PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. THE BOUNDARY CLASS OF ACCURACY IS 1-2 & 1-3.
2. BOUNDARIES DEPICTED ON THIS PLAN ARE BASED ON THE PLAN IN MAP REFERENCE NO. 1, - 1978 DATUM.
3. TOTAL AREA OF SUBDIVISION IS 14.63 ACRES.
4. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY JOHN HANF, CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY GARDNER & PETERSON ASSOCIATES, LLC ON 8/30/05.
5. THE PROPOSED PARCELS ARE LOCATED IN ZONE A & ZONE B.
6. THE TOPOGRAPHY DEPICTED HEREON DEPICTS BOTH FIELD LOCATED TOPOGRAPHY (1-2 ACCURACY) AND TOWN OF ELLINGTON AERIAL MAP (CLASS T-2 ACCURACY). ELEVATIONS DEPICTED HEREON ARE BASED ON THE PLAN IN MAP REFERENCE NO. 1.
7. THE PARCEL TO BE SUBDIVIDED IS KNOWN AS LOT 28 ON THE TOWN OF ELLINGTON ASSESSOR MAP NO. 120.
8. HOFFMAN ROAD IS A COLLECTOR ROAD.
9. IRON PINS MUST BE SET AT EACH LOT CORNER AND CEMENTED BEFORE A ZONING PERMIT WILL BE ISSUED. IRON PINS MAY BE REMOVED IN LIEU OF INSTALLATION BEFORE A ZONING PERMIT WILL BE ISSUED FOR ANY LOT.
10. PROPOSED LOTS 1 AND LOT 2 ARE TO BE SERVED BY PUBLIC WATER AND A SEWERSHIP DISPOSAL SYSTEM. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. SEWERSHIPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
11. EROSION CONTROL & SEDIMENTATION CONTROL PLANS ARE TO BE SUBMITTED FOR EACH LOT DURING THE SEPTIC DISPOSAL SYSTEM PERMIT PROCESS.
12. THE PROPOSED SUBDIVISION IS NOT LOCATED IN A FLOOD BOUNDARY, SEE FLOODWAY FLOOD BOUNDARY AND FLOODWAY MAP PANEL 3 OF 13, CONAQUAT-PAVEL, NUMBER DREXLER 0002.
13. SOIL TYPES DEPICTED HEREON WERE FROM "SOIL SURVEY TOLLAND COUNTY CONNECTICUT" SERIES 1861, NO. 23.
14. EXISTING BUILDINGS DEPICTED HEREON HAVE BEEN TAKEN FROM TOWN AERIAL MAPS AND ARE APPROXIMATE IN LOCATION.
15. A FEE IN LIEU OF OPEN SPACE HAS BEEN APPROVED BY THE TOWN OF ELLINGTON PLANNING & ZONING COMMISSION. THE APPROVED APPROVAL IS FOR \$8,400. UPON THE TRANSFER OF EACH LOT, A FEE OF \$8,400 SHALL BE PAID TO THE TOWN OF ELLINGTON.
16. CORRESPONDING EAST/WEST MARKERS SHOULD BE IN PLACE AND INSPECTED BY TOWN STAFF PRIOR TO CONSTRUCTION.
17. PARCELS TO BE CONVEYED TO DANA AND DEREK SHALL BE TRANSFERRED PRIOR TO WYLAN FILING.

MAP REFERENCES:

1. WILDERHURST PLAN PROPERTY OF CRAIG SULLIVAN, ET AL, ELLINGTON, CONNECTICUT, SCALE 1"=40' DATED 12/16/05, REVISED TO SURVEY BY SCHNEIDER.
2. FINAL SUBDIVISION PLAN PROPERTY OF PULLA WARRICKO ELLINGTON, CONN., SCALE 1"=40' DATED NOV. 1973 BY WILLIAM R. PALMER.
3. PROPERTY MAPS FOR WILLIAM A. & ELIN C. COLLINS, HOFFMAN ROAD, ELLINGTON CONN., SCALE 1"=40' DATED MARCH 4, 1988 BY GEORGE D. CHARTERIS, JR.

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

Robert R. Peterson
 ROBERT R. PETERSON

L.S. 10819

REGISTERED PROFESSIONAL ENGINEER

PLAN SHEET INDEX	SHEET NUMBER	PLAN SHEET CONTENTS
CORNER SHEET	1	OVERALL VENTURE PLAN & APPROVAL LETTERS
SUBDIVISION PLAN	2	SUBDIVISION PLAN LOT 1 & 2
TOPOGRAPHIC PLAN	2A	EXISTING CONDITIONS
EROSION CONTROL NOTES & DETAILS	3	NOTES & DETAILS

REVISIONS	DATE	BY	SCALE	DATE	SHEET NO.	MAP NO.
02/21/06	02/21/06	J.D.S.	1"=40'	8-7-05	1 OF 3	100828

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS 12/15/05 DAY OF DECEMBER, 2005 IN ACCORDANCE WITH SECTION 8-286 OF THE CONNECTICUT GENERAL STATUTES. ALL WORK IN CONNECTION WITH SUBDIVISION MUST BE COMPLETED BY OCT. 31, 2006.

SECRETARY: *J. S. Sullivan* CHAIRMAN: *J. S. Sullivan*

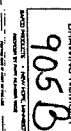
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 Map # 905 A

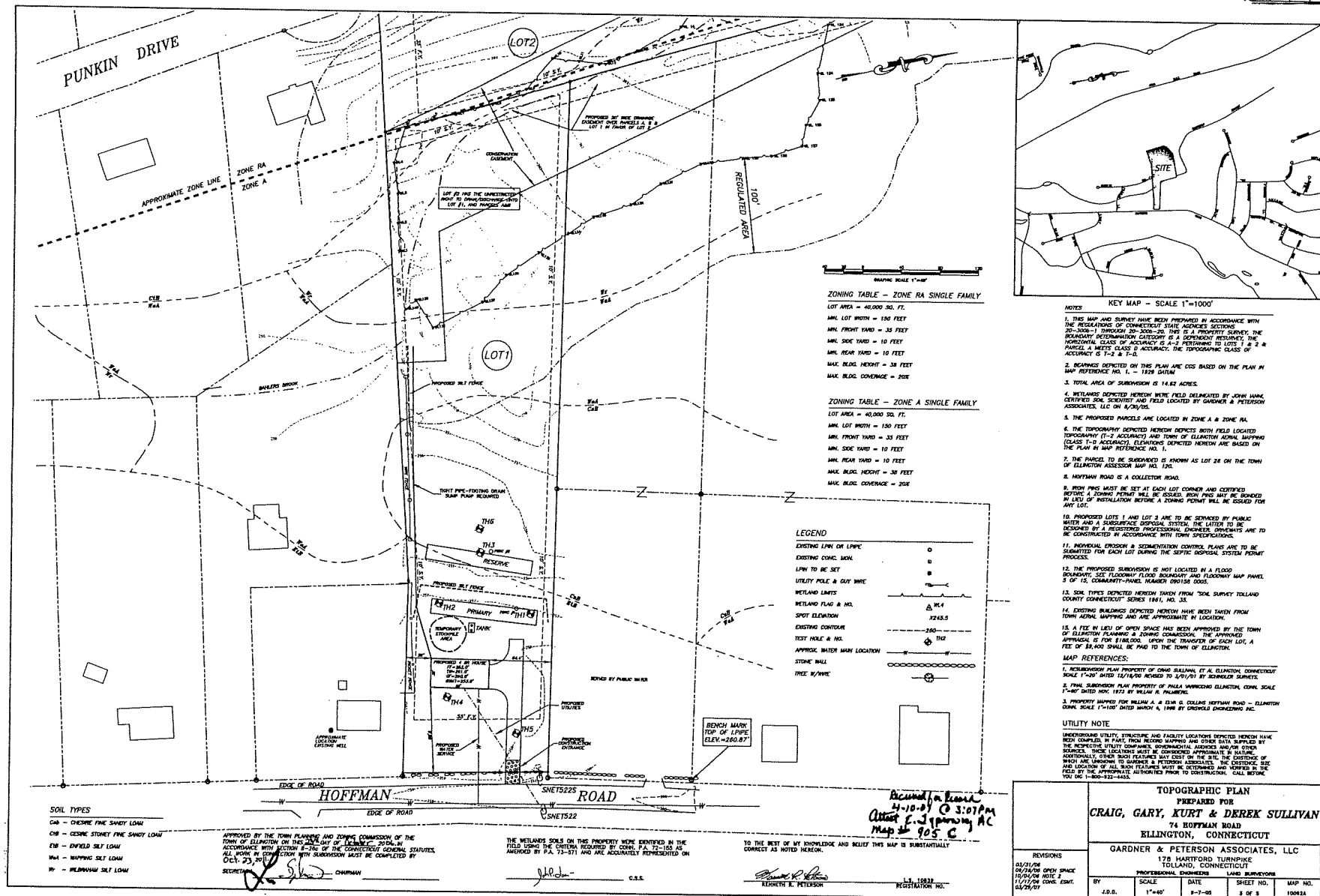
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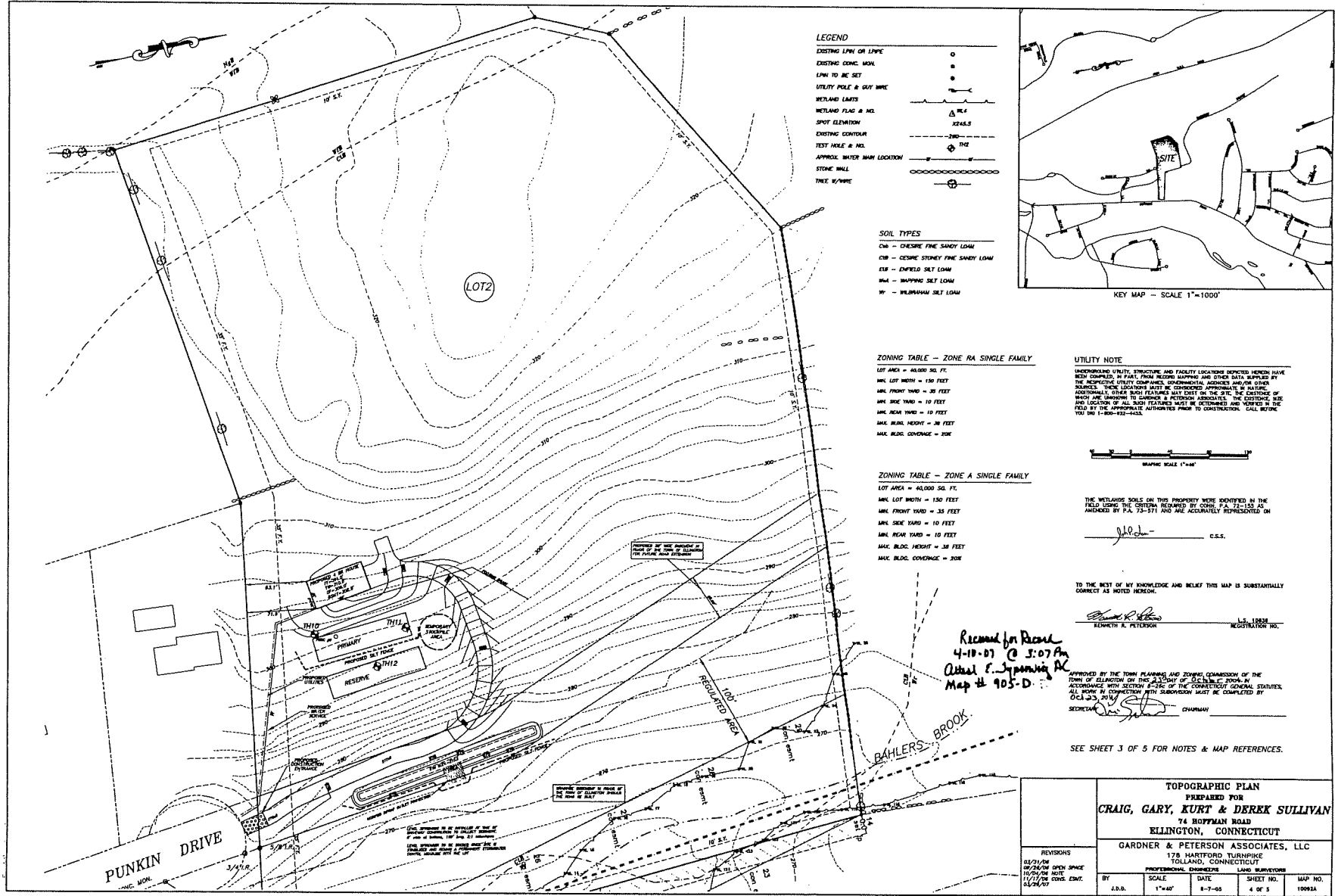
DRAWING NUMBER

905A





H905 D



DRAWING NUMBER

905 D

DRAWING NUMBER

905 D

ORIGINAL AND DRAWING
 GARDNER & PETERSON ASSOCIATES, LLC

Town of Ellington Planning Department



MEMO

DATE: April 22, 2025

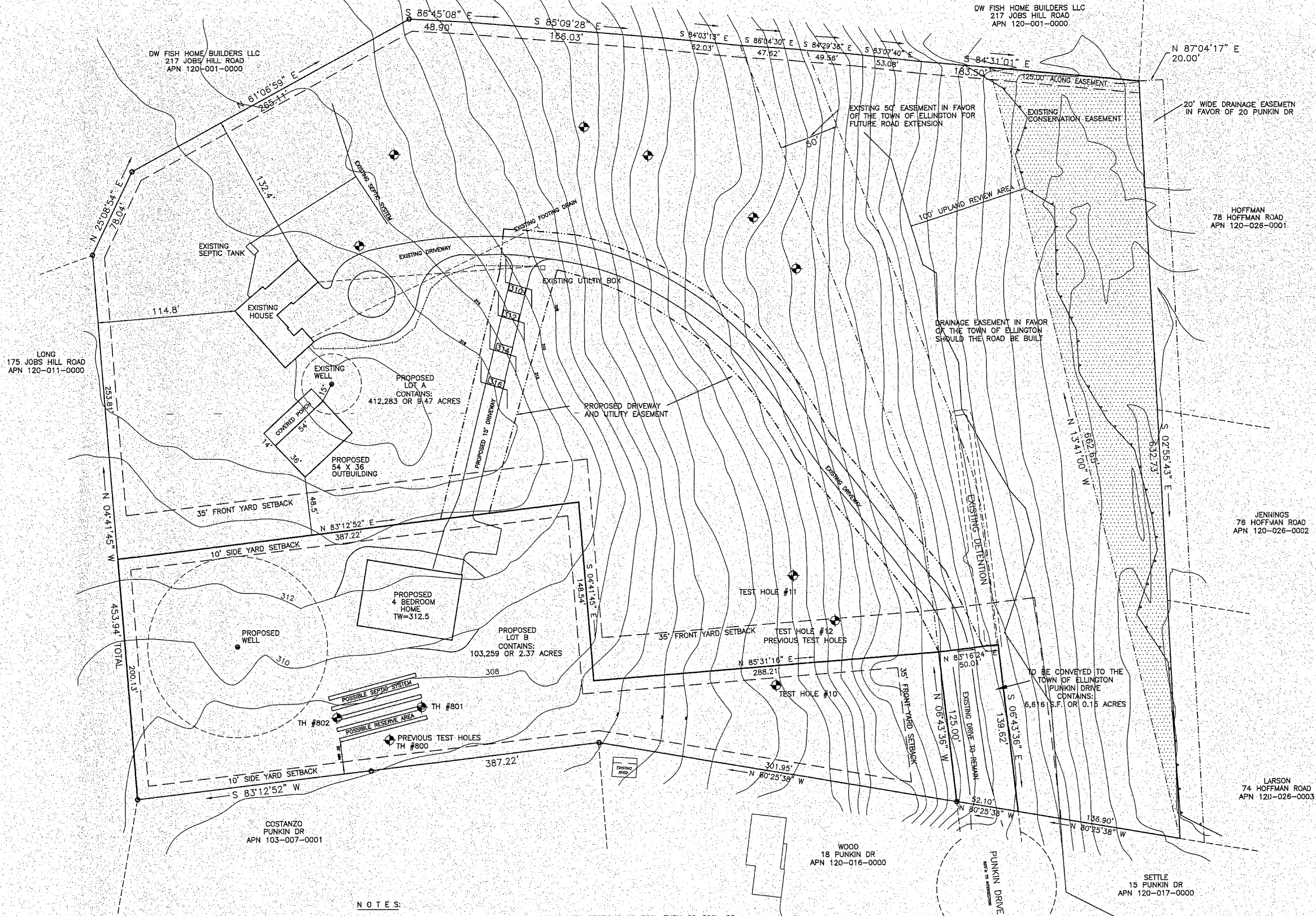
TO: Planning & Zoning Commission
PZC File #S202501

FROM: Barbra Galovich, CZET, Land Use Assistant

SUBJECT: Proposed resubdivision to create one new 2.37+/- acre lot
Philip Bahler (Owner)
20 Punkin Drive, Assessor Parcel No. 120-026-0004

The Inland Wetland Agency made a determination for a proposed resubdivision to create one new 2.37+/- acre lot at their April 21, 2025, 2025, regular meeting. The following motion was made in reference to PZC application #S202502:

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL to the Planning & Zoning Commission on a resubdivision to create one new 2.37+/- acre lot (S202502) pursuant to Conn. Gen. Stat. 8-26(e) at 20 Punkin Drive, APN 120-026-0004.



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". EXISTING BOUNDARY IS A DATA ACCUMULATION PLAN BASED UPON PREVIOUS A-2 SURVEYS, NEW BOUNDARY LINES ARE AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - A. "RESUBDIVISION PLAN PREPARED FOR CRAIG, GARY, KURT, & DEREK SULLIVAN 74 HOFFMAN ROAD, ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC
 - B. "SEPTIC SYSTEM DESIGN - LOT#2 PREPARED FOR PHILIP & MICHELLE BAHLER PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 9-28-12 SCALE: AS SHOWN"
 - C. "RECORD DRAWING - LOT#2 PREPARED FOR PHILIP & MICHELLE BAHLER ST.#20 PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 7-18-14 SCALE: AS SHOWN"
3. PARCEL IS IN ZONE RAR.

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

Rachel Dearborn 3/25/25
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

LS. 70295

REVISIONS

RESUBDIVISION PLAN
PREPARED FOR
PHILIP BAHLER
20 PUNKIN DRIVE
ELLINGTON, CONNECTICUT

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

DRAWN BY R.L.D.	SCALE 1"=40'	DATE 3/25/2025	JOB NO. 202503-1
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Barn

Application #
Z202507

Date Received
3/27/2025

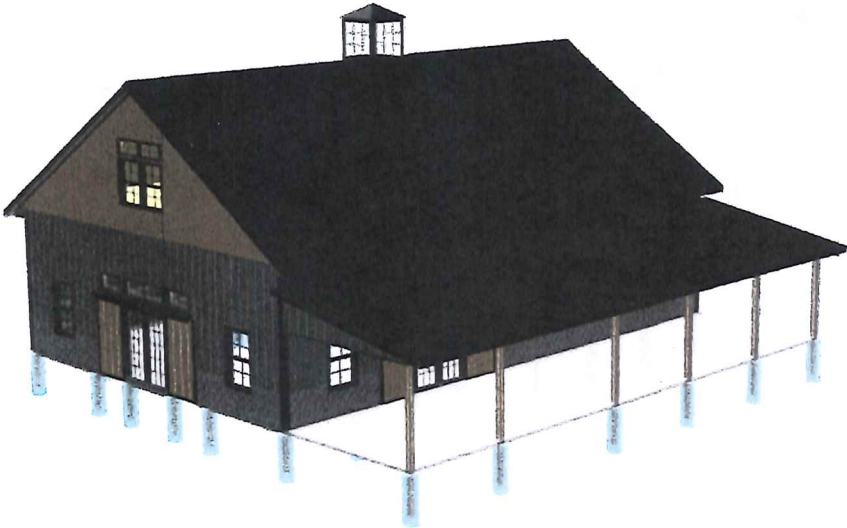


Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Iso 1

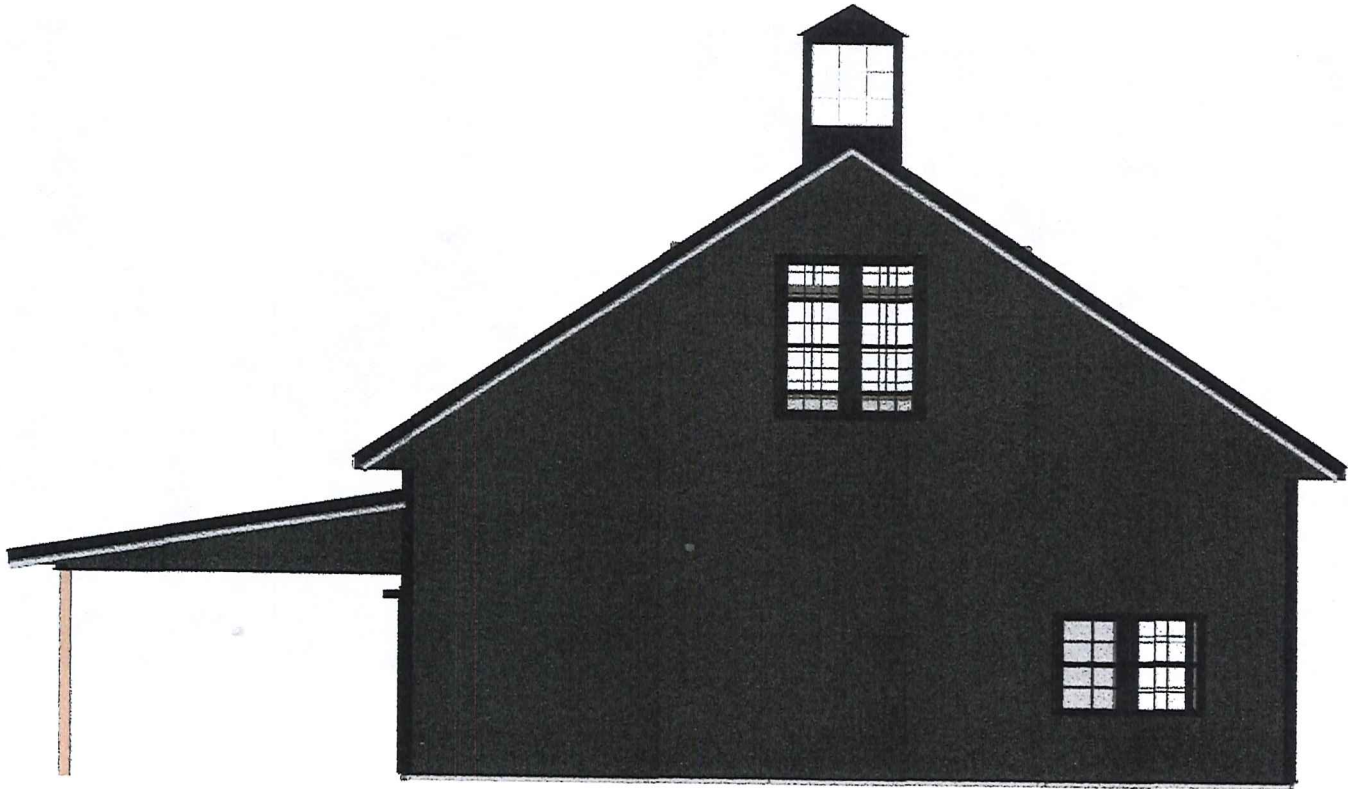


Iso 2



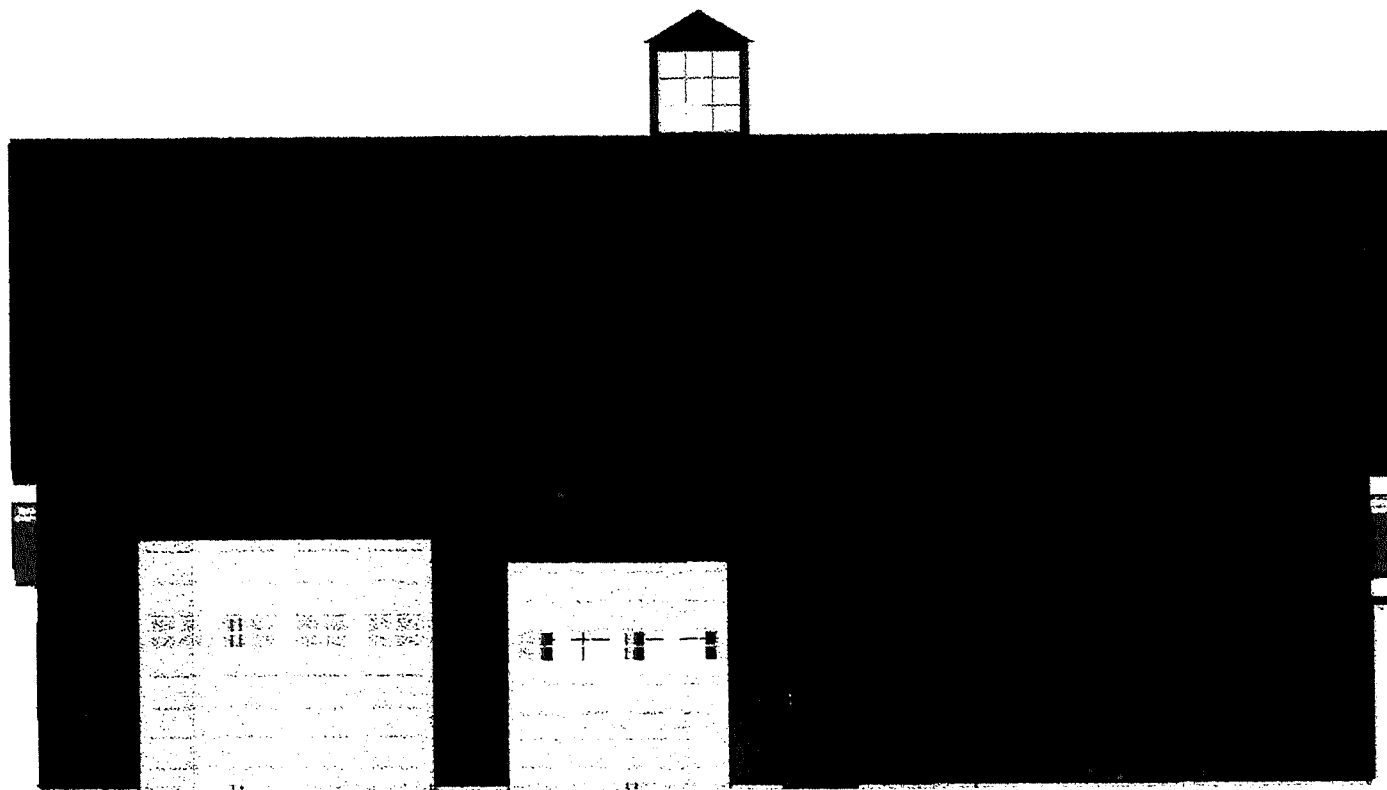
Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Front Elevation



Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Left Elevation



Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Back Elevation



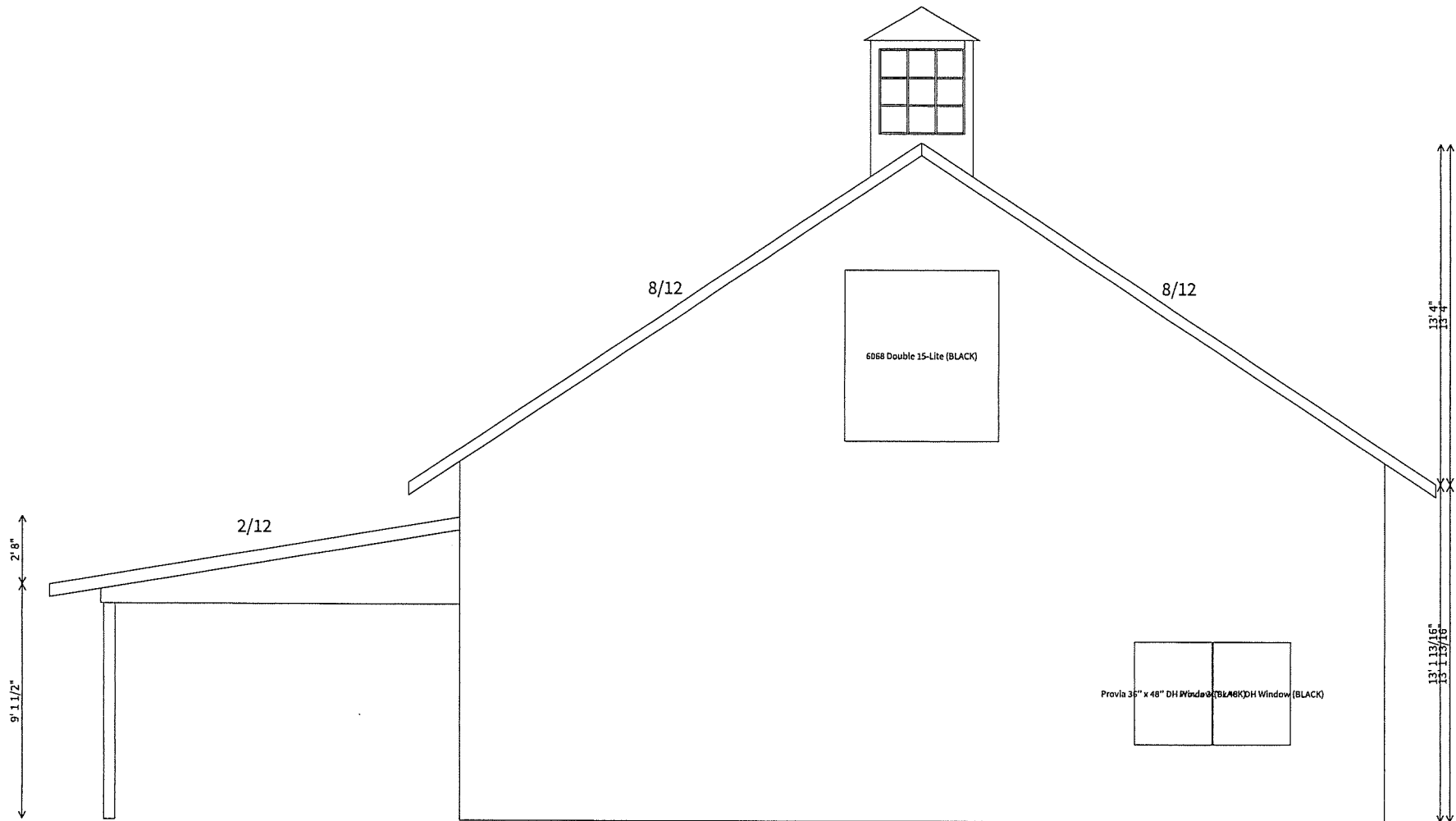
Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Right Elevation

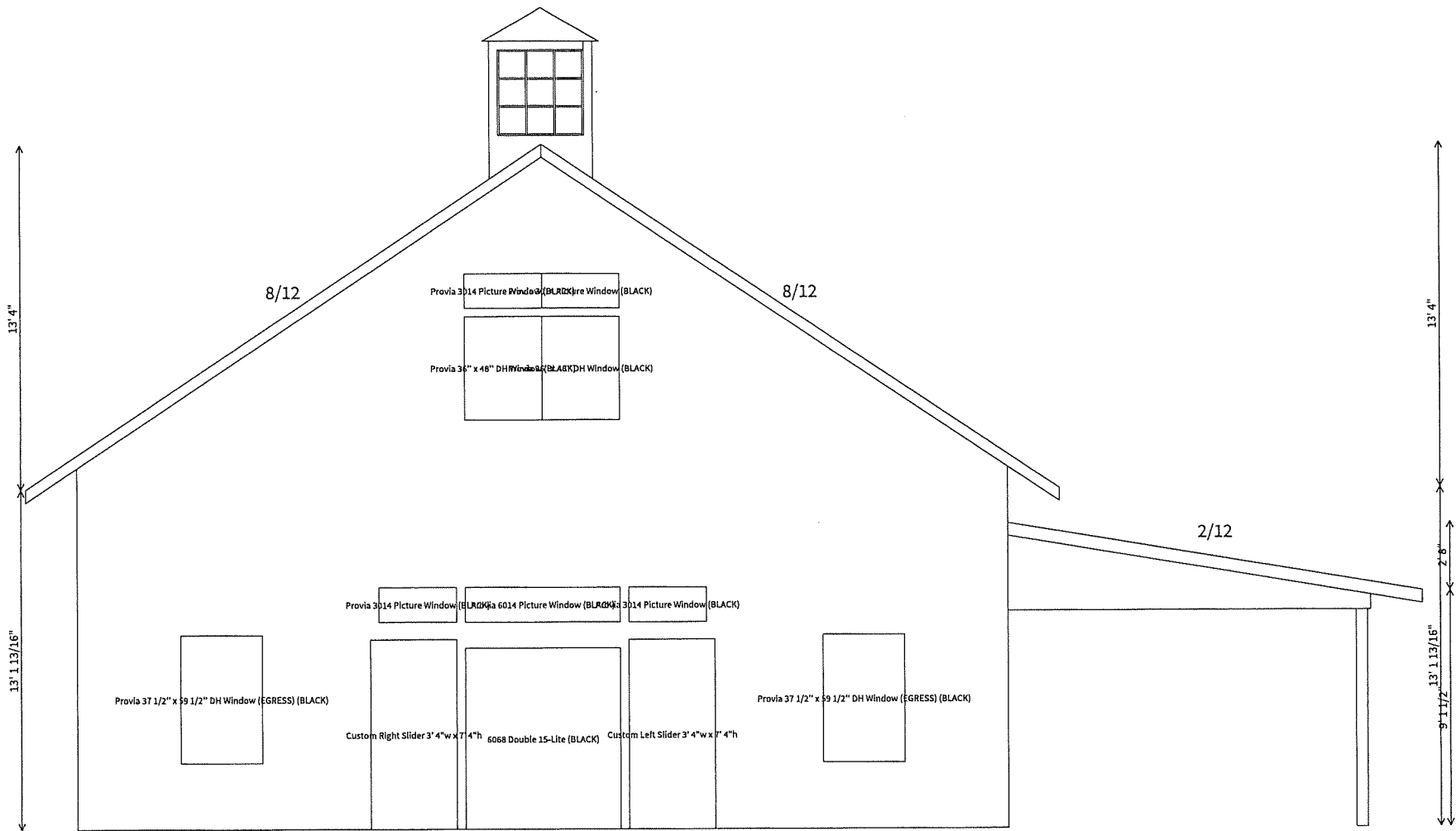


Front Elevation

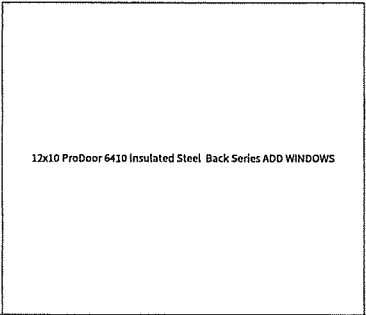
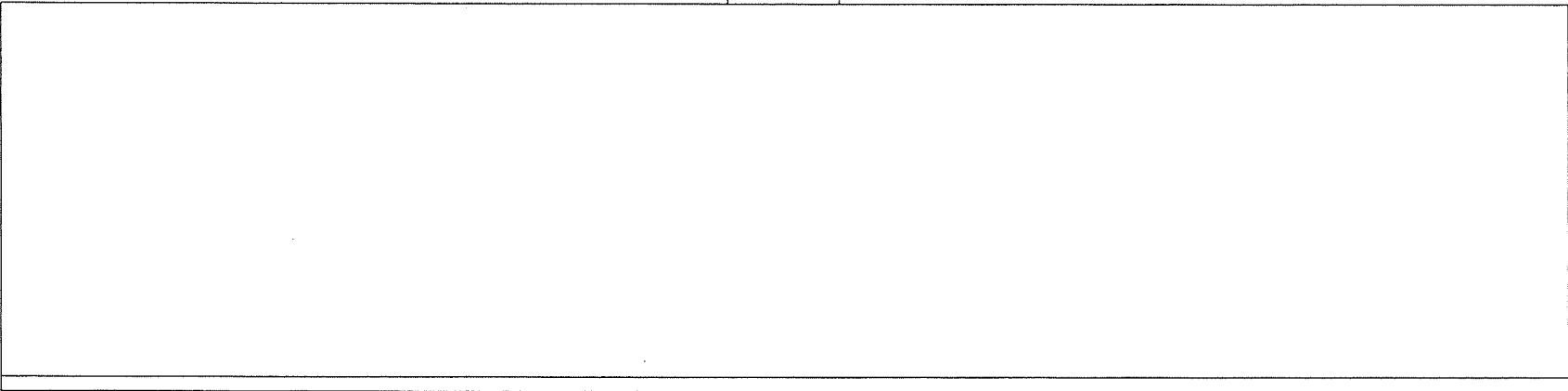
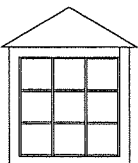
1



Back Elevation



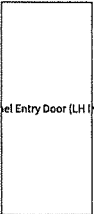
Left Elevation



12x10 ProDoor 6410 Insulated Steel Back Series ADD WINDOWS



9x9 ProDoor 6410 Insulated Steel Back Series ADD WINDOWS



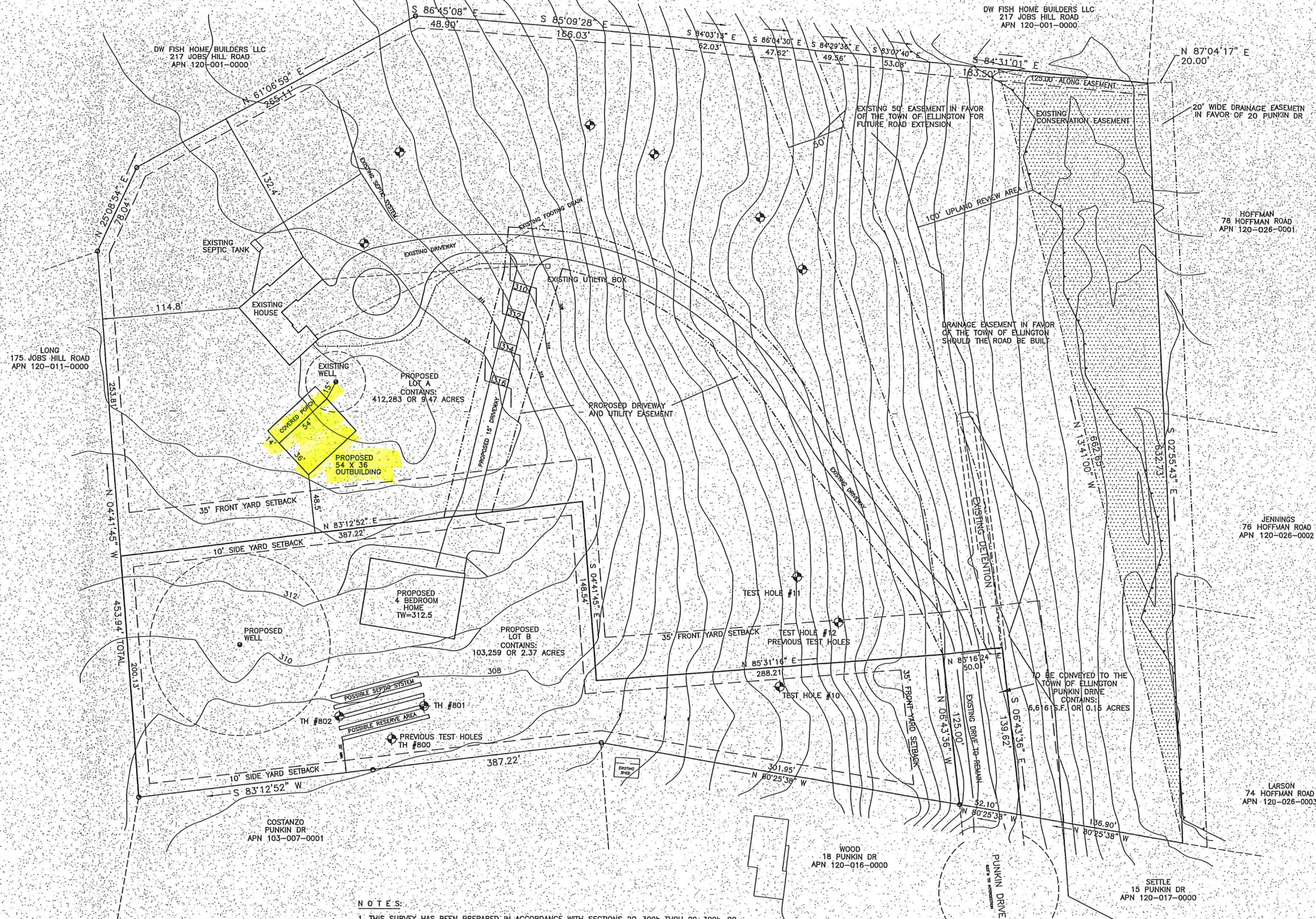
3066 6-Panel Entry Door (LH IN) (BLACK)

Job: Bahler 2- 36 x 54 x 14 - 14 x 54 x 9 OLT
Date: 1/18/2024
Time: 4:17 PM

Right Elevation



Time: 4:17 PM



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". EXISTING BOUNDARY IS A DATA ACCUMULATION PLAN BASED UPON PREVIOUS A-2 SURVEYS, NEW BOUNDARY LINES ARE AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
 - A. "RESUBDIVISION PLAN PREPARED FOR CRAIG, GARY, KURT, & DEREK SULLIVAN 74 HOFFMAN ROAD, ELLINGTON, CONNECTICUT BY GARDNER & PETERSON ASSOCIATES, LLC
 - B. "SEPTIC SYSTEM DESIGN - LOT#2 PREPARED FOR PHILIP & MICHELLE BÄHLER PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 9-28-12 SCALE: AS SHOWN"
 - C. "RECORD DRAWING - LOT#2 PREPARED FOR PHILIP & MICHELLE BÄHLER ST.#20 PUNKIN LANE ELLINGTON, CONNECTICUT TARBELL, HEINTZ & ASSOC., INC. DATE 7-18-14 SCALE: AS SHOWN"
3. PARCEL IS IN ZONE RAR.

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

Rachel Dearborn 3/25/25 L.S. 70295
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

REVISIONS

RESUBDIVISION PLAN
PREPARED FOR
PHILIP BÄHLER
20 PUNKIN DRIVE
ELLINGTON, CONNECTICUT

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

DRAWN BY R.L.D.	SCALE 1"=40'	DATE 3/25/2025	JOB NO. 202503-1
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Town of Ellington

Planning & Zoning Commission Application

Application #

Z202504

Date Received

3/18/2025

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

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 EllingtonMailing Address: 55 Main StEllington 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: [Signature] Date: 3/18/2025

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: Ellington Little League (Todd Hany)Mailing Address: PO Box 274Ellington, CT 06029Email: toddh@sentryrealestate.com

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

Primary Contact Phone #: 860-966-4995

Secondary Contact Phone #: _____

Signature: [Signature] Date: 3/18/25

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: 45 Sadds Mill Rd

Assessor's Parcel Number (APN): 079 - 004 - 0000 Existing Zone: RAR 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 (§8-3(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)

Requesting to modify light schedule on M2.
Extending light hours to 10:00 PM on Friday & Saturday
nights.



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

May 31, 2023

Lori Spielman, First Selectman
Town of Ellington
55 Main Street
Ellington, CT 06029

RE: Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

Dear Ms. Spielman:

At their regular meeting on May 22, 2023, the Ellington Planning and Zoning Commission approved your application with the following motion:

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z202303 – Town of Ellington, owner/Department of Public Works, applicant, request for modification to Site Plan and Special Permit for the installation of lighting for athletic facilities at 45 Sadds Mill Road, APN 079-004-0000, in a RAR (Rural Agricultural Residential) Zone.

CONDITION(S):

- LIGHTS FOR FIELD M1 SHALL BE RELOCATED TO FIELD M2.
- LIGHTS SHALL BE SHUT OFF BY 9PM, SEVEN DAYS A WEEK.
- LIGHTS FOR THE TENNIS AND BASKETBALL COURTS SHALL FOLLOW EXISTING LIGHTING SCHEDULES.
- APPROVAL IS SUBJECT TO REVIEW IN ONE YEAR.

DISCUSSION: THE FOLLOWING COMMENTS ARE NOT CONDITIONS OF APPROVAL BUT RECOMMENDATIONS TO ADDRESS ISSUES FROM RESIDENTS RAISED DURING THE PUBLIC HEARING THAT ARE NOT DIRECTLY RELATED TO THE PROPOSED APPLICATION.

- Recommend the Town install plantings and/or reinforce the existing vegetation along the eastern property line to screen the park from the backyards of properties along the west side of Hatheway Road.
- Refer letters from residents describing various nuisance activities at the park to the Board of Selectmen, the State Trooper's office, and the Park and Recreation Commission.

The Planning Department will file the original Special Permit on the Ellington Land Records to become effective on June 9, 2023 (Copy enclosed). This approval does not preclude you from meeting any other applicable federal, state, or local regulation. Please ensure that you have obtained all necessary permits and approvals from all governing agencies that have authority over your project.

Generally, after receiving commission approval, you are required to obtain a Zoning Permit, if applicable, and any permit required by the Ellington Building Department prior to construction. If you have any questions, please contact the Planning Department at 860-870-3120.

Sincerely,

Arlo Hoffman, Chairman
Planning and Zoning Commission

cc: Tom Modzelewski, Acting Public Works Director



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

65 MAIN STREET • P. O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

(860) 870-3120

TOWN PLANNER'S OFFICE

(860) 870-3122

CERTIFICATE OF SPECIAL PERMIT

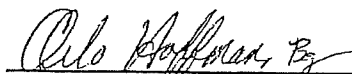
GRANTED BY THE ELLINGTON PLANNING AND ZONING COMMISSION

At their meeting on May 22, 2023 the Ellington Planning and Zoning Commission voted to approve the following Special Permit modifications:

1. Application Number: Z202303
2. Owner of Record: Town of Ellington
55 Main Street
Ellington, CT 06029
3. Applicant(s): Town of Ellington Public Works Dept.
21 Main Street
Ellington, CT 06029
4. Description of Premises: 45 Sadds Mill Road / APN 079-004-0000
5. A Special Permit for the installation of lighting for athletic facilities.
6. **Conditions of approval:**
 - Lights for field M1 shall be relocated to field M2.
 - Lights shall be shut off by 9pm, seven days a week.
 - Lights for the tennis and basketball courts shall follow existing lighting schedules.
 - Approval is subject to review in one year.

This Special Permit must be filed in the Office of the Town Clerk to become effective per CGS Section 8-3(d) following the 15-day appeal period which started on: May 25, 2023.

ELLINGTON PLANNING AND ZONING COMMISSION

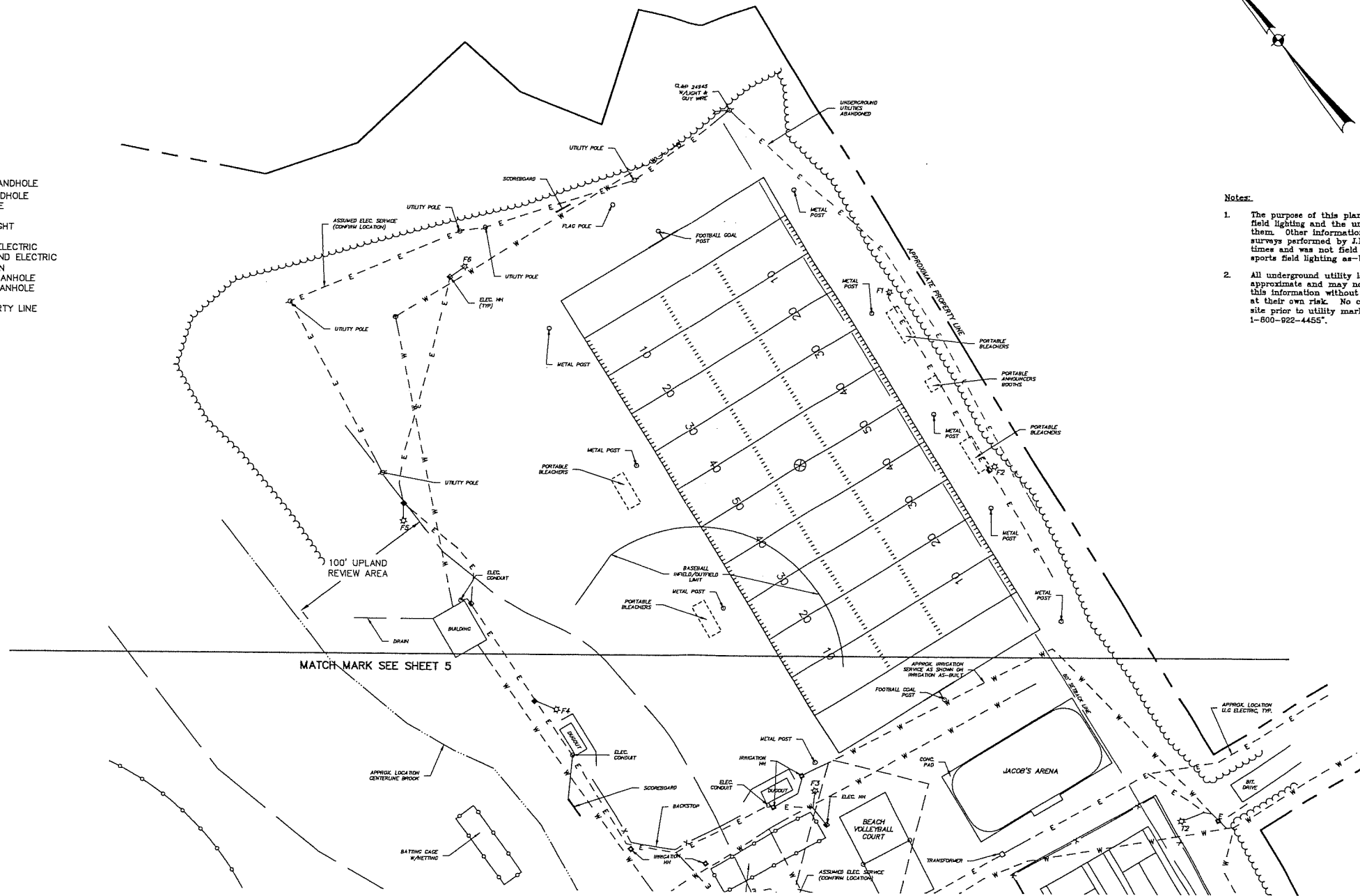


Arlo Hoffman, Chairman

S:\Acad\2022 Civil 3D\2022-803 TOE Athletic Field Lighting\Russo Drawings\2022-803 Tedford & Pinney - As-Built.dwg, 1:1

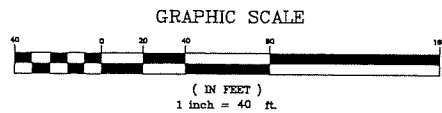
LEGEND

□	EXISTING ELECTRIC HANDHOLE
○	EXISTING UTILITY HANDHOLE
○	EXISTING UTILITY POLE
○	EXISTING LIGHT POLE
○	EXISTING BUILDING LIGHT
○	EXISTING WELL
—E—	EXISTING OVERHEAD ELECTRIC
—E—	EXISTING UNDERGROUND ELECTRIC
□	EXISTING CATCH BASIN
○	EXISTING DRAINAGE MANHOLE
○	EXISTING SANITARY MANHOLE
—	EXISTING SIGN
- - -	APPROXIMATE PROPERTY LINE
☆ S2	SPORTS FIELD LIGHT



Notes:

1. The purpose of this plan is to show location of sports field lighting and the underground electric supply to them. Other information shown herein is based on surveys performed by J.R. Russo and others at various times and was not field verified at the time of the sports field lighting as-built.
2. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".



REVISIONS

BY: LF/TAC CHK: JEU

Ellington Sports Lighting
Prepared For
Town of Ellington
Sadd's Mill Road
Ellington, Connecticut

**Tedford Park
As-Built Plan
(North)**

DATE
10-21-24

SCALE
1"=40'

JOB NUMBER
2022-803

SHEET
6 of 7

Robin Messier Pearson
rpearson@aphlawyers.com

2650 Main Street
P.O. Box 1530
Glastonbury, CT 06033

TELEPHONE 860.652.4020

FACSIMILE 860.652.4022

WEB www.aphlawyers.com

VIA EMAIL

April 2, 2025

Ellington Planning and Zoning Commission
c/o Lisa M. Houlihan, Town Planner
55 Main Street
Ellington, CT 06029

RE: Request to Extend Filing Deadline of Approved Subdivision Plan, AP # 046-003-0002
West Side of West Road, Ellington Ct.

Dear Members of the Planning and Zoning Commission:

This office represents Calito Group, LLC, applicant for whom a 3-lot subdivision for property on the west side of West Road across the street from 175 West Road (Assessor Parcel Number 046-003-0002) was granted on January 27, 2025. The applicant hereby requests approval of two additional periods of ninety (90) days in which to record the approved subdivision plan, in accord with Section 2.06 of the Subdivision Regulations for the Town of Ellington.

The current filing deadline is May 14, 2025 (90 days after expiration of the appeal period) based on publication of the approval decision on January 29, 2025. The extensions will provide an additional 180 days in which to complete the subdivision plan recording.

Please accept this request for consideration at the next meeting of the Commission, scheduled for April 28, 2025. Thank you.

Very truly yours,

ALTER, PEARSON & HOPE, LLC



Robin Messier Pearson, Member

c. M. Eucalitto
G. Eucalitto
J. Cassidy, PE
J. Juliano



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, MARCH 31, 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,
SECRETARY ROBERT SANDBERG, JR. REGULAR MEMBERS, F.
MICHAEL FRANCIS, JON MOSER, MICHAEL SWANSON AND
ALTERNATES JEREMIAH WILLIAMS AND RYAN ORSZULAK

MEMBERS ABSENT: REGULAR MEMBER WILLIAM HOGAN

STAFF PRESENT: BARBRA GALOVICH, RECORDING CLERK

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

Chairman Hoffman welcomed and introduced Ryan Orszulak to the Planning & Zoning Commission as the new alternate.

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

III. PUBLIC HEARINGS:

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.

Time: 7:00 pm

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

Kimberly Newman-Savino, 41 Mountain Road, Manchester, CT was present to represent the application. Kimberly is looking for approval to open a massage therapy facility where the Ellington Travel business was at 106 West Road. Kimberly stated the business will occupy the first floor. Vice Chairman Kelly asked about North Central District Health Department's comments pertaining to the water. Kimberly noted the water will be tested and the results will determine if the well water is safe to consume. Should the water test poorly, then Kimberly will provide bottled water for consumption.

Barbra Galovich noted the proposed hours of operation will be Mondays through Fridays from 9:00 am to 9:00 pm, Saturdays and Sundays from 10:00 am to 5:00 pm. Commissioner Swanson asked about any proposed signage for the business. Kimberly stated there will be a freestanding sign in the same location on the site. Commissioner Swanson noted the sign should not be internally illuminated. Kimberly will need to pull a zoning permit for the proposed signage on site.

There were no public comments regarding the application.

MOVED (SANDBERG) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITION(S) 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.

CONDITION(S)

1. SUBJECT TO NORTH CENTRAL DISTRICT HEALTH DEPARTMENT'S COMMENTS.

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.

TIME: 7:08 PM

SEATED: Hoffman, Kelly, Sandberg, Francis, Moser, Swanson and Orszulak

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

Steven Gerber said the application is for an 80x100 addition to the 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 structure with a green roof and beige color siding. Steven noted there are multiple vehicles and equipment on the site, and they would like to park them in the proposed garage. Steven noted there will be four overhead doors on the north side of the garage and two bay doors on the south side of the garage. Both sides of the garage will have two regular doors.

Secretary Sandberg confirmed with Steven Gerber the proposed conditions of approval. Steven acknowledged the Ellington Water Pollution Control Authority will need an additional flow allocation request completed if additional flow is required.

Vice Chairman Kelly inquired about the northern berm's landscaping. Steven stated that the berm is established with grass seed and maintained twice a year. Kathy Heminway from the Design Review Board, offered to meet the owners on site to review planting locations; Steven agreed to install arborvitae as suggested. There were no public comments regarding the application.

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

MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS 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.

CONDITIONS:

1. As recommended by the Design Review Board (March 24, 2025, meeting), add green giant arborvitae along the north side of the property to screen the facility.

2. Approval does not include the installation of utilities to Lot 9, shaded area as shown on site plan prepared for Gerber Construction, Inc., 1 & 3 Nutmeg Drive, Ellington, Connecticut, prepared by Landmark Surveys, LLC, 62 Lower Butcher Road, Ellington, Connecticut, scale: 1" = 40' dated 4-18-2024.
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.

Time: 7:19 pm

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

BY CONSENSUS, THE COMMISSION CONTINUED THE PUBLIC HEARING TO MONDAY, MAY 19, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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:

1. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR 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.**
4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202502 – Philip Bahler, owner/applicant, request to modify 2007 resubdivision approval and re-subdivide to create one new lot at 20 Punkin Drive, APN 120-026-0004 in a Rural Agricultural Residential (RAR) zone.**
5. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR APRIL 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202507 - Philip Bahler, owner/applicant, pursuant to Section 3.1.3 of the Ellington Zoning Regulations request to construct a 54'x36' detached accessory structure w/ 14'x36' overhang for more than 3 garages at 20 Punkin Drive, APN 120-026-0004 in a Rural Agricultural Residential (RAR) zone.**

V. ADMINISTRATIVE BUSINESS:

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

MOVED (SWANSON), SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE FEBRUARY 24, 2025, REGULAR MEETING MINUTES AS AMENDED.

2. Election of Officers

CHAIRMAN POSITION:

MOVED (KELLY) TO NOMINATE COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

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

MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HOFFMAN) FOR CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

VICE-CHAIRMAN POSITION:

MOVED (SWANSON) TO NOMINATE COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

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

MOVED (SWANSON) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (KELLY) FOR VICE-CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

SECRETARY POSITION:

MOVED (KELLY) TO NOMINATE COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

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

MOVED (SWANSON) SECONDED (MOSER) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (SANDBERG) FOR SECRETARY OF THE PLANNING & ZONING COMMISSION FOR THE YEAR OF 2025.

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.

Commissioner Francis stated a few individuals have asked about the statues on the affordable housing proposal at 59 Maple Street. Commissioner Swanson said the Board of Selectman briefly discussed the project at their last meeting. The Board of Selectman do not currently have a master plan and stated they are supposed to have a meeting with Millennial Management Company to discuss proposed projects and possible grants. In order for the Housing Authority to move forward with the parcel next to the High School, it will need to be deeded to the Ellington Housing Authority. Chairman Hoffman ask if the Town Administrator or someone from the Board of Selectman can attend the Planning & Zoning Commission

meeting on May 19, 2025, for an update on the project.

VI. ADJOURNMENT:

**MOVED (FRANCIS) SECONDED (WILLIAMS) AND PASSED UNANIMOUSLY TO ADJOURN
THE PLANNING AND ZONING COMMISSION MEETING AT 7:39 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk