



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 FX (860) 870-3122

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, JANUARY 27, 2020 7:00 PM TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

MEMBERS PRESENT: Vice Chairman Bill Hogan, Regular Members Sean Kelly, Ricci Hirth, F. Michael Francis and Michael Swanson and Alternates Jon Moser and Keith Durao

MEMBERS ABSENT: Chairman Arlo Hoffman and Regular Member Robert Sandberg, Jr.

STAFF PRESENT: John Colonese, Assistant Town Planner/ZEO and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Vice Chairman Hogan called the meeting to order at 7:00 PM.

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

III. PUBLIC HEARING(S):

1. Z201924 – Sandy Lechkun, owner/applicant, request for Special Permit for an accessory apartment at 205 Pinney Street, APN 044-011-0000, in a RAR (Rural Agricultural Residential) Zone.

TIME: 7:01 PM

SEATED: Hogan, Kelly, Hirth, Francis, Swanson, Moser and Durao

Sandra Lechkun was present to represent the application. Vice Chairman Hogan stated Ms. Lechkun provided an excellent application and has met all the conditions. Vice Chairman Hogan asked the commission members if they have any questions for Ms. Lechkun pertaining to the application. Commissioner Kelly said the accessory apartment application was very well done, and he had no questions. There were no other questions from the commission. No one from the public spoke regarding the application.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201924 – SANDY LECHKUN, OWNER/APPLICANT, REQUEST FOR SPECIAL PERMIT FOR AN ACCESSORY APARTMENT AT 205 PINNEY STREET, APN 044-011-0000, IN A RAR (RURAL AGRICULTURAL RESIDENTIAL) ZONE.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z201924 – SANDY LECHKUN, OWNER/APPLICANT, REQUEST FOR SPECIAL PERMIT FOR AN ACCESSORY APARTMENT AT 205 PINNEY STREET, APN 044-011-0000, IN A RAR (RURAL AGRICULTURAL RESIDENTIAL) ZONE.

2. Z201925 – Town of Ellington Planning and Zoning Commission, applicant, request for a proposed rezoning from Planned Commercial (PC) to Commercial (C) for APN 128-008-0000, 148-019-0000, 148-020-0000 & 148-020-0001; Rezone portion of 148-018-0000 from PC to Rural Agricultural/Residential (RAR), and Rezone portion of 148-019-0000 from RAR to C.

TIME: 7:06 PM

SEATED: Hogan, Kelly, Hirth, Francis, Swanson, Moser and Durao

Vice Chairman Hogan explained the commission had a preliminary discussion last month pertaining to this application and the commission settled on an application to change four parcels from the Planned Commercial zone to the Commercial zone, with one of the four parcels having a small portion in the Residential zone changing to Commercial. Furthermore, the application proposed to change one other parcel currently split between the Planned Commercial and Residential zones to be all Residential, since its current use is a single family dwelling along Burbank Road. Vice Chairman Hogan stated a public hearing was being held in order to change the zones of these parcels. All commission members agreed with the proposed zone changes.

Kathy Hearn, 94 Burbank Road, stated the intersection of Burbank Road and Route 140 is dangerous to walk and asked if the Town had any intention on installing sidewalks or a pedestrian lane along the streets or intersection. Vice Chairman Hogan stated the proposal being considered would have minimum impact on Burbank Road as the access for these parcels is, and would most likely continue to be, along Stafford Road. He also explained that there is no plan for development at this time however the parcels being discussed are currently Planned Commercial which requires a three acre minimum lot area, whereas the Commercial zone requires a minimum lot area of 40,000 square feet. Commissioner Francis added that the parcels at the intersection of Burbank Road and Route 140 are not being considered for rezoning with this application. Ms. Hearn reviewed the proposed rezoning map and had no further questions.

Frank Rogalla, 83 Crystal Lake Road, stated that he appreciates the efforts the commission has put forth to change the zone within the area.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201925 – TOWN OF ELLINGTON PLANNING AND ZONING COMMISSION, APPLICANT, REQUEST FOR A PROPOSED REZONING FROM PLANNED COMMERCIAL (PC) TO COMMERCIAL (C) FOR APN 128-008-0000, 148-019-0000, 148-020-0000 & 148-020-0001; REZONE PORTION OF 148-018-0000 FROM PC TO RURAL AGRICULTURAL / RESIDENTIAL (RAR), AND REZONE PORTION OF 148-019-0000 FROM RAR TO C.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE Z201925 – TOWN OF ELLINGTON PLANNING AND ZONING COMMISSION, APPLICANT, REQUEST FOR A PROPOSED REZONING FROM PLANNED COMMERCIAL (PC) TO COMMERCIAL (C) FOR APN 128-008-0000, 148-019-0000, 148-020-0000 & 148-020-0001; REZONE PORTION OF 148-018-0000 FROM PC TO RURAL AGRICULTURAL / RESIDENTIAL (RAR), AND REZONE PORTION OF 148-019-0000 FROM RAR TO C.

EFFECTIVE DATE: FEBRUARY 15, 2020.

3. Z201927 – Getty Leasing, Inc. owner, Triumph Signs & Consulting, Inc., applicant, request to amend Section 6.3 Signs of the Ellington Zoning Regulations to allow detached LED gas price signs.

TIME: 7:17 PM

SEATED: Hogan, Kelly, Hirth, Francis, Swanson, Moser and Durao

Ed Garronbone, GPM Investments, LLC, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227, was present to represent the application. Vice Chairman Hogan noted that at the last meeting some of the commissioners had concerns pertaining to the LED signs and how a sign's brightness could be regulated. Mr. Garronbone stated the applicant submitted documentation showing how the sign would function with regard to brightness. Mr. Colonese explained that two applications were received, one for the proposed regulation amendment and one for a special permit for the detached sign which is specific to the Valero property at 1 Main Street. He noted the commission received only the proposed wording for the regulation amendment.

Vice Chairman Hogan mentioned he did some research regarding how the brightness of a digital sign can be regulated and feels the proposed regulation needs to incorporate this type of language before moving forward. Mr. Garronbone explained the brightness can be controlled by a sensor in the sign, which can be set to a specific level by the owner. The commission suggested that the applicant incorporate brightness specifications into the proposed regulation. Commissioner Kelly asked about the color of the digital price numbers. Mr. Garronbone said the red lighting is for regular fuel and the green lighting is for the diesel fuel and the colors are specific to Valero. He stated he could discuss other colors for the prices with the owner depending on what the commission decided. Commissioner Francis clarified the proposed regulation amendment only pertains to the detached gas price signs, not to digital prices on top of the pump. Vice Chairman Hogan asked the commission to look at digital price signs as they drive around and bring back their thoughts to the next meeting. Mr. Colonese asked Mr. Garronbone to contact Triumph Signs & Consulting, Inc., to submit changes to the proposal as requested by the commission and to coordinate the submittal with the Town Planner.

MOVED (KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO FEBRUARY 24, 2020 FOR Z201927 – GETTY LEASING, INC. OWNER, TRIUMPH SIGNS & CONSULTING, INC., APPLICANT, REQUEST TO AMEND SECTION 6.3 SIGNS OF THE ELLINGTON ZONING REGULATIONS TO ALLOW DETACHED LED GAS PRICE SIGNS.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z201928 - Getty Leasing, Inc. owner, Triumph Signs & Consulting, Inc., applicant, request for a Special Permit for the installation of a detached sign with digital LED pricer at 1 Main Street, APN 064-025-0000, in a PC (Planned Commercial) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 24, 2020, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z201928 – GETTY LEASING, INC. OWNER, TRIUMPH SIGNS & CONSULTING, INC., APPLICANT, REQUEST FOR A SPECIAL PERMIT FOR THE INSTALLATION OF A DETACHED SIGN WITH DIGITAL LED PRICER AT 1 MAIN STREET, APN 064-025-0000, IN A PC (PLANNED COMMERCIAL) ZONE.

2. S202001 – James A. Moser, owner, Everett Skinner IV, applicant, request for a two lot subdivision of property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 24, 2020, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR S202001 – JAMES A. MOSER, OWNER, EVERETT SKINNER IV, APPLICANT, REQUEST FOR A TWO LOT SUBDIVISION OF PROPERTY LOCATED ON WEST ROAD ON THE WEST SIDE OF ROUTE 83, APN 037-003-0000, IN A PC (PLANNED COMMERCIAL) ZONE.

3. Z202001 - James A. Moser, owner, Everett Skinner IV, applicant, request for a Special Permit for outdoor storage of pre-fabricated buildings and Site Plan Approval for construction of curb cut, access drive, gravel storage area, bridge, gravel cart paths, stormwater management facilities, and associated site improvements at property located on West Road on the west side of Route 83, APN 037-003-0000, in a PC (Planned Commercial) Zone.

BY CONSENSUS, RECEIVED AND SCHEDULED A PUBLIC HEARING FOR FEBRUARY 24, 2020, 7:00 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z202001 – JAMES A. MOSER, OWNER, EVERETT SKINNER IV, APPLICANT, REQUEST FOR A SPECIAL PERMIT FOR OUTDOOR STORAGE OF PRE-FABRICATED BUILDINGS AND SITE PLAN APPROVAL FOR CONSTRUCTION OF CURB CUT, ACCESS DRIVE, GRAVEL STORAGE AREA, BRIDGE, GRAVEL CART PATHS, STORMWATER MANAGEMENT FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS AT PROPERTY LOCATED ON WEST ROAD ON THE WEST SIDE OF ROUTE 83, APN 037-003-0000, IN A PC (PLANNED COMMERCIAL) ZONE.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of December 16, 2019 Regular Meeting Minutes and January 6, 2020 Special Meeting Minutes.

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE DECEMBER 16, 2019 REGULAR MEETING MINUTES AS WRITTEN.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 6, 2020 SPECIAL MEETING MINUTES AS WRITTEN.

2. Election of Officers

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO TABLE THE ELECTION OF OFFICERS TO THE FEBRUARY 24, 2020 MEETING.

3. Appointment of PZC Representative/Alternate to serve on the CRCOG Regional Planning Commission for a two year term.

a. Representative

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER KEITH DURAO FOR REPRESENTATIVE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021.

COMMISSIONER DURAO ACCEPTED THE NOMINATION.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER DURAO FOR REPRESENTATIVE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021.

b. Alternate

BY CONSENSUS, THE COMMISSION AGREED TO TABLE NOMINATION FOR ALTERNATE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021 TO THE FEBRUARY 24, 2020 REGULAR MEETING.

4. Correspondence:

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 7:39 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk