



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
THURSDAY, JULY 18, 2019, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Michele Beaulieu-Dzen, Gary Chapin, and Ronald Stomberg

MEMBERS ABSENT: Chairman Robert Dawson and Kevin Zahner

STAFF PRESENT: Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Acting Chairman Chapin called the meeting to order at 7:00 PM.

II. PUBLIC COMMENTS (On Non-Agenda Items): None

III. NEW BUSINESS:

1. Review of design elements associated with Planning & Zoning File Z201914 – DeML Enterprises, LLC, owner/applicant, request for a Special Permit modification to remove 2007 condition of approval and allow screened outside storage and request for Site Plan approval for Phase 2 construction of building and related site improvements located at 72 Windermere Avenue, APN 018-026-0000, in an IP (Industrial Park) Zone.

John Pare, Deml Enterprises, LLC, 238 Jobs Hill Road, was present to represent the application.

Mr. Pare explained that he is going to the Planning & Zoning Commission next week to request a re-approval of his Special Use Permit since the original permit has expired and request to allow outside storage on the site. He said he is looking to erect a 24'x8'x6' raw wood stockade fence with stain to preserve the fence for his tenants to store their equipment in. Building #2's foundation is on site and sewer is ready for hookup to the proposed building.

Commissioner Stomberg asked if Mr. Pare would consider erecting a chain link fence with mess screening. Mr. Pare stated he would rather have the stockade fence for more privacy.

Commissioner Chapin asked when he would be paving the driveway and parking areas. Mr. Pare said the driveway and parking requirements are part of Phase 2 of the project. Mr. Pare said he has requested to use millings rather than asphalt to keep the cost of the project down. Commissioner Chapin asked when the construction of Phase 2 will begin. Mr. Pare explained he is looking to start shortly after he receives proposed approvals from the town.

Commissioner Stomberg said he would like to recommend the referral to PZC for the construction of Building #1 outdoor storage area only and have Mr. Pare come back to the Board upon completion of Building #2 to discuss the aesthetics of the site upon cleanup of the dumpsters and other miscellaneous items on the ground. The Board requested the storage area for Building #1 be constructed so it is not totally visible from the street and they would like to have him present a landscape schematic when they revisit the project.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION TO ALLOW SCREENED OUTSIDE STORAGE FOR BUILDING #1 TO THE PLANNING & ZONING COMMISSION.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the May 15, 2019 Special Meeting Minutes

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO TABLE APPROVAL OF MAY 15, 2019 SPECIAL MEETING MINUTES TO SEPTEMBER 19, 2019 REGULAR MEETING.

2. Correspondence/Discussion

V. ADJOURNMENT:

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:18 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk