



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, JUNE 30, 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 WILLIAM
HOGAN, F. MICHAEL FRANCIS, JON MOSER, AND ALTERNATE RYAN
ORSZULAK

MEMBERS ABSENT: REGULAR MEMBER MICHAEL SWANSON AND ALTERNATE JEREMIAH
WILLIAMS

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

- I. CALL TO ORDER:** Chairman Arlo Hoffman called the meeting to order at 7:00 pm.
- II. PUBLIC COMMENTS** (On non-agenda items): None

Chairman Arlo Hoffman congratulated Sean Kelly and Charlie Sandberg for 10 years of service on the Planning and Zoning Commission.

III. PUBLIC HEARINGS:

1. Z202511 – Village Properties Associates, LLC, applicant / Daniel Boone and Barbara Frassinelli, owner, request for site plan approval to construct a 11,808 sf warehouse/storage and manufacturing/assembly building and special permit for a storage yard for new lumber, building materials, and related items at 79 Windermere Avenue, APN 018-004-0001, and 14 Village Street, APN 017-012-0000, in Industrial Park (IP) zone.

Time: 7:01 pm

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

Guy Hesketh, P.E., FA Hesketh & Associates, 3 Creamery Brook, East Granby, CT, and Everett Skinner, Village Properties Associates, LLC, 9 Village Street, were present for the application.

Guy Hesketh said the location of the project is on the corner of Windermere Avenue and Village Street. The owners of 79 Windermere Avenue have a contract to purchase the abutting parcel at 14 Village Street. Once the parcels are merged, the total acreage will be 9.62 located in an Industrial Park zone. Guy reviewed the proposed use as manufacturing, warehouse and explained the reason for the request for a Special Permit is to allow for outside storage of prefab materials. Guy stated the existing house and outbuilding on 14 Village Street, will be removed along with some clearing of vegetation. There will be 42 gravel parking spaces with one paved handicap space, the driveway apron will be concrete, and the driveway will be bituminous pavement and include a truck maneuvering area.

Guy noted the Town project to install sidewalks along Windermere Avenue and replacement of the culvert that is located at the southeast corner of the site. The current drainage runs to the south then to the east and under Windermere Avenue to the Hockanum River. Guy showed the wetland boundary on the property and noted a complete stormwater report was submitted with the application. There are two large water quality basins that will be created and tied into the existing culvert. Guy noted the proposed 11,808 sf building will be constructed with sanitary sewer hookup from Windermere Avenue, and the water, gas and electric services will be connected from Village Street. The storage yard will be processed stone. Guy reviewed the drainage plan and landscaping plan showing the proposed plantings and location of the split rail fence along the parcel. Guy reviewed the Soil Erosion and Sediment Control plan, explaining that rip rap will be placed at the site entrance along with the necessary sediment logs and silt fence, along with the temporary stockpile area during construction. Windermere Village will be blocked from the site by an existing vegetative berm located on Windermere Village's parcel and additional trees will be installed for additional buffering between the two parcels. The open area will continue to be agricultural and over time will be converted to a gravel storage area for sheds like the display area at their site on West Road.

Guy reviewed the photometric plan and the proposed building elevations. The colored renderings show the building will be tan metal, with a chocolate-colored metal roof, with five downlit lights over the five bay doors, timber framed accents, barn style doors and windows, and an attached lean-to for additional storage. The building height is proposed at 32 feet.

Guy noted approval from the Inland Wetland Agency on June 16th, a positive referral from the Design Review Board on June 23rd, and efforts to meet final requirements of the Water Pollution Control Authority. Guy explained Operation and Maintenance notes will be added to the plan.

Lisa Houlihan, Town Planner, stated zoning requirements have been met and then reviewed the possible conditions with the commission; Everett Skinner agreed with the conditions of approval.

Vice Chairman Kelly asked which street will be used for the main entrance for the site. Everett noted the main entrance will be located on Village Street directly across from the main facility. Secretary Sandberg thanked Everett and Guy for the thorough presentation and for providing the commission with complete documentation. Charlie noted the commission often uses Barnyard's site design elements as a good benchmark for what other applicants should consider.

There were no public comments regarding the application.

MOVED (SANDBERG) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202511 – Village Properties Associates, LLC, applicant / Daniel Boone and Barbara Frassinelli, owner, request for site plan approval to construct a 11,808 sf warehouse/storage and manufacturing/assembly building and special permit for a storage yard for new lumber, building materials, and related items at 79 Windermere Avenue, APN 018-004-0001, and 14 Village Street, APN 017-012-0000, in Industrial Park (IP) zone.

MOVED (SANDBERG) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE w/CONDITIONS FOR Z202511 – Village Properties Associates, LLC, applicant / Daniel Boone and Barbara Frassinelli, owner, request for site plan approval to construct a 11,808 sf warehouse/storage and manufacturing/assembly building and special permit for a storage yard for new lumber, building materials, and related items at 79 Windermere Avenue, APN 018-004-0001, and 14 Village Street, APN 017-012-0000, in Industrial Park (IP) zone.

CONDITIONS:

1. Shall address comments from the Public Works Director / Water Pollution Control Authority Administrator regarding the drainage outfall and formal application for flow allocation.
2. Pursuant to comments from the Town Engineer dated June 15, 2025, the plans shall be

revised to include an operations and maintenance plan describing the owner's responsibilities for maintaining the stormwater system.

3. The overall parking area and individual parking spaces should be delineated with surface paint and signage.
 4. Plans shall incorporate recommendations from the Design Review Board from June 23, 2025, regarding exterior building finishes and providing an adequate buffer along the southern portion of the parcel.
 5. Parcels shall be combined prior to issuance of zoning permit to construct.
 6. Floodlights shall not be used, and all exterior lights shall be downlit.
2. Z202512 – Connecticut Water Company, owner / applicant, request for Site Plan and Special Permit to upgrade existing water treatment facility, including demolition of existing well-house and construction of a 4,230 sf water treatment facility, storm drainage, bituminous/gravel pavement, and associated site improvements at Egypt Road, APN 161-069-0000, in a Rural Agricultural Residential (RAR) zone.

Time: 7:34 pm

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

Justin Parlapiano, Connecticut Water Company, 93 West Main Street, Clinton, CT, and Joseph Perugini, Weston & Sampson Engineering, Inc., 712 Brook Street, Suite 103, Rocky Hill, CT, were present to represent the application.

Justin Parlapiano stated there is an existing water treatment facility on site that has not been active for 5-7 years and they are looking to re-activate the facility. The existing building will be demolished and replaced with a new 4,200 sf structure. The proposed activity conforms to the zoning regulations.

Joseph Perugini said the site is 16.7 acres and located in a Rural Agricultural Residencial (RAR) zone. Joseph showed the location of the wetlands delineated by Scott Stevens of Soil Science and Environmental Services, Inc. He said that 19,320 sf of upland review area will be disturbed, and the three existing wells will be maintained. Joseph reviewed the plan noting the crushed stone surrounding the building, fencing, the proposed propane tank locations, and the gravel extending to the wells. Joseph discussed the drainage and existing detention area and said there will be no increase in runoff after development.

Joseph stated the driveway will be widened and curbing will be added to reduce runoff from the driveway onto the abutting property. The runoff from the driveway will be directed to a riprap apron and sediment forebay. Joseph confirmed with the Fire Marshal that the proposed turning radius is acceptable and noted the proposed utilities will be located underground including electricity to the wells. The building will have floor drains which will drain to the underground tank. Joseph reviewed the Grading & Drainage Plan and provided a Stormwater Report with the application. There is no proposed runoff from the site. All utilities connections will be off Egypt Road. They still need to obtain health approval. Joseph said there will be 18,000 sf of clearing during the construction, mainly on the upper side of the driveway.

Justin reviewed the interior layout of the proposed metal building with metal roof. There will be 3 man doors with down lit motion activated lights along with 2 overhead doors. The highest point of the building from grade will be a maximum of 30 feet.

Vice Chairman Kelly inquired about the number of employees on site. Justin noted there will generally only be employees on location 2 times a week for about an hour or two per visit. Justin said the site is heavily wooded and the only noise to be produced after construction is the generator that will run approximately 30 minutes per month or if there is a power outage; the generator is in a noise attenuating building. Chairman Hoffman asked if there will be any

additional wells, Justin confirmed the site will only have the three existing wells. The wells are approximately 400' to 600' deep.

Secretary Sandberg inquired about any harmful chemicals on the site and how they are stored. Justin stated there will be 4 to 5 deliveries per year and chemicals are stored in separate rooms within the building and the rooms are sized and constructed to contain over 100% if spilled.

Diane McKelvey, 146 Hoffman Road, said her home is not connected to public water and expressed concern that the water treatment facility would negatively impact that. Justin explained that the amount of groundwater that can be drawn is regulated and reconstruction of the proposed facility will have no impact to the abutters. The Connecticut Water Company is looking to start the project in the spring of 2026, with the building constructed by the end of the third quarter of 2026, and the overall project completed by the third quarter of 2027. Diane stated the building seems to be much larger than the existing one. Commissioner Hogan noted the proposed square footage of the building is reasonable.

Tom Curtiss, 11 Egypt Road, asked if there would be any chlorination activity, and Justin confirmed yes and any pipes that are required to be replaced will be the same size. Justin noted by replacing the existing components, the new facility would effectively handle pH adjustments, disinfections, corrosion control, including iron, manganese and PFAS.

Bob Poggie, 17 Egypt Road, raised concerns about the construction of the project and protection of his well. Justin reassured Bob there will be no changes to the existing conditions and no altering of the abutting tree line.

Dan Parisi, 5 Egypt Road, inquired about the 5' water easement and Justin stated there is no plan to tie into the line. Dan asked for clarification on the use and storage of the chemicals. Justin reiterated there will only be four chemicals stored within the building in full containment rooms.

David Desrocher, 13 Egypt Road, was happy to hear about the tree line to remain and be maintained. David asked about the proposed driveway apron and Joseph stated the driveway apron will be paved during the construction phase of the project.

Secretary Sandberg requested the applicant consider planting arborvitae for more screening. The commission briefly discussed the buffer area to all the neighbors. Justin agreed to work with any neighbor about screening upon completion of the project. Justin noted the facility is proposed to serve Ellington, Somers, Stafford and maybe Enfield.

After a brief discussion, it was agreed the Planning & Zoning Commission would review the vegetative buffer a year after completion of the project. Lisa noted the possible conditions of approval for the commissioners to consider.

MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z202512 – Connecticut Water Company, owner / applicant, request for Site Plan and Special Permit to upgrade existing water treatment facility, including demolition of existing well-house and construction of a 4,230 sf water treatment facility, storm drainage, bituminous/gravel pavement, and associated site improvements at Egypt Road, APN 161-069-0000, in a Rural Agricultural Residential (RAR) zone.

MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE W/CONDITIONS FOR Z202512 – Connecticut Water Company, owner / applicant, request for Site Plan and Special Permit to upgrade existing water treatment facility, including demolition of existing well-house and construction of a 4,230 sf water treatment facility, storm drainage, bituminous/gravel pavement, and associated site improvements at Egypt Road, APN 161-069-0000, in a Rural Agricultural Residential (RAR) zone.

CONDITIONS:

1. Pursuant to comments from the Public Works Director, a right-of-way permit must be obtained.
2. Subject to addressing comments from the Town Engineer.
3. Drainage improvements may require formal easement, all easements subject to review and approval by the Town Attorney.
4. The applicant shall meet with abutters to review and augment vegetative screening and the Planning & Zoning Commission requests review of the vegetative buffer one year after the completion of the project.

IV. NEW BUSINESS:

1. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JULY 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202513** – Nicholas Savona, owner / Gardner & Peterson Assoc. LLC, applicant, request to create a rear lot associated with application for resubdivision of 14 Cherrywood Drive, APN 121-003-0002, and an adjacent parcel APN 140-014-0001, in the Rural Agricultural Residential (RAR) zone.
2. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JULY 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR S202503** – Nicholas Savona, owner / Gardner & Peterson Assoc. LLC, applicant, request for resubdivision of 3.78 acres to create two building lots (one existing) at 14 Cherrywood Drive, APN 121-003-0002, and an adjacent parcel APN 140-014-0001, in the Rural Agricultural Residential (RAR) zone.
3. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JULY 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202514** – U.W. Realty VII, LLC, applicant / Leon J. Zanks, Jr., owner, request for amendment to the Ellington Zoning Regulations, Section 3.6.7 – Workforce Housing to allow up to 3.0 bedrooms per unit.
4. **BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR JULY 28, 2025, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, AND ZOOM VIDEO CONFERENCING FOR Z202515** – U.W. Realty VII, LLC, applicant / Leon J. Zanks, Jr., owner, request for zone change for a 29.2 acre parcel, 53 Wapping Wood Road, APN 005-006-0000, from Rural Agricultural Residential to Designed Multi-Family for an Age Restricted Community.

V. OLD BUSINESS:

1. 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. (Continued from May 19, 2025.)

Lisa Houlihan reviewed the changes to the proposed regulations since the first draft reviewed in March by the commission. Lisa explained the changes are to reflect the updated CT Guidelines for Soil Erosion and Sediment Control and a separate section for Low Impact Development standards recommended by Dana Steele, Town Engineer. The commission discussed and agreed with the proposed text language.

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

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY AND PASSED UNANIMOUSLY TO APPROVE 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. **EFFECTIVE DATE: July 15, 2025.**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of May 19, 2025, Regular Meeting Minutes.

MOVED (FRANCIS), SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE MAY 19, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

Chairman Hoffman mentioned a new program that farmers may want to provide called Harvest Host. It's where someone could visit the farm and park their RV overnight while passing through Ellington. Staff explained existing regulations that disallow living in an RV on private property and only allow them to be stored. The commission round tabled the idea and decided to explore a potential regulation amendment at another meeting.

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:35 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk