



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, FEBRUARY 24, 2020, 7:00 PM TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

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

MEMBERS ABSENT: Vice Chairman Bill Hogan and Regular Member Robert Sandberg, Jr.

STAFF PRESENT: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

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

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

III. PUBLIC HEARING(S):

1. 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. (Hearing continued from January 27, 2020)

TIME: 7:01 PM

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

Amanda Dickenson, Valero Gas Station, 1 Main Street, Ellington, CT, was present for the application. Ms. Dickenson was contacted by Elizabeth Thieme, Triumph Signs & Consulting, Inc., and asked to attend the meeting to answer questions. She explained brightness of the LED prices can be dimmed by a switch in the office. She said gas prices change up to two times a week and signage is shutoff at 11PM when the station closes. She said the detached sign was erected six years ago. Lisa Houlihan, Town Planner, explained LED signage is not allowed by local regulations and the existing sign was installed without proper permits. The applicant is requesting a text amendment to allow detached digital signage for fuel prices only.

Ms. Dickenson stated the gas station is located on a dark corner and Valero is updating all stations with a new image. Ms. Houlihan stated the gas station is located across the street from a residential zone, and read the proposed new text (copy attached).

In response to Chairman Hoffman, Tim Schneider, Earthlight Technologies, 92 West Road, explained why foot candle levels are difficult to measure.

In response to Chairman Hoffman, Commissioner Francis said he is opposed to the regulations. Alternate Moser suggested moving forward with the proposed wording. After further discussion, the commission added the term “accompanied” to section 6.3.7.B.7 and not a specific color.

Sam Schneider, Earthlight Technologies, 92 West Road, mentioned it's costly to convert to LED signage.

Tom Palshaw, 120 Pinney Street, said that LED technology is quickly progressing and is easier to read while driving.

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

MOVED (KELLY) SECONDED (MOSER) AND PASSED (FRANCIS - NAY) TO APPROVE AS MODIFIED 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.

EFFECTIVE DATE: MARCH 15, 2020

2. 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.

TIME: 7:26 PM

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

Amanda Dickenson, Valero Gas Station, 1 Main Street, Ellington, CT, was present for the application. Ms. Houlihan stated the application can be opened and discussed, but decision needs to be extended to the next meeting after the appeal period for the text amendment has expired. Ms. Dickenson said the new rebranding colors are light blue, yellow and white. Ms. Houlihan inquired about the word “Valero” and the eyebrow on the canopy. After discussion it was agreed the eyebrow on the canopy would not be allowed to be lit.

MOVED (MOSER) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON MARCH 23, 2020, 7PM, 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.

**Chairman Hoffman recused himself from application# S202001 and Z202001, Commissioner Kelly was seated as Acting Chairman.
Items #3 and #4 were considered together.**

3. 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.

TIME: 7:26 PM

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

PLANS REVIEWED: Subdivision Plan prepared For Skinner & Schneider Parties, 130 West Road, Ellington, Connecticut; Prepared by F. A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, Ct 06026; Scale: 1”=60’; SB-1 Sheet No. 1 of 1; Date: 01-10-2020, Revised Date: 02-24-2020.
Property & Topographic Survey Skinner & Schneider Parties, 120 West Road, Ellington, Connecticut; prepared for The Barn Yard, Everett Skinner Iv, P.E., 9 Village Street, Ellington, Ct 06029; prepared by Design Professionals, 21 Jeffrey Drive, P.O. Box 1167, South Windsor, Ct 06074; Scale: 1”=40’; Sheet V-1; Date: 01-10-2020.
Property & Topographic Survey Skinner & Schneider Parties, 120 West Road, Ellington, Connecticut; prepared for The Barn Yard, Everett Skinner Iv, P.E., 9 Village Street, Ellington, Ct 06029; prepared by Design Professionals, 21 Jeffrey Drive, P.O. Box 1167, South Windsor, Ct 06074; Scale: 1”=40’; Sheet V-2; Date: 01-10-2020.

Guy Hesketh, FA Hesketh and Associates, 6 Creamery Brook, East Granby, CT, was present to represent the application.

Mr. Hesketh described the location of the 25.3 acre parcel on West Road to be divided into two lots with a shared driveway between them. The parcel recently received a zone change to all Planned Commercial. Mr. Hesketh described the proposed easements and agreements required to be filed on the land records. Mr. Chris Moser, owner of the parcel to the rear of the property, will relocate the farm access to his parcel. Mr. Hesketh noted the wetlands delineation was added to the subdivision plan after submission to the Planning Department. He said the applicants are seeking approval for a two lot subdivision and a special permit for gravel outside storage area for sheds and prefabricated building for sale and site plan approval for construction of curb cut, access drive, bridge, gravel cart paths, storm water management facilities, and associated site improvements. He showed the proposed location of the detention basin and interceptor swales along the northern and southwestern boundaries to protect the watercourses by carrying stormwater runoff to the basin. The basin is sized to handle all proposed activity in this phase and the second phase of construction shown on the conceptual plan that will be submitted for approval at a later date. He showed where the covered bridge will be constructed.

Ms. Houlihan said the project has been approved by the Inland Wetlands Agency. The Design Review Board declined review since no structures are proposed. Landscaping should be installed in the green space along Route 83 with other approved site improvements. Landscaping provisions should be similar to Big Y West, meet Section 6 of the Zoning Regulations and consistent with Route 83 Corridor Study. Other officials recommend groupings of 6' evergreens be added to increase landscaping aesthetics year round. The Conservation Commission recommends a fee-in-lieu of open space. The northern portion land to be owned by Earth Light Technologies will remain farmland until development has been approved.

Ms. Houlihan distributed an email from Mike Caronna, not on behalf of the health department, but as a private citizen. He recommends preservation of land near the great swamp to remain in its natural state. Mr. Caronna's email was received after the Conservation Commission met. In response to Mr. Caronna's email, Mr. Hesketh said George Logan, REMA Ecological Services, did the wetlands delineations and reported a number of different species within the water way along the south side of the parcel. He explained the proposal includes enhancement of wetland areas and around the drainage to increase wildlife habitat areas.

Mr. Hesketh stated they are working with Department of Transportation on the curb cuts required for the project.

Ms. Houlihan read the draft modifications required for the subdivision and special permit applications.

Mr. Roger Moser, 17 Hayes Avenue, said he is in favor of the project and the two companies that are looking to develop the parcel are upstanding citizens and will do a good job.

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

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATIONS 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.

MODIFICATIONS:

1. Subject to fee-in-lieu-of open space pursuant to Section 4.18 of the Ellington Subdivision Regulations.
 2. Subject to approval from the Town Engineer and compliance with comments dated February 12 & 14, 2020.
 3. In accordance with town ordinance, applicants shall pay cost of services for engineer and legal review of pre and post approval requirements.
 4. All deeds, easements, and other legal documents needed to effectuate the plan are subject to review and approval by the town attorney.
 5. Plans shall be revised with the assessor parcel numbers and street numbers as approved by the Town Assessor and Town Building Official.
4. 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, storm water 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.

TIME: 7:26 PM

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

PLANS REVIEWED: GRADING, DRAINAGE & SOIL EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; GR-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-1; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-2; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 02-14-2020.

SITE DETAILS PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; SD-3; SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 01-24-2020.

NOTES PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: N.T.S.; NT-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, REVISED DATE: 01-24-2020.

PRELIMINARY GRADING & DRAINAGE PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; GR-1 SHEET NO. 1 OF 1; DATE: 01-10-2020, STAMPED "FOR REFERENCE ONLY".

PRELIMINARY UTILITY PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=60'; UT-1 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

PRELIMINARY PLAN AND PROFILE DRAINAGE PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=40'; PP-1 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

PRELIMINARY UTILITY PLAN PREPARED FOR SKINNER & SCHNEIDER PARTIES, 130 WEST ROAD, ELLINGTON, CONNECTICUT; F. A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026; SCALE: 1"=40'; PP-2 SHEET NO. 1 OF 1; DATE: 01-10-2020. STAMPED "FOR REFERENCE ONLY".

MOVED (SWANSON) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING 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, storm water 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.

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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, storm water 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.

CONDITIONS:

1. Subject to approval from the Town Engineer and compliance with comments dated February 12 & 14, 2020.
2. Landscaping along the road frontage is required to be installed as part of the approved site improvements. Landscaping shall include groupings of evergreens in accordance with Section 6 of the Ellington Zoning Regulations, and consistent with landscaping shown on site development plans for Big Y West and recommendations of the Route 83 Corridor Study.
3. In accordance with town ordinance, applicants shall pay cost of services for engineer and legal review of pre and post approval requirements.
4. All deeds, easements, and other legal documents needed to effectuate the plan are subject to review and approval by the town attorney.

CHAIRMAN HOFFMAN WAS RESEATED.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. Z202002 - Pursuant to Section 8-24 of the Connecticut General Statutes, referral from the Ellington Board of Selectmen to consider and act on a resolution approving renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6, 2 Abbott Road, APN 008-010-0000.

Scott Nicol, Superintendent, and Brian Greenleaf, Director of Finance & Operations, for the Ellington Board of Education were present to review the proposal.

Mr. Nicol handed out a copy of a PowerPoint presentation. He explained the presentation is similar to one presented at the last Board of Selectmen meeting. The proposed design is conceptual at this time. He briefly described the proposed work to be completed at Windermere Elementary School. The updates address the age of the school, enrollments and ability to provide contemporary studies for students. He noted the Facilities Study Committee, and actions recommended by the Board of Education for Windermere School. Mr. Greenleaf mentioned how they project school enrollment to increase over the next ten years. Mr. Nicol stated the enrollment is not factored into the project. Ms. Houlihan noted that Chapter 8 of the Plan of Conservation & Development acknowledges significant growth in school enrollment over the last decade and expects a moderate increase in school enrollment over the next ten years.

Commissioner Hirth asked if it's cost effective to update the school. Mr. Nicol explained they discussed in great detail whether to build a new facility and decided on renovations as new. Mr. Greenleaf said the roof at Windermere School is over 25 years old, there is asbestos tiles in the older section, windows are not efficient, and the parking and traffic flow is a challenge due to the current layout of the school. He explained the proposed changes on site. (Copy of Windermere Building Project PowerPoint Presentation is attached to these minutes).

MOVED (MOSER), SECONDED (FRANCIS) and passed unanimously to resolve that the Planning and Zoning Commission of the Town of Ellington approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Various renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6, including the demolition of approximately 29,000 square feet of the current building, the construction of an

approximately 41,000 square foot addition, and other renovations and improvements, including full roof replacement to the approximately 57,000 square foot remaining portion of the building, and various related on-site and off-site improvements, and related work, including but not limited to turn lane additions and other road improvements, utility connections, signalization and sidewalks;

Provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

In so resolving, the commission finds the proposal consistent with the recommendations of the Plan of Conservation of Development and provides facilities to accommodate school enrollment needs mentioned in Chapter 8, Public Facilities and Infrastructure.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of January 27, 2020 Regular Meeting Minutes.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE JANUARY 27, 2020 REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers: By consensus, tabled to March 23, 2020 PZC meeting.

After discussion, the commission agreed to hold ballot vote next month.

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

a. Alternate

MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER SWANSON FOR ALTERNATE TO CRCOG REGIONAL PLANNING COMMISSION FOR THE TWO YEAR TERM OF 2020-2021.

COMMISSIONER SWANSON ACCEPTED THE NOMINATION.

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

4. Correspondence: None

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 9:15 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk