



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD REGULAR MEETING AGENDA MONDAY, SEPTEMBER 22, 2025, 7:00 P.M.

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

I. CALL TO ORDER:

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

III. NEW BUSINESS:

1. Review of design elements for Wittig Properties, LLC, owner/applicant, request to construct a 130'x40' building (NOTE: building size increased to 140'x40' per revised plan dated September 4, 2025) for Wittig Mechanical Supplies at 3 Jobs Hill Road, APN 072-003-0000, in a Planned Commercial (PC) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of June 23, 2025, Regular Meeting Minutes
2. Correspondence/Discussion:
 - a. Notice from the CT Department of Transportation – State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves in District 1.

V. ADJOURNMENT:

Next regular meeting is scheduled for December 16, 2025

In addition to providing in person attendance, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details provided on the agenda and posted on the Town of Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Design Review Board.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/82823634863>

Meeting ID: 828 2363 4863

Password: 867671

Join Zoom Meeting by phone:

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

Meeting ID: 828 2363 4863

Password: 867671

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 #

202519

Date Received

8/21/2025

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

Owner's Information

Name: Wittig Properties LLC

Mailing

Address: 95 Colton Road

Somers, CT 06071

Email: wittigmechanical@gmail.com

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

Primary Contact Phone #: 860-573-6188

Secondary Contact Phone #:

Signature:

Date:

8/20/25

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

Mailing

Address:

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:

AUG 21 2025

TOWN OF ELLINGTON
PLANNING & ZONING DEPARTMENT

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: 3 Jobs Hill Road

Assessor's Parcel Number (APN): 072 - 003 - 0000 Existing Zone: PC 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)

Proposed 130' x 40' climate controlled storage building shall be used as rental/personal space for the storage of boats, RV's, cars, etc. and the storage of Wittig Mechanical supplies, etc.

Correspondence to Gardner & Peterson Assoc., LLC, 178 Hartford Tpke.
Tolland, CT 06084



Barbra Galovich

Subject: FW: Staff Review - Z202519 - 3 Jobs Hill Road
Attachments: A-100.pdf; 11279 09-04-2025.pdf; _SMR-Wittig.pdf

From: Mark Peterson <mpeterson@gardnerpeterson.com>
Sent: Tuesday, September 16, 2025 4:42 PM
To: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; 'David Wittig' <wittigmechanical@gmail.com>
Cc: Barbra Galovich <bgalovich@ELLINGTON-CT.GOV>
Subject: RE: Staff Review - Z202519 - 3 Jobs Hill Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa,

Please see the attached documents with the following changes:

1. PDS revised floor/elevation plan with the following changes:
 - a. The building is 10' longer,
 - b. Has an addition step in the floor elevations to reduce fill,
 - c. Has a shed roof.
2. G&P site plan with the following changes:
 - a. Reflects the revised building size, floor elevations, and roof leaders discharge.
 - b. Relocated landscaping from the east property line to the south side of the existing fence,
 - c. Noted distances from the building to dumpster area per PDS code review,
 - d. Increased roof infiltration system size.

How many hard copies of the plans and rendering would you like me and PDS to drop off in the morning?

Mark Peterson, P.E.

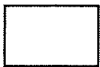
Gardner & Peterson Associates, LLC

178 Hartford Turnpike

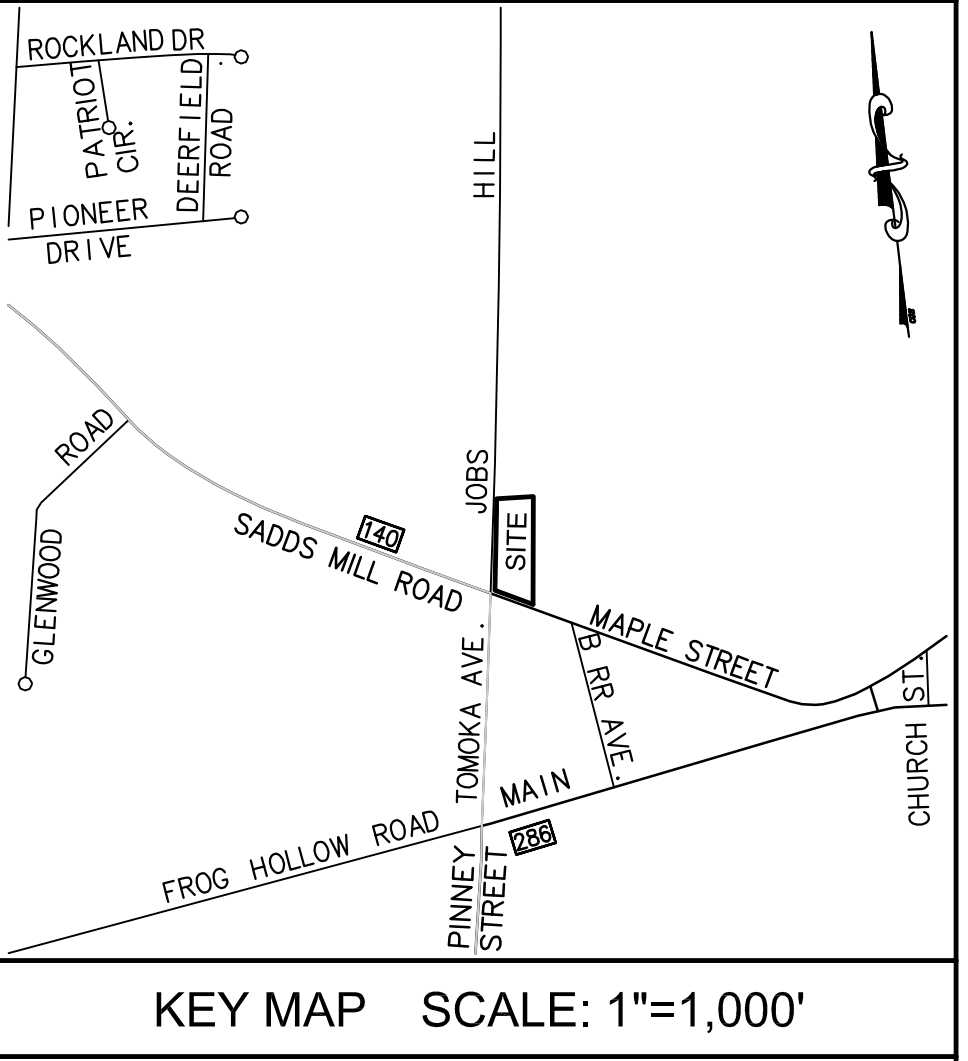
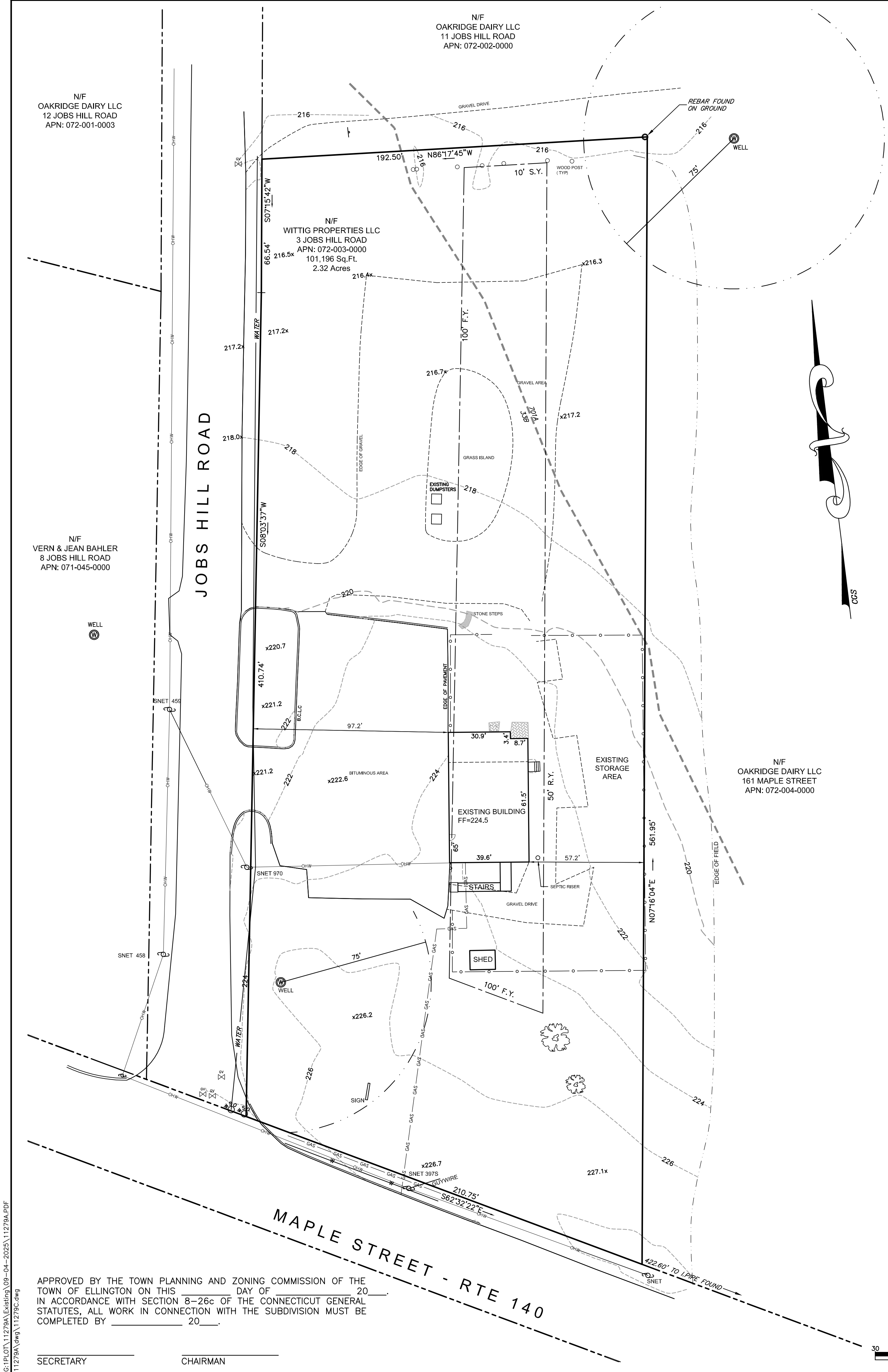
Tolland, Connecticut 06084

(860) 871-0808

www.gardnerpeterson.com



Virus-free www.avg.com



SOILS LEGEND-WEB SOIL SURVEY
33B Hartford sandy loam, 3 to 8 percent slopes
701A Ninigret fine sandy loam, 0 to 3 percent slopes

LEGEND	
	PROPERTY LINE
	ABUTTING PARCEL
	EXISTING I.P.
	EXISTING MONUMENT
	BITUMINOUS CURB
	EDGE OF PAVEMENT
	EXISTING DRAINAGE
	EXISTING WELL
	ZONING SETBACK - PRINCIPAL STRUCTURE
	TEST PIT/ PERC TEST
	EXISTING CONTOUR
	UTILITY POLE
	OVERHEAD WIRES
	EDGE OF GRAVEL
	WATER GATE
	GAS VALVE
	SIGN
	CHAIN LINK FENCE
	EXISTING TREE

IMPROVEMENT LOCATION SURVEY				
EXISTING CONDITION PLAN				
PREPARED FOR				
DAVID WITTIG				
APN: 072-003-0000				
3 JOBS HILL ROAD				
ELLINGTON, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE				
TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=30'	08-20-2025	1 OF 4	11279A

NOTES:

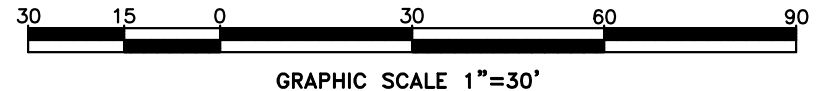
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY WITH MODIFICATION CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.
- MAP REFERENCES:
 - A. "PROPERTY OF JOHN & JANE CLAPP 7 JOBS HILL ROAD ELLINGTON, CONN. SCALE: 1"=40' AUG. 25, 1992 BY: G.F. RICHARD L.S."
 - B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON MELROSE-ELLINGTON ROAD FROM THE EAST WINDSOR TOWN LINE SOUTHEASTERLY TO THE ELLINGTON GREEN ROUTE NO. 140 SCALE: 1"=40' DATE SEPT. 29, 1939 NUMBER 47-03 SHEET 7 OF 7"
 - C. "MONUMENTED PROPERTY SURVEY PLAN PREPARED FOR THE STATE OF CONNECTICUT DEPT. OF AGRICULTURE FARMLAND PRESERVATION PROGRAM MAP PROPERTY OF OAKRIDGE DAIRY LLC FARM 3 51.97 TOTAL ACRES OWNED 51.82 TOTAL RESTRICTED FARMLAND ACRES JOBS HILL ROAD ELLINGTON, CONNECTICUT SHEET 1 OF 2 SCALE: 1"=100 DATE: SEPTEMBER 30, 2020, REVISED TO 6-23-21"
 - D. "OAKRIDGE DAIRY LLC 11 & 33 JOBS HILL ROAD ELLINGTON, CT MAP/BLK/LOT: 072-002-0000 & 081-003-0000 BY: J.R. RUSSO & ASSOCIATES, LLC DATE: 9-8-2016, SCALE: 1"=200', SHEET 1 OF 1"
- BEARINGS AND ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PUBLISHED COORDINATES OF CGS MONUMENTS 5547X & 5548.
- PARCEL IS SUBJECT TO A DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT AS RECORDED IN BOOK/VOLUME 41 AT PAGE 93 OF THE ELLINGTON LAND RECORDS.
- ON AUGUST 7, 1992 THE ELLINGTON ZONING BOARD OF APPEALS GRANTED A USE VARIANCE TO PERMIT THE OPERATION OF A GENERAL AUTO REPAIR SHOP AS DESCRIBED IN VOLUME 193 PAGE 2 OF THE ELLINGTON LAND RECORDS.
- PARCEL IS SUBJECT TO RIGHT OF WAY SET FORTH IN WARRANTEE DEED DATED JULY 15, 1913 AND RECORDED AUGUST 6, 1913 IN BOOK/VOLUME 30 AT PAGE 642 OF THE ELLINGTON LAND RECORDS.
- PARCEL IS LOCATED IN FLOOD ZONE C AREA OF MINIMAL FLOODING (NO SHADING) PER FIRM FLOOD INSURANCE RATE MAP TOWN OF ELLINGTON, CONNECTICUT TOLLAND COUNTY PANEL 5 OF 15 COMMUNITY PANEL NUMBER 090158 0015 B EFFECTIVE DATE: MARCH 15, 1982.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

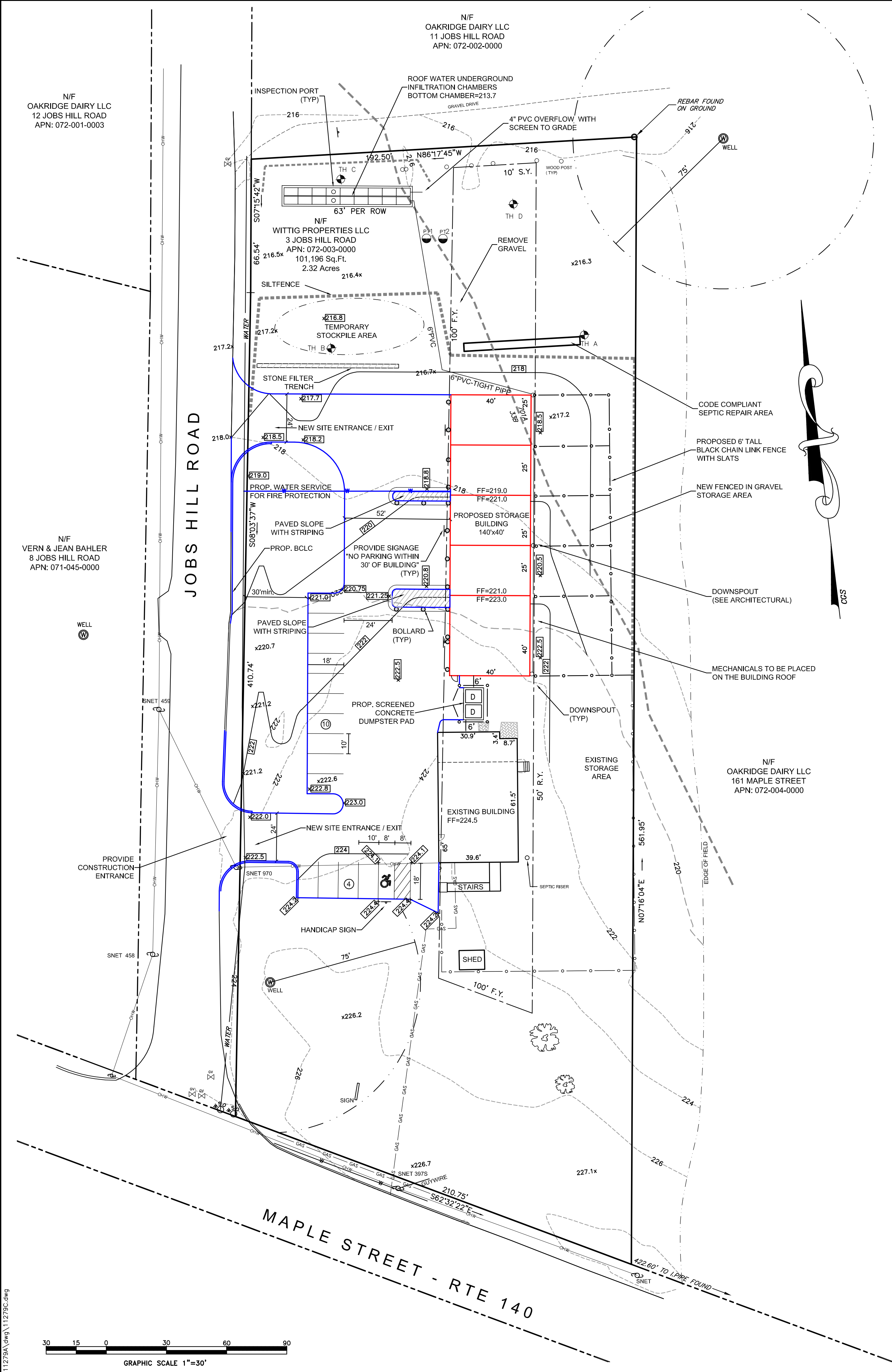
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON L.S. 23430
REGISTRATION NO.

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11279A.dwg\11279A.dwg

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON ON THIS _____ DAY OF _____ 20_____. IN ACCORDANCE WITH SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THE SUBDIVISION MUST BE COMPLETED BY _____ 20_____.
SECRETARY _____ CHAIRMAN _____





ZONING TABLE

PC ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	3 ACRES	2.32 ACRES	NO CHANGE
MIN. LOT WIDTH	300 FEET	*410.74 FEET	NO CHANGE
FRONT YARD-JOBS HILL	120 FEET	*97.2 FEET	101.0 FEET
FRONT YARD-MAPLE	125 FEET	153.9 FEET	240 FEET
*SIDE YARD	10 FEET	57.2 FEET	135.6 FEET
REAR YARD-NORTH	50 FEET	290 FEET	52 FEET
MAX. LOT COVERAGE	60%	***34.2%	35.8%

*THE RESIDENTIAL ZONE IS APPROXIMATELY 150' NORTH AND 300' EAST OF THIS PARCEL.

** EXISTING NON-CONFORMING

*** BUILDINGS, PATIOS, PAVEMENT AND GRAVEL INCLUDED

PARKING TABLE

PC ZONE	REQUIRED	PROVIDED
Existing Tenants	2.8 Space / unit	9 Spaces
Existing 2nd Floor Office (970 sf)	1 Space / 200 sf	5 Spaces
Proposed Storage Building	None	
Total Required:	14 Spaces	14 Spaces + 1 Handicap = 15

LEGEND

	PROPERTY LINE
	ABUTTING PARCEL
	EXISTING I.P.
	EXISTING MONUMENT
	BITUMINOUS CURB
	EDGE OF PAVEMENT
	EXISTING DRAINAGE
	EXISTING WELL
	ZONING SETBACK - PRINCIPAL STRUCTURE
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	PROPOSED SPOT ELEVATION
	UTILITY POLE
	OVERHEAD WIRES
	EDGE OF GRAVEL
	WATER GATE
	GAS VALVE
	SIGN
	CHAIN LINK FENCE
	APPROX. WATER MAIN
	PROP. FIRE SERVICE

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ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

IMPROVEMENT LOCATION SURVEY

SITE PLAN
PREPARED FOR
DAVID WITTIG
APN: 072-003-0000
3 JOBS HILL ROAD
ELLINGTON, CONNECTICUT

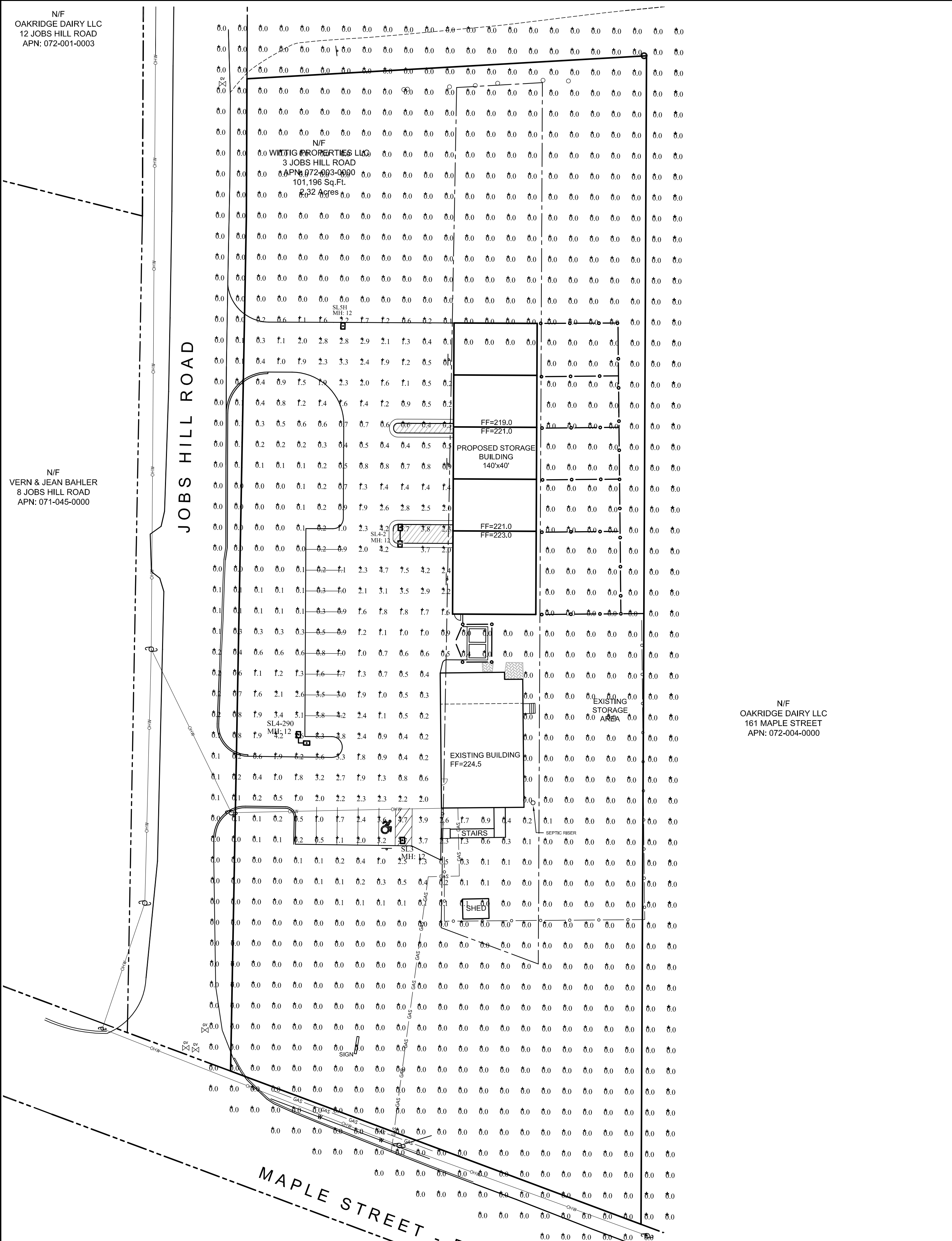
GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=30'	08-20-2025	2 OF 4	11279A

REVISIONS
09-04-2025 STAFF COMMENTS



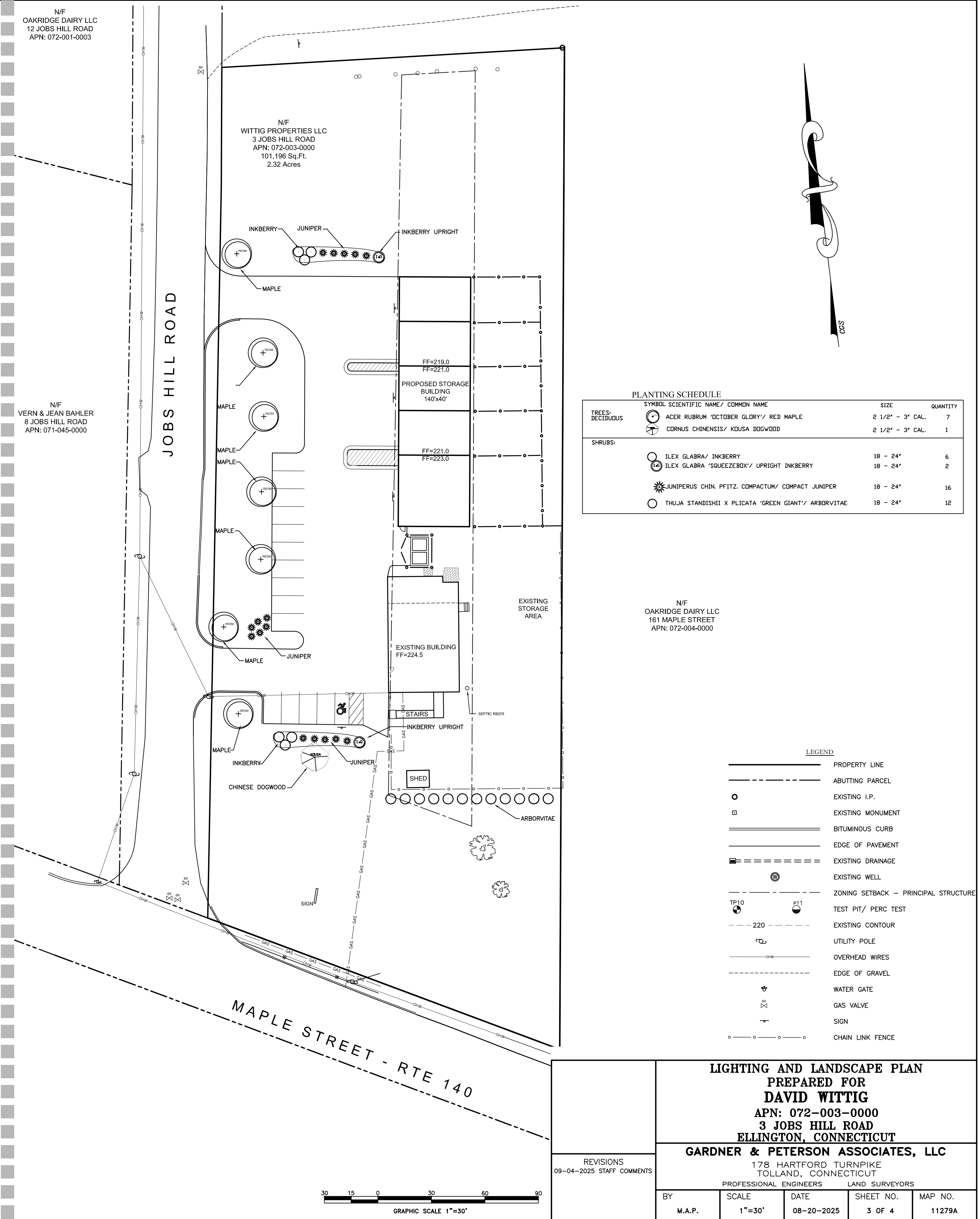
Filename: 3 Jobs Hill Road - Site Lighting - Ellington - REV 1.AGI

Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
[Symbol]	1	SL3	Single	7661	68.95	0.900	B1-U0-G3	12	Lithonia DSX0 LED P3 30K 80CRI TSM MVOLT SPA PIR DBLXD - SSS 12 4C DM19AS DBLXD 12FT POLE
[Symbol]	1	SL4-2	Back-Back	7829	68.95	0.900	B1-U0-G3	12	Lithonia DSX0 LED P3 30K 80CRI TSM MVOLT SPA PIR DBLXD - SSS 12 4C DM19AS DBLXD 12FT POLE
[Symbol]	1	SL4-290	2 @ 90 degrees	7829	68.95	0.900	B1-U0-G3	12	Lithonia DSX0 LED P3 30K 80CRI TSM MVOLT SPA PIR DBLXD - SSS 12 4C DM19AS DBLXD 12FT POLE
[Symbol]	1	SL5H	Single	7590	90.12	0.900	B2-U0-G2	12	Lithonia DSX0 LED P5 30K 80CRI TSW MVOLT SPA PIR HS DBLXD - SSS 12 4C DM19AS DBLXD 12FT POLE

Calculation Summary	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	ILLUMINANCE	Fc	0.27	8.6	0.0	N.A.	N.A.
SITE	ILLUMINANCE	Fc	1.65	8.3	0.1	16.50	83.00

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website: www.lightingaffiliates.com
Voice Number: (860) 721-1171 x 219
Fax Number:
Email Address: gloda@lightingaffiliates.com



PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME/ COMMON NAME	SIZE	QUANTITY
[Symbol]	ACER RUBRUM 'OCTOBER GLORY'/ RED MAPLE	2 1/2" - 3" CAL.	7
[Symbol]	CORNUS CHINENSIS/ KOUSA DOGWOOD	2 1/2" - 3" CAL.	1
[Symbol]	ILEX GLABRA/ INKBERRY	18 - 24"	6
[Symbol]	ILEX GLABRA 'SQUEEZEBOX'/ UPRIGHT INKBERRY	18 - 24"	2
[Symbol]	JUNIPERUS CHIN. PETZ. COMPACTUM/ COMPACT JUNIPER	18 - 24"	16
[Symbol]	THUJA STANDISHII X PLICATA 'GREEN GIANT'/ ARBORVITAE	18 - 24"	12

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	ABUTTING PARCEL
[Symbol]	EXISTING I.P.
[Symbol]	EXISTING MONUMENT
[Symbol]	BITUMINOUS CURB
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EXISTING DRAINAGE
[Symbol]	EXISTING WELL
[Symbol]	ZONING SETBACK - PRINCIPAL STRUCTURE
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[Symbol]	GAS VALVE
[Symbol]	SIGN
[Symbol]	CHAIN LINK FENCE

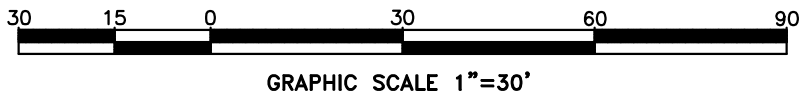
LIGHTING AND LANDSCAPE PLAN
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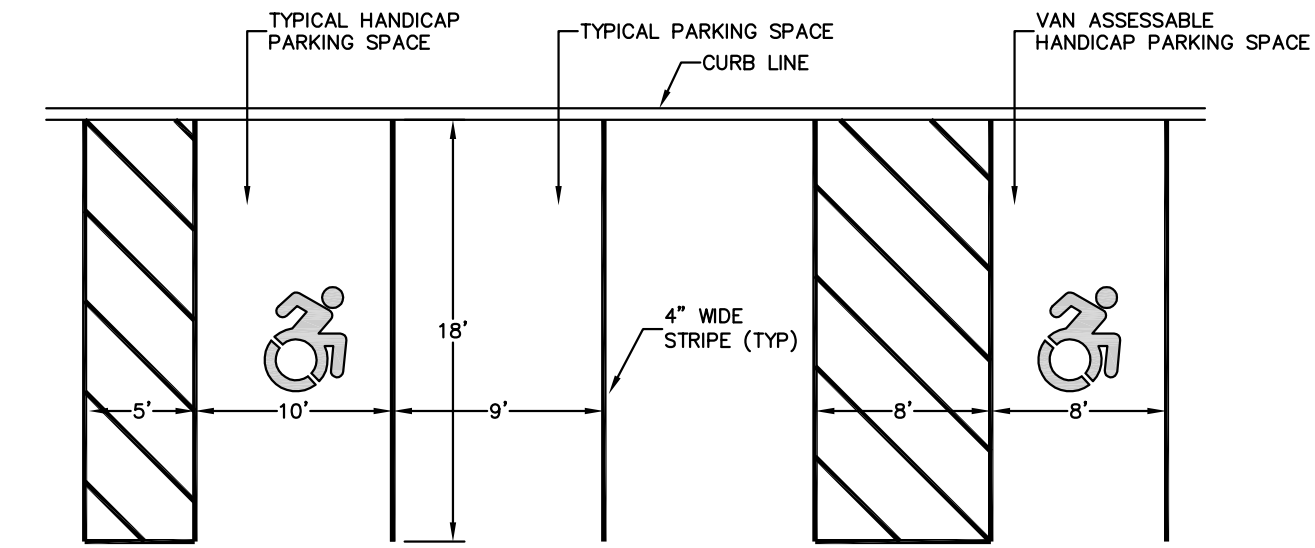
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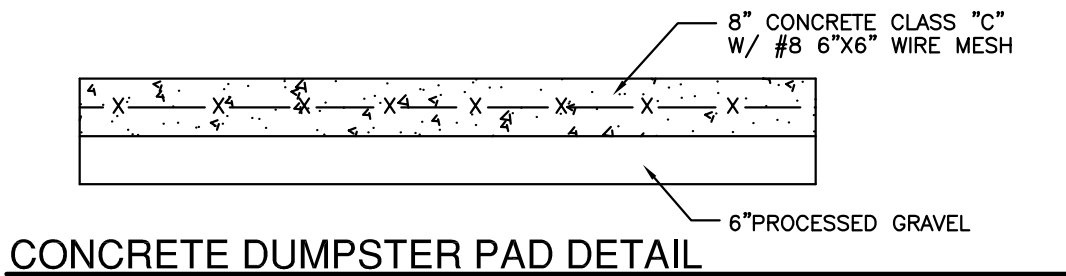
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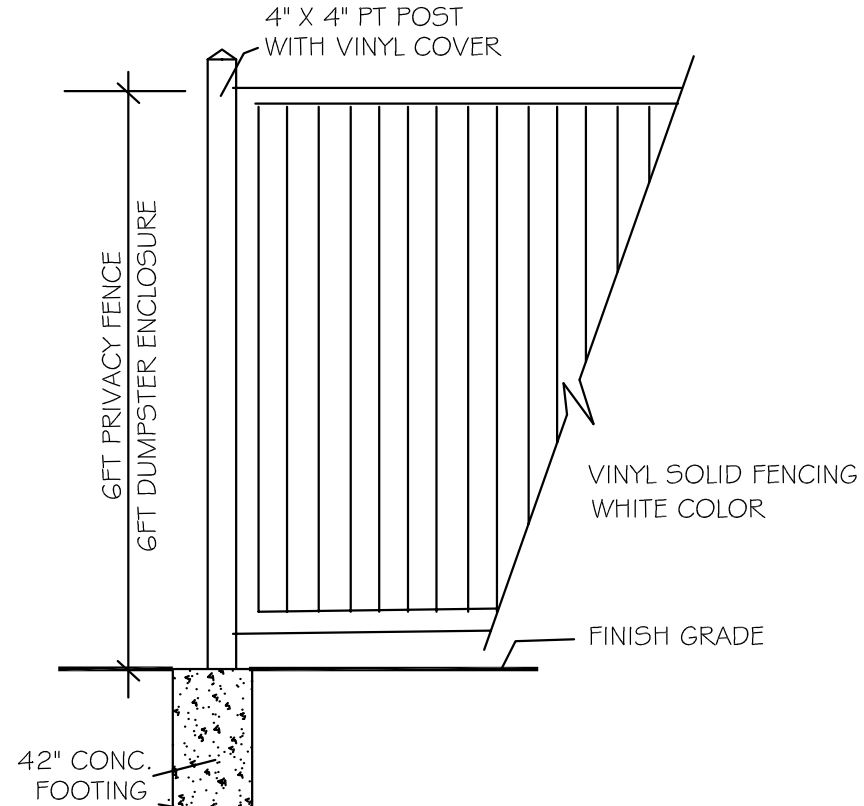


PAINTED PARKING STALL DETAIL

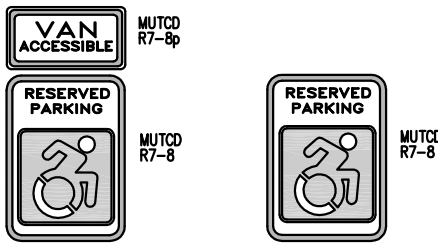
- PAVEMENT MARKING NOTES:
- All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
 - Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
 - Point shall be either white or tinted ready-mixed paint conforming to AASHTO M270, Type 1.
 - Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
 - Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
 - After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.



CONCRETE DUMPSTER PAD DETAIL



SCREEN DUMPSTER FENCING DETAIL



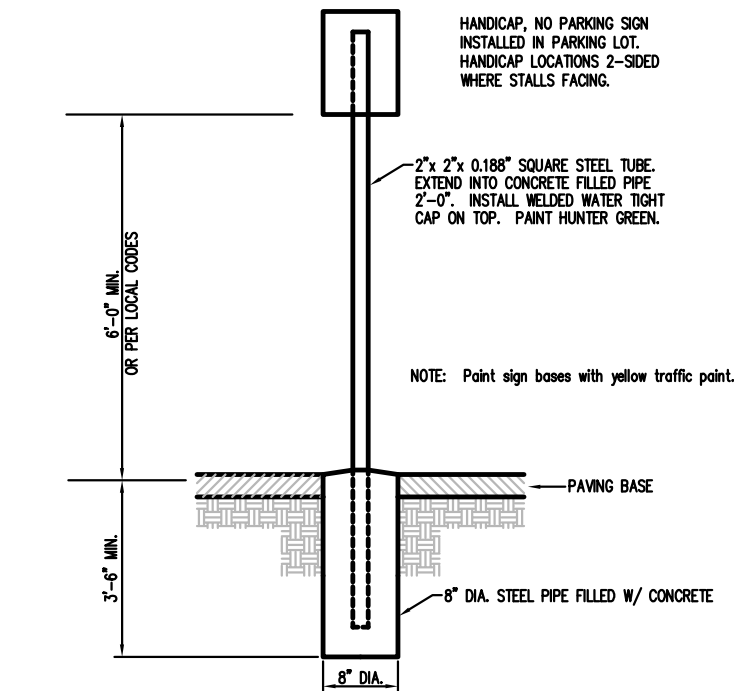
HANDICAP SIGN

NOTE: ALL STRIPES TO BE 4" PAINTED WHITE



PAINTED HANDICAP SYMBOL

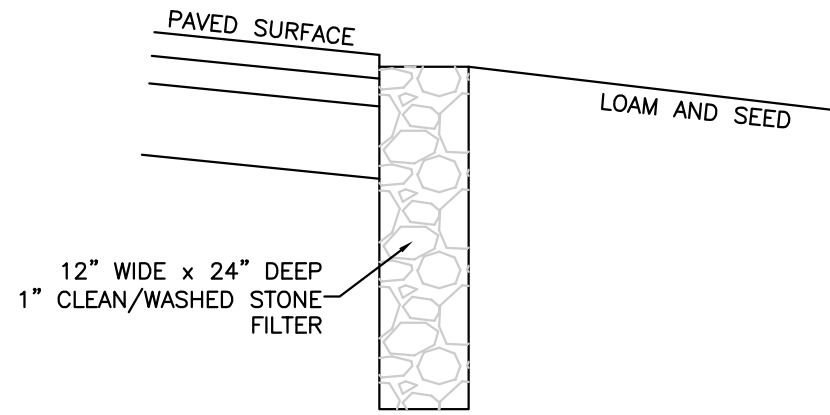
ACCESSIBLE PARKING AND SIGNAGE STANDARDS



NOTE: Paint sign boxes with yellow traffic paint.

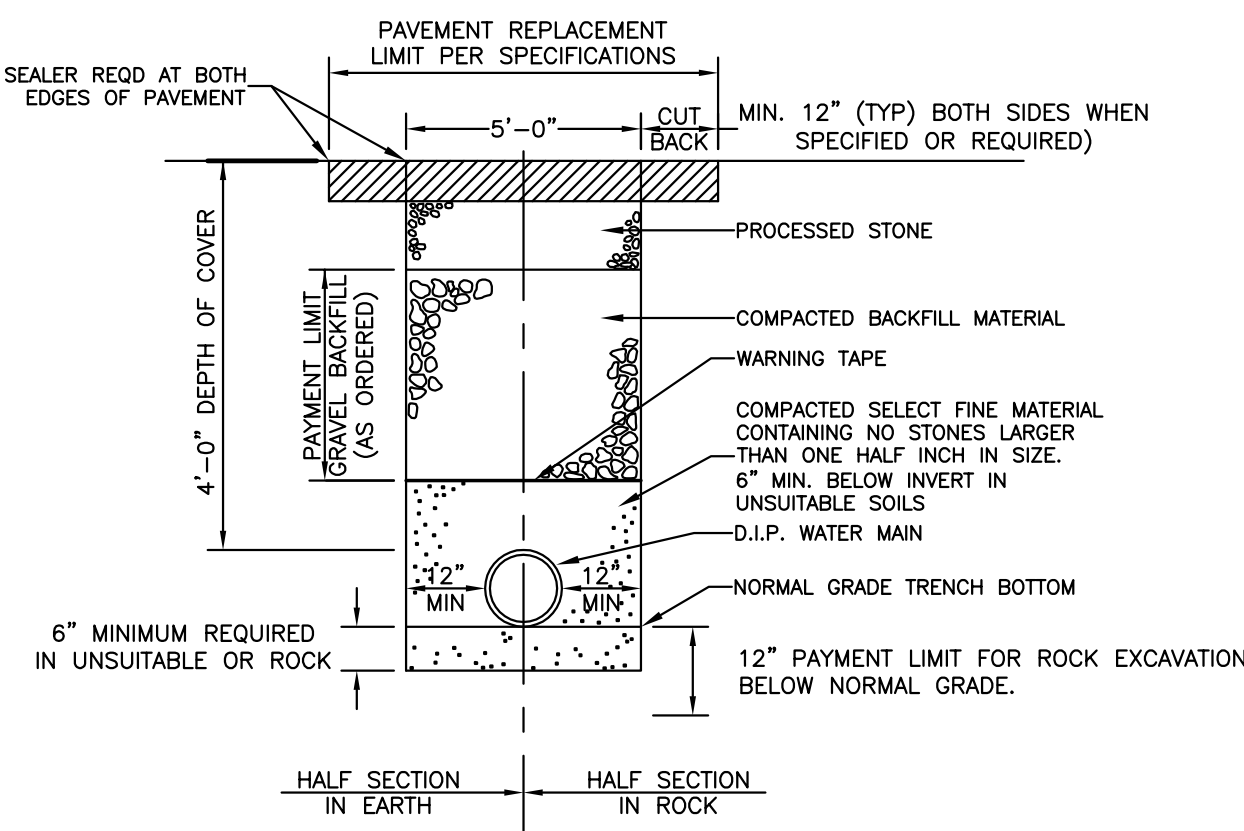
PAVEMENT CROSS SECTION

N.T.S.



STONE FILTER TRENCH

N.T.S.



WATER TRENCH DETAIL

N.T.S.

D-Series Size 0 LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (40.9 sq in)

Length: 26.18" (66.9 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (57.9 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10.4 kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color rendering index	Distribution	Voltage	Mounting			
DSX0 LED	Forward optics		(this section 70CRI only)		MVOLT (120V-277V) MVOLT (240V-480V)	Shipped included			
	P1	P1	3500	3000K			70CRI	TSW	Square pole mounting (4\"/>

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTPACKER TYPE SEEDER, OR HYDROSEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTPACKER TYPE SEEDER OR HYDROSEDER IS USED, THE SEEDBED SHOULD BE FOLLOWS FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 20 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

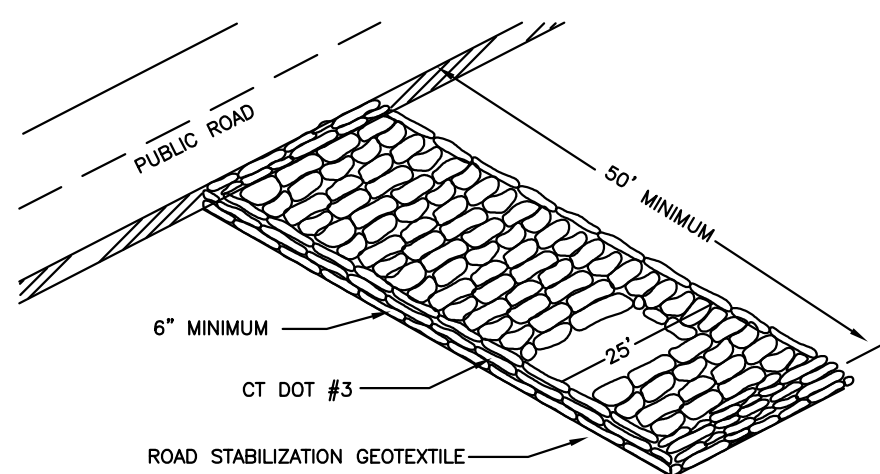
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: DAVID WITTIG
LOCATION: 3 JOBS HILL ROAD, ELLINGTON
PROJECT DESCRIPTION: SITE PLAN EXPANSION
PARCEL AREA: 2.32 ACRES
RESPONSIBLE PERSONNEL: DAVID WITTIG

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTACT CALL BEFORE YOU DIG			
COORDINATE UTILITY MODIFICATIONS WITH EVERSOURCE			
INSTALL ANTI-TRACKING PAD			
INSTALL SILTENCE			
ROUGH GRADE SITE			
CONSTRUCT NEW BUILDING			
INSTALL STORMWATER INFILTRATION SYSTEM			
FINAL GRADE SITE	STOCKPILE TOPSOIL AND PROVIDE SILTENCE DOWNGRADE		
PAVE AND CURB			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED			

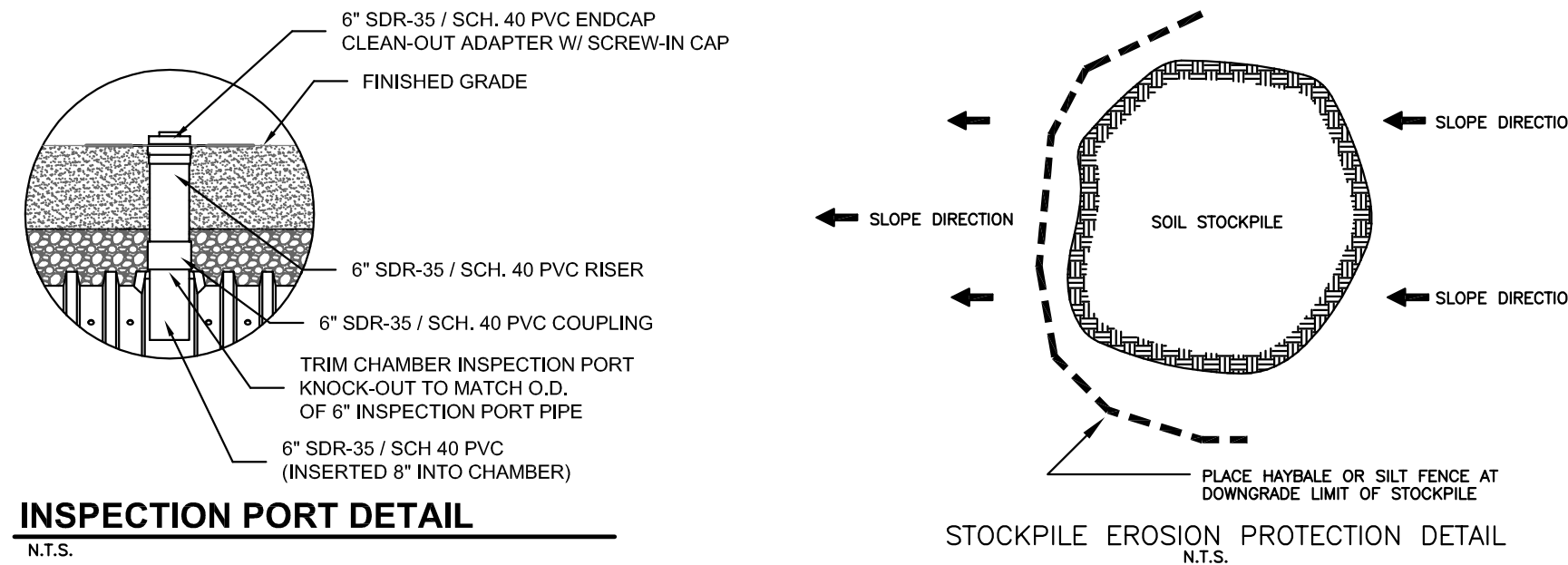
PROJECT DATES:
DATE OF CONSTRUCTION START: PER PERMIT GUIDELINES
DATE OF CONSTRUCTION COMPLETION: ONE YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.



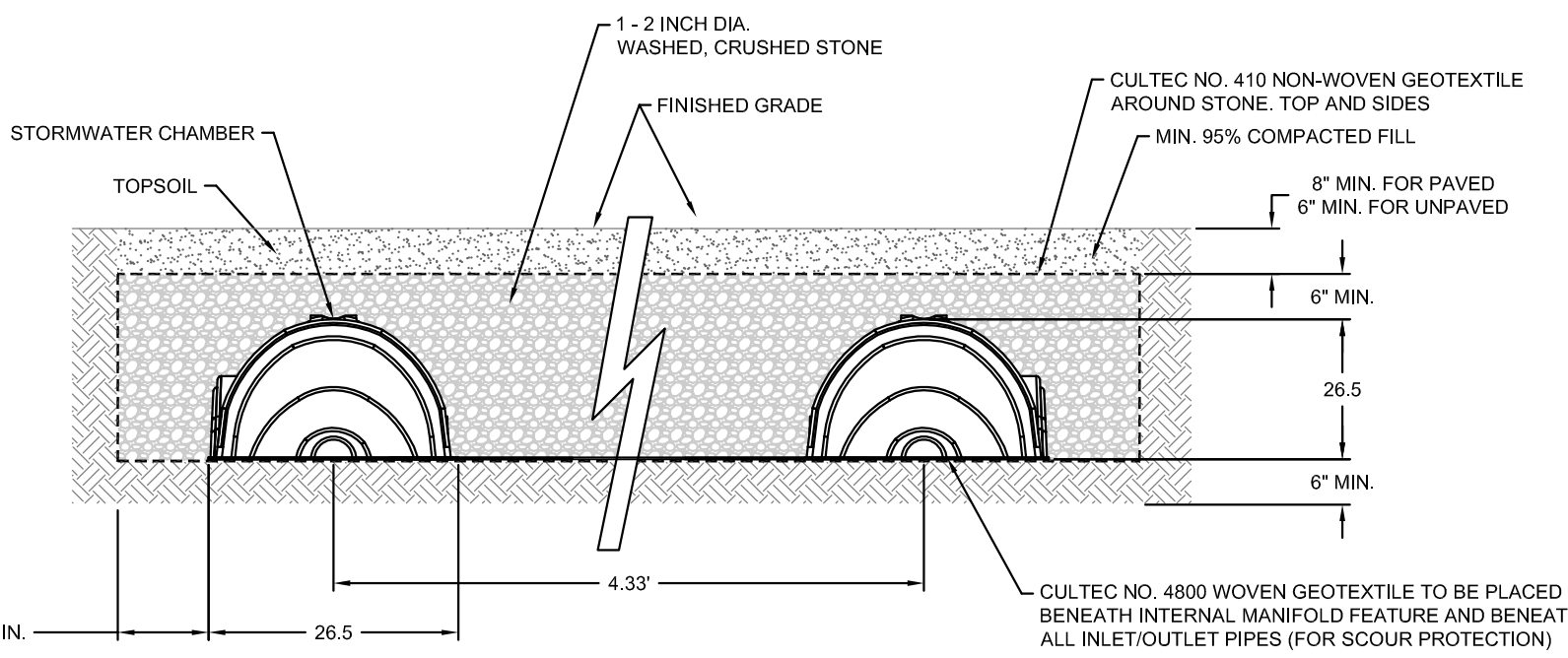
CONSTRUCTION ENTRANCE

(AT TRIPP ROAD)



INSPECTION PORT DETAIL

N.T.S.



GENERAL NOTES

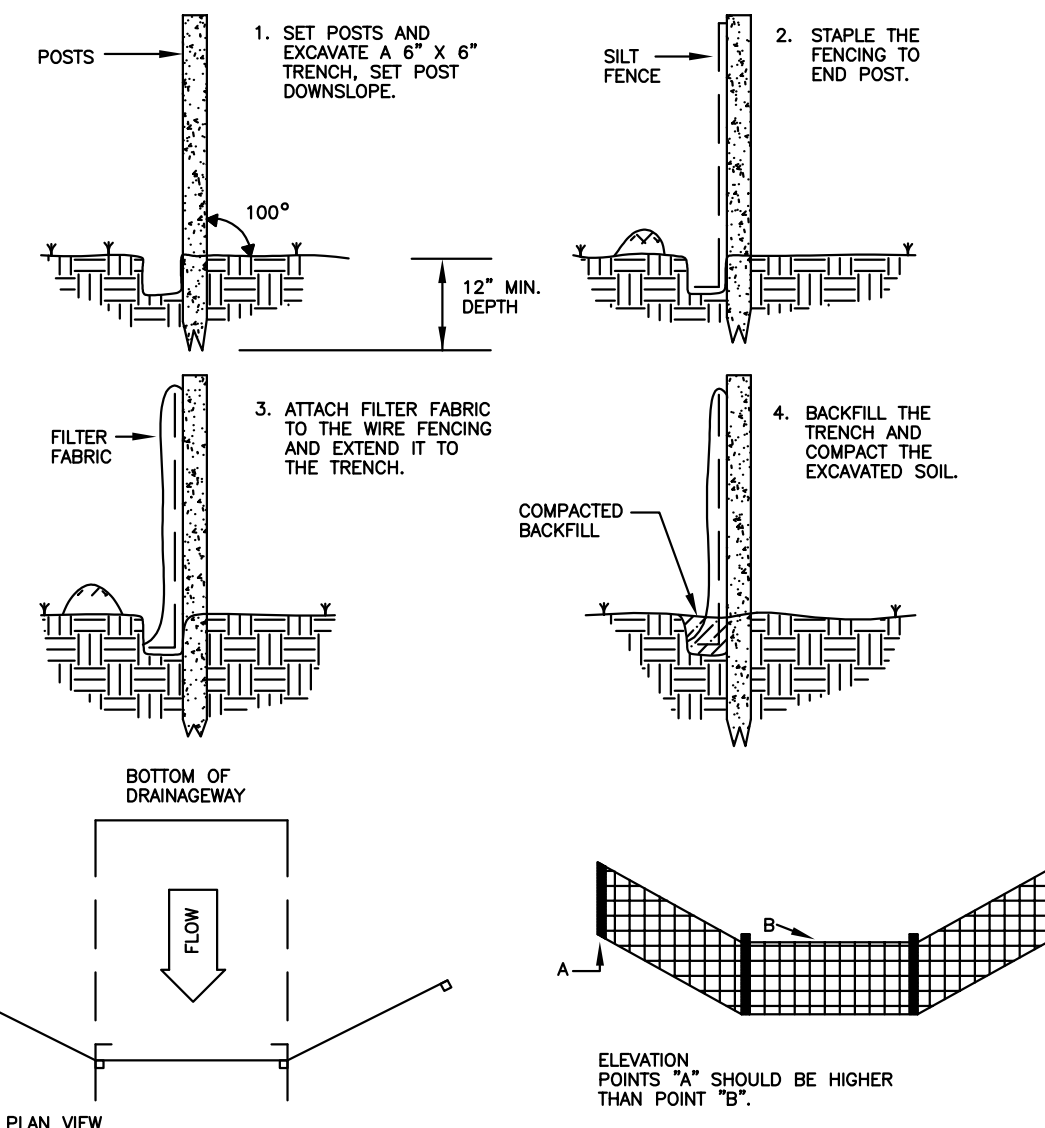
1. BOTTOM OF CHAMBERS TO BE 3" ABOVE SHOW AND BEDROCK.
2. ALL CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CONSTRUCTION AND MAINTENANCE REQUIREMENTS:

1. INFILTRATION CHAMBERS SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
2. THE AREA OF THE INFILTRATION TRENCH MUST BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.

CULTEC 280HD STORMWATER CHAMBER CROSS SECTION (OR EQUAL)

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



**DETAIL SHEET
PREPARED FOR
DAVID WITTIG**
APN: 072-003-0000
3 JOBS HILL ROAD
ELLINGTON, CONNECTICUT

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

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	AS SHOWN	08-20-2025	4 OF 4	11279A

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

$$MLSS = HF \times FF \times PF: 48 \times 0.87 \times 1.0 = 42$$

HYDRAULIC FACTOR (HF)

HYDRAULIC GRADIENT (% OF SLOPE)										
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	
<17.9	SEE	NOTE	#1							
18-22	72	62	54	48	42	34	30	28	26	
22.1-26	66	56	48	42	34	30	28	26	24	
26.1-30	56	49	42	34	30	28	26	24	20	
30.1-36	48	42	34	30	28	26	24	20	18	
36.1-42	42	36	30	28	26	24	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	14	
48.1-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1--CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW 300 SO: COMMERCIAL = 260 = (0.87)

PERCOLATION FACTOR:
Up to 10.0 Minutes/Inch = 1.0
10.1 - 20 Minutes/Inch = 0.87
20.1 - 30 Minutes/Inch = 1.5

CODE COMPLIANT SEPTIC AREA:

DESIGN FLOW
2,600sf Office Building: 2600x20gpd/200sf=260gpd

EFFECTIVE LEACHING AREA
Non-Problematic Sewage: Application Rate = 1.5gpd/ELA
260gpd / 1.5gpd/ELA = 174sf ELA Required

PROVIDE 58 LF. Stone Trench (3.0sf/HF) or 174sf ELA (Provided)

DEEP TEST PIT RESULTS:
BY NORTH CENTRAL DISTRICT HEALTH DEPARTMENT AND GARDNER & PETERSON ASSOCIATES, LLC
DATE TESTED: APRIL 22, 2025

TH A
0-14" TOPSOIL
14-26" LIGHT BROWN SANDY LOAM
26-59" REDDISH LOAMY SAND
59-89" RED VERY FINE SAND
NO SEEPAGE NO LEDGE
REDOX @ 59" FEW ROOTS--FIELD

TH B
0-7" MIXED SOIL
7-18" TOPSOIL
18-24" LIGHT BROWN LOAMY SAND
24-96" REDDISH LOAMY SAND - FIRM @ 50"
SEEPAGE @ 77" NO LEDGE
REDOX @ 40"

TH C
0-10" MIXED SOIL
10-24" TOPSOIL
24-60" RED BROWN LOAMY SAND W/ LENSED GRAVEL
60-108" REDDISH LOAMY SAND W/ SILT, SOMEWHAT COMPACT
NO LEDGE ROOTS TO 60"

TH D
0-10" DISTURBED MIXED SOIL & MULCH
10-23" TOPSOIL
23-31" LIGHT BROWN LOAMY SAND
31-37" RED BROWN SAND & GRAVEL
37-45" LENS OF COARSE GRAVEL
45-78" RED VERY FINE LOAM SAND
POSSIBLE WATER TABLE @ 54"

PERCOLATION TESTS
DATE TESTED: APRIL 22, 2025
BY: GARDNER & PETERSON ASSOCIATES, LLC

PERC 1
DEPTH=28" (12" INTO "B" HORIZON)
PRESOAK @ 12:23
MARK DOWN 15"

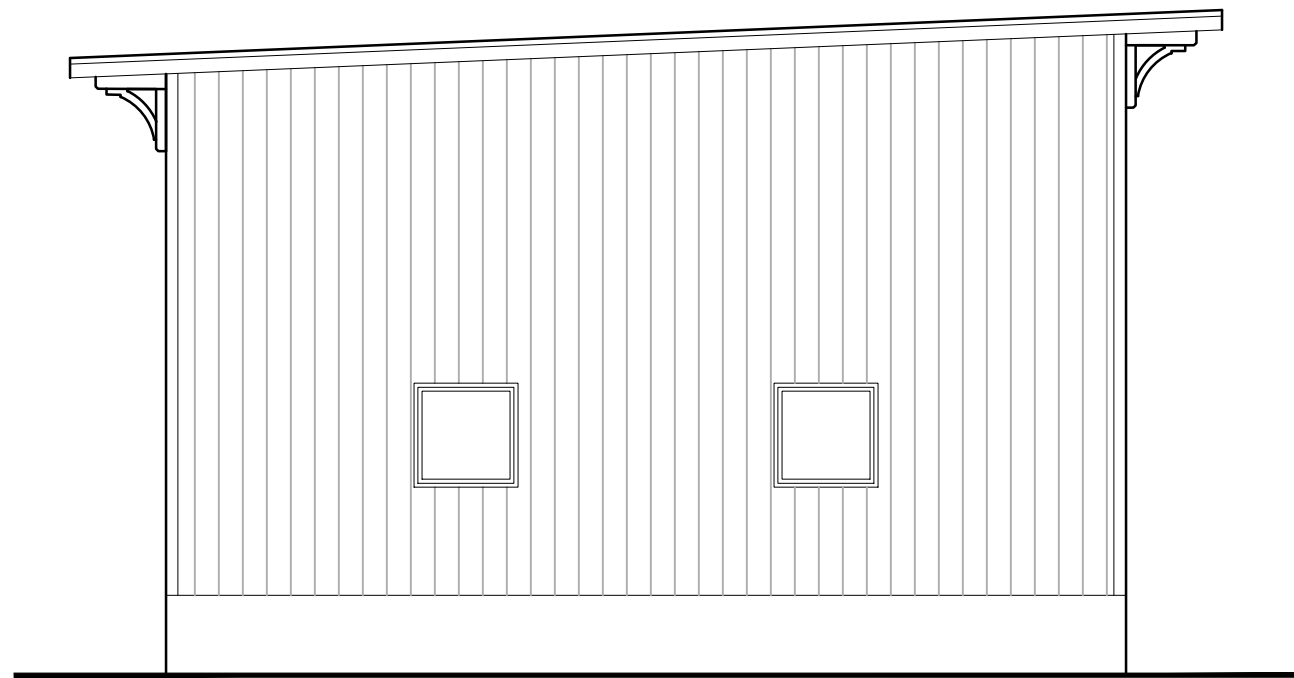
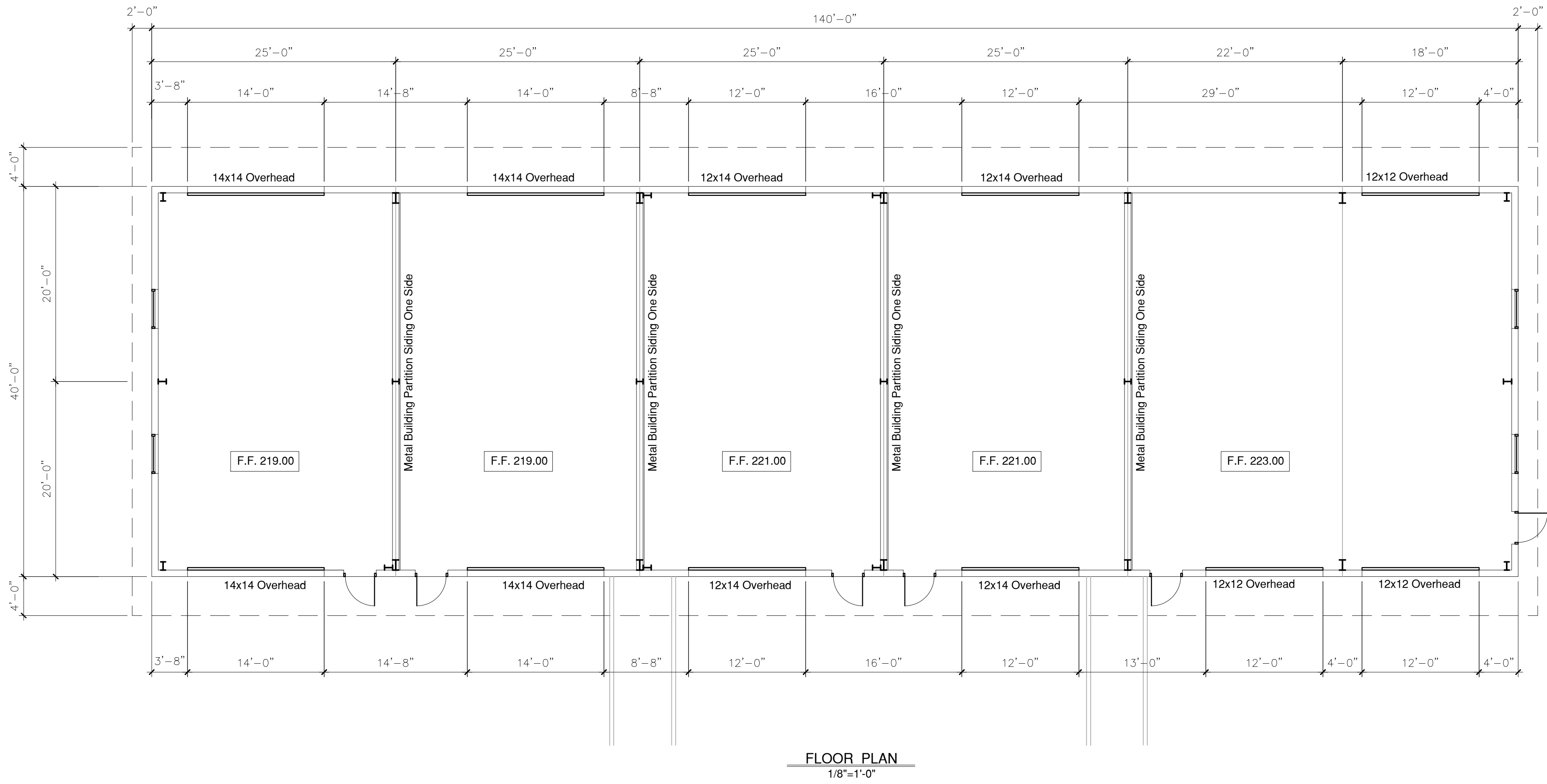
TIME DEPTH
12:53 1"
12:58 4"
1:03 5 3/4"
1:08 7"
1:13 8"
1:18 9 1/4"
1:23 10"
1:28 10 3/4"
1:33 11 1/2"
RATE: 1-5 min/in.

PERC 2
DEPTH=40"
PRESOAK @ 12:11
MARK DOWN 0"

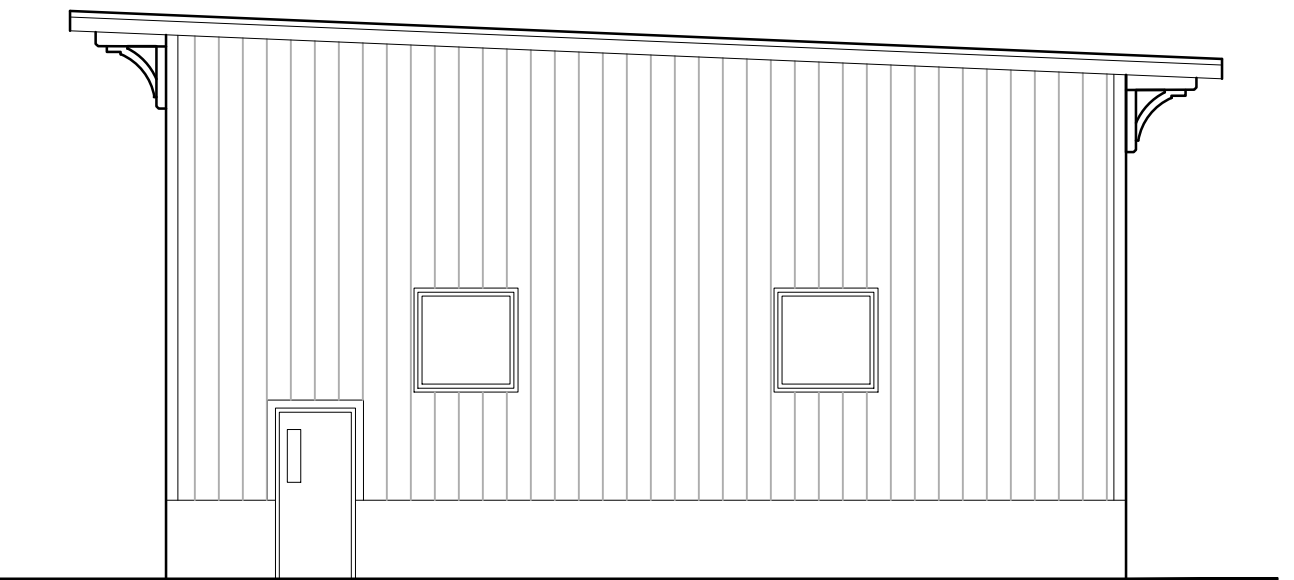
TIME DEPTH
12:30 28"
12:35 32"
12:40 34"
12:45 35 1/2"
12:50 37"
12:55 38"
12:58 dry
RATE: 1-5 min/in.

RICK ZULICK C.S.S.
GROUNDWATER ESTIMATES

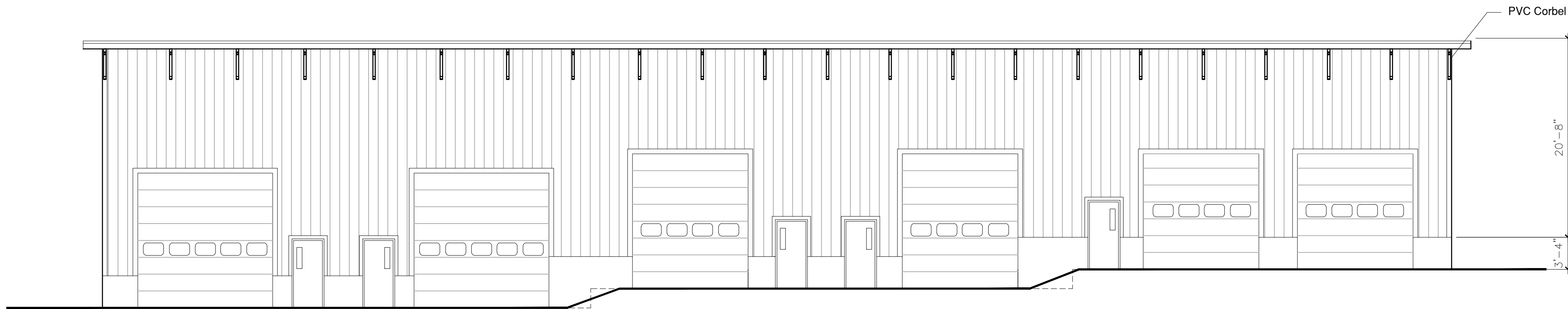
TH A 59"
TH C 66"
TH D 72"



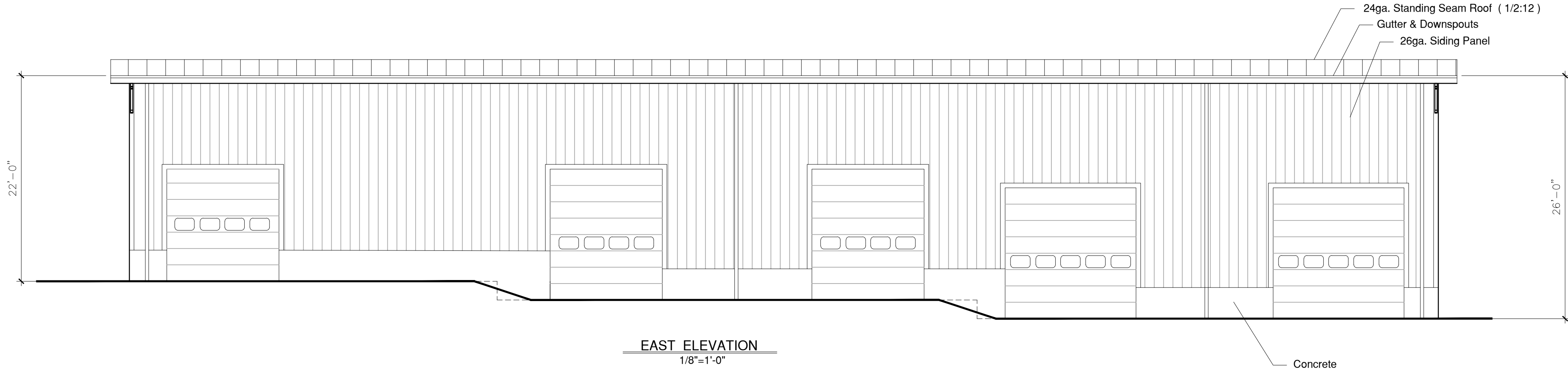
NORTH ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"

DATE	ISSUE
5-16-24	PROGRESS DRAWING
5-21-24	PROGRESS DRAWING
9-10-25	BUILDING FOOTPRINT ROOF PITCH
9-16-25	FLOOR ELEVATIONS



PDS ENGINEERING &
CONSTRUCTION, INC.

107 Old Windsor Road
Bloomfield, Connecticut 06002
Telephone: (860) 242-8586
FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME:

DAVID WITTIG

3 JOBS HILL ROAD
ELLINGTON, CONNECTICUT

DRAWING TITLE:

FLOOR PLAN & ELEVATIONS

SEAL

ENGINEER: FB
ARCHITECT:
PROJECT MGR:
DRAFTED BY: BF

A-100



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

DESIGN REVIEW BOARD REGULAR MEETING MINUTES MONDAY, JUNE 23, 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: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Michele Beaulieu called the meeting to order at 7:00 P.M.

II. NEW BUSINESS:

1. Review of design elements for Village Properties Associates, LLC, applicant / Village Properties Associates, LLC, Daniel Boone and Barbara Frassinelli, owners, 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.

Everett and Chris Skinner, Village Properties, LLC (Barn Yard), 9 Village Street were present to represent the application.

Everett Skinner showed the existing conditions of the parcel and explained 79 Windermere Avenue was purchased in 2023 and 14 Village Street is currently under contract. He said the parcels will be merged. They propose to construct an 11,000-sf building. The existing house at 14 Village Street will be demolished and the proposed new building will be located directly across from Barn Yard's main facility. Everett reviewed the colored renderings for the proposed building. It will be tan metal, with a chocolate-colored metal roof, with five bay doors, timber framed accents, barn style doors and windows, and an attached lean-to for additional storage.

The split rail fencing recently installed along Windermere Avenue will remain and no trees will be removed from the property. The plan is to add more trees abutting Windermere Village. Everett explained there is also an existing berm on the property owned by Windermere Village. Vice Chairman Chaplin asked for more detail about the buffer area between the two parcels. Everett explained Windermere Village will be blocked from the site with the berm and additional trees. There will be 42 gravel parking spaces, and the driveway will be a bituminous pavement with a truck maneuvering area. 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.

Commissioner Barlow inquired about the existing house foundation; Chris Skinner stated the foundation will be removed with the house. Everett stated the mechanicals will be in the back of the building and the refuse area will be shielded by the building and the perimeter plantings.

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

RECOMMENDATION(S):

1. The exterior building finishes should be consistent with the main facility.
2. An adequate buffer is recommended along the southern portion of the parcel.

Everett Skinner thanked the Design Review Board for their service and noted the important role they have in the town. Everett also complimented the Board for the great job of maintaining the feel of Ellington.

III. ADMINISTRATIVE BUSINESS:

1. Approval of April 14, 2025, Special Meeting Minutes.

MOVED (HEMINWAY), SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE APRIL 14, 2025, SPECIAL MINUTES AS WRITTEN.

2. Review of draft amendments to the Design Review Guide dated 5/11/2025 to align with statutory language and to incorporate design elements consistent with recently approved site development plans.

Lisa Houlihan, Town Planner, noted additional revisions have been added to the draft amendment since the first version in March. No changes are proposed to the landscaping section. Lisa suggested the group review this section together. Lisa mentioned that Barry from Mountain Tree Service offered to help develop a list of recommended plantings. The commission discussed a few of the changes in detail. Lisa explained the Guide is a set of suggestions rather than a strict regulatory document. Chairman Beaulieu noted some of the changes were to remove the word, “character, to which Lisa confirmed it was due to case law and amended statutes. Lisa noted the difference between the meaning of appearance and character.

MOVED (BARLOW), SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE DRAFT AMENDMENTS TO THE DESIGN REVIEW GUIDE DATED 5/11/2025 TO ALIGN WITH STATUTORY LANGUAGE AND TO INCORPORATE DESIGN ELEMENTS CONSISTENT WITH RECENTLY APPROVED SITE DEVELOPMENT PLANS.

3. Correspondence/Discussion: **None**

IV. ADJOURNMENT:

MOVED (BARLOW), SECONDED (BEAULIEU) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:37P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk



August 4, 2025

VIA EMAIL

Dear Chief or Elected Official:

Subject: Wider Edge Line Pavement Markings on Horizontal Curves in District 1
State Project No. 0171-0518

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge lines on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

It is CTDOT's policy to notify City/Town officials and the public when such projects are undertaken. For that reason, CTDOT requests that you inform local agencies of the proposed improvements and advise this office of any local work to be coordinated.

It is important that the community share its concerns with CTDOT to assist in the project's development. The enclosed media release providing information on this project is for your use and distribution to local officials and other interested parties. An informational meeting or formal public hearing will not be necessary for this project due to the limited nature of the proposed work.

If you agree with this determination, please sign below and return to the Project Manager, Balazs Szoke, at the address below or via email to TrafficSafety.DOT@ct.gov. Should you have any questions, please contact Mr. Szoke at (860) 594-2745, or Balazs.Szoke@ct.gov. If your response is not received by August 18, 2025, it will be assumed that the City/Town is in concurrence that a public hearing is not required.

Very truly yours,

Matthew C. Blume,
P.E., PTOE
2025.08.04
09:14:05-04'00'

Matthew C. Blume, P.E., P.T.O.E.
Division Chief of Traffic Engineering
Bureau of Engineering and Construction

Enclosure
cc: Local Traffic Authority

On behalf of the City/Town, I concur that neither a public informational meeting nor a public hearing is needed for State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves on Rural State-owned Roads.

Signature

Date

Printed Name and Title

City/Town

MEDIA RELEASE

FOR RELEASE: UPON RECEIPT

Wider Edge Lines Pavement Markings on Horizontal Curves on Rural, State-Owned Roads in District 1:

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. CTDOT will coordinate with the Cities/Towns during the design phase. The horizontal curve locations included in this project are listed below.

It is CTDOT's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share its concerns with us to assist in the project's development. At this time, it is anticipated that an informational meeting or formal public hearing will not be necessary.

The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

Anyone interested in requesting information on these projects may do so by contacting Balazs Szoke, Project Manager at (860) 594-2745 or via email to Balazs.Szoke@ct.gov. Please make reference to Project No. 0171-0518.

Town	Routes	Town	Routes
Andover	6, 87, 316, 603	Hebron	85, 94, 316, 603
Ashford	74	Mansfield	32
Berlin	71	Meriden	71
Bolton	85	Middlefield	147, 157
Cheshire	42	Somers	190
Columbia	6, 87	Stafford	19, 30, 32, 190, 319
Coventry	6, 44, 275	Tolland	74, 195
Durham	68, 147, 157	Union	171, 190, 197, 620
Ellington	30, 32, 140	Willington	32, 74, 320, 640
Glastonbury	94	Woodstock	197