



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

**AD HOC DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
THURSDAY, MARCH 17, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Robert Dawson, Michele Beaulieu-Dzen and Ronald Stomberg

MEMBERS ABSENT: Kevin Zahner and Gary Chaplin

STAFF PRESENT: Lisa M. Houlihan, Town Planner and Troy Ciesco, Recording Clerk

I. CALL TO ORDER:

Chairman Dawson called the March 17, 2016, regular meeting of the Ad Hoc Design Review Board to order at 7:05 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. NEW BUSINESS:

1. Z201606 – Ellington Congregational Church, owner/applicant, request for a site plan modification for the construction of 40 additional parking spaces and associated site improvements on property located at 72 Main Street, APN 063-040-0000 in C (Commercial) and R (Residential) Zones.

Rachel Dearborn of Landmark Surveys and Jack Hagopian of the Ellington Congregational Church were present to represent the application. Ms. Dearborn explained that they are proposing to install 40 new parking spaces adjacent to the existing parking lot. She stated that the current row of cedar trees will be removed and that the abutter to the south has requested the installation of a fence at the property line because it will block headlights more effectively. She further explained that the fence will be white vinyl to match the existing fence on the property, and that three two-inch caliper deciduous trees will be planted for landscaping. She submitted a photo of the fence currently on the property for the record.

Chairman Dawson asked how far the nearest residence is from the activity. Ms. Dearborn stated that it is approximately 400 feet away. She further clarified that the Zoning Board of Appeals granted variances for this application and that the planting of three deciduous trees was part of that approval.

Commissioner Beaulieu-Dzen asked if the parking lot will be paved. Ms. Dearborn stated that it will be gravel, and then will be pavement or millings when funds allow.

Commissioner Stomberg noted that the application seems to be a good solution.

Ms. Dearborn referenced the plan to show the flow of the parking lot and the parking space configuration.

BY CONSENSUS, THE DESIGN REVIEW BOARD AGREED TO MAKE A POSITIVE REFERRAL TO THE PLANNING AND ZONING COMMISSION FOR THE PLAN AS PRESENTED FOR Z201606 – Ellington Congregational Church, owner/applicant, request for a site plan modification for the construction of 40 additional parking spaces and associated site improvements on property located at 72 Main Street, APN 063-040-0000 in C (Commercial) and R (Residential) Zones.

BY CONSENSUS, THE BOARD AGREED TO CONSIDER Z201603, Z201604, AND Z201605 AS ONE DISCUSSION.

2. Z201603 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for installation of roof mounted solar panels on property located at 49 Main Street, (Center Elementary School) APN 128-020-0000 in a C (Commercial) Zone.
3. Z201604 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for the installation of roof mounted solar panels on property located at 46 Middle Butcher Road (Ellington Middle School), APN 028-022-0000 in an R (Residential) Zone.
4. Z201605 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for the installation of roof mounted solar panels on property located at 59 South Road (Crystal Lake Elementary School), APN 064-015-0000 in a LR (Lake Residential) Zone.

Tim Schneider of Earthlight was present to represent the application. He stated that each system will be 100 kilowatts.

Mr. Schneider began by explaining that Center Elementary School will have the panels installed on pitched roofs. He stated that the panels are black, symmetrical, and glass, and will be the same for every school.

Chairman Dawson expressed concern over adding another texture to the building, and noted that it works better when the whole roof is covered as it is in the Center School proposal.

Commissioner Beaulieu-Dzen asked if there will be paths between panels for maintenance. Mr. Schneider answered in the affirmative. Commissioner Beaulieu-Dzen asked how the panels will impact the roof itself. Mr. Schneider stated that the panels are simple to take off and place back on the roof. He further explained that the panels last 25-30 years and may even extend the life of the roof. In response to a question from Chairman Dawson, Mr. Schneider stated that the panels will add about 2.5-3 pounds of weight per square foot on a pitched roof.

Chairman Dawson noted that it would be better if the panels did not have to be installed on the front of the school, but that it was good that the entire roof will be covered.

Commissioner Stomberg referenced the barn at Oakridge Dairy Farms as an example of a recent installation and noted that it is a matter of getting used to the appearance of solar panels.

Commissioner Beaulieu-Dzen asked about equipment associated with the panels and Mr. Schneider noted that it was minimal. Lisa Houlihan, Town Planner, asked how far the panels extend from the roof. Mr. Schneider stated that they are 4" – 5" off the roof and that they do not extend past the peak.

Mr. Schneider then showed the plan for the Middle School and explained that the panels will be on some pitched roofs and some flat roofs. Commissioner Stomberg asked about the weight of the panels on a flat roof; Mr. Schneider stated that they are about 5-6 pounds per square foot. He also noted that the panels have room to allow for snow removal.

Mr. Schneider then showed the panels on the Crystal Lake Elementary School and stated that they will mostly be on the new pitched roof, with about 30-40 feet of panels on flat roof.

Chairman Dawson commented that the applicant appeared to have picked the best locations for the panels on all the schools.

BY CONSENSUS, THE DESIGN REVIEW BOARD AGREED TO MAKE A POSITIVE REFERRAL TO THE PLANNING AND ZONING COMMISSION FOR THE PLANS AS PRESENTED FOR Z201603, Z201604, AND Z201605 – Installation of roof mounted solar panels on Center Elementary School, Ellington Middle School, and Crystal Lake Elementary School.

5. Discussion with architect Paul Jorgensen of Silver/Petrucci & Associates regarding screening of rooftop mechanicals at Crystal Lake Elementary School, 59 South Road.

Paul Jorgensen of Silver/Petrucci & Associates was present to represent the application. He explained that it was discovered a few weeks ago that the screening of rooftop mechanicals was required by the Ellington Zoning Regulations but that screening was left off of the design plans for the addition to

the Crystal Lake Elementary School. Mr. Jorgensen presented a slideshow to detail the location of the rooftop units and the design of the proposed screen. He explained that they are aluminum screens, 55' – 60' long, and 10' back from the brick face of the building. He also stated that the panels are 6' tall and are elevated 12" from the roof for a height of 7'.

Mr. Jorgensen noted that there is one unit visible from the back parking lot, but asked for direction on whether or not it needed to be screened.

Chairman Dawson asked about the exhaust fans that are not screened. Mr. Jorgensen said he did not think the exhaust fans were included in the regulation, and that the grade will make the fans difficult to screen.

Chairman Dawson noted that a brick color for the screen may be better, because the white color introduces a new element. He expressed that he feels the fans should be screened and that he was not concerned with the unit visible from the back parking lot.

Commissioner Beaulieu-Dzen concurred, and wondered if the screen could be sloped to provide a different look.

Commissioner Stomberg concurred as well, and added that the applicant should explore if the screen can be tapered to soften the edges.

BY CONSENSUS, THE DESIGN REVIEW BOARD AGREED TO THE PLAN AS PRESENTED BY PAUL JORGENSEN OF SILVER PETRUCELLI & ASSOCIATES REGARDING SCREENING OF ROOFTOP MECHANICALS AT CRYSTAL LAKE ELEMENTARY SCHOOL, 59 SOUTH ROAD, WITH THE FOLLOWING RECOMMENDATIONS:

- The rooftop mechanicals in the rear of the building do not need to be screened.
- The applicant should consider the color options and attempt to taper the edges of the screen.
- The applicant should explore the possibility of screening the exhaust fans, as long as the solution is economical.

IV. ADMINISTRATIVE BUSINESS:

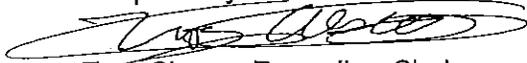
1. Approval of the December 17, 2015 Regular Meeting Minutes.

BY CONSENSUS, THE BOARD AGREED TO TABLE THE APPROVAL OF THE DECEMBER 17, 2015 REGULAR MEETING MINUTES TO THE NEXT MEETING OF THE DESIGN REVIEW BOARD.

V. ADJOURNMENT:

MOVED (STOMBERG) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY, TO ADJOURN THE MARCH 17, 2016 REGULAR MEETING OF THE DESIGN REVIEW BOARD AT 8:10 PM.

Respectfully submitted:



Troy Ciesco, Recording Clerk