

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, SEPTEMBER 15, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Robert Dawson, Gary Chaplin, Kevin Zahner,
Michele Beaulieu-Dzen and Ronald Stomberg

MEMBERS ABSENT: None

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

I. CALL TO ORDER:

Chairman Dawson called the September 15, 2016, regular meeting of the Ad Hoc Design Review Board to order at 7:02 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. NEW BUSINESS:

1. Z201628 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant request for a Special Permit and Site Plan Approval for an assisted living facility and associated signage and improvements on property located at 123 West Road, APN 037-008-0000 in a DMF (Designed Multi-Family) Zone.

Jon Solecki of Lut Design was present to represent the application. He explained that the three story assisted living facility will have 79 units. He described the exterior of the building as vinyl and shake with Azek trim, along with a lower metal roof painted forest green and a main roof with architectural shingles. He also highlighted the square columns with Azek trim throughout the structure and the cultured stone along the front entrance of the building.

In regards to the landscaping, Mr. Solecki explained that there will be trees every forty feet along the entry drives and that there will be plantings along the sidewalks. He added that there will be hundreds of plantings in the front, along with a planted courtyard. He noted that screening will be added where necessary.

Mr. Solecki explained that the site will be lit by 12' high pole mounts along one side of the driveway, bollards near the entrance, and security lights in the back and at entrance doors. He also noted that the underside of the front canopy is lit.

Returning to the exterior of the building, Mr. Solecki pointed out the jogs in the footprint to break up the face of the building. Commissioner Zahner asked about the color of the metal roof. Mr. Solecki explained that the developer attempts to maintain continuity on all of their buildings.

Commissioner Beaulieu-Dzen asked if there is a soffit under the canopy. Mr. Solecki stated that it is 4-inch architectural metal. Commissioner Beaulieu-Dzen also commented favorably on the screened dumpsters.

Commissioner Chaplin asked how far the sidewalk is from the road. Mr. Solecki stated that it is about 25' from the road, and that it will be on the developer's property. Commissioner Chaplin also asked about the landscaping in the back of the building. Mr. Solecki stated that there will be two patios next to the building and that the area will be grassed otherwise.

Commissioner Stomberg commented favorably on the application.

Chairman Dawson asked where the proposed driveway will be in relation to The Barnyard's driveway. Mr. Solecki stated that it will be directly across. Chairman Dawson then asked if the back patios will be fenced. Mr. Solecki explained that the dining room patio will have a black iron fence, and the patio dedicated to the memory wing will have a vinyl privacy fence.

Chairman Dawson then asked about the location of the mechanicals. Mr. Solecki stated that they will be on the rooftop, blocked by a 6' fence on the courtyard side and the third floor on the exterior side.

Lisa Houlihan, Town Planner, asked how wide the interior sidewalks will be. Mr. Solecki believed the width to be 5'. Commissioner Beaulieu-Dzen asked if there will be a shed to hold equipment. Mr. Solecki answered in the affirmative.

BY CONSENSUS, THE DESIGN REVIEW BOARD AGREED TO MAKE A POSITIVE REFERRAL TO THE PLANNING AND ZONING COMMISSION FOR THE PLAN AS PRESENTED FOR Z201628 – Ellington EGC, LLC, owner/Elm Development Services, LLC, applicant request for a Special Permit and Site Plan Approval for an assisted living facility and associated signage and improvements on property located at 123 West Road, APN 037-008-0000 in a DMF (Designed Multi-Family) Zone.

2. Informal discussion regarding a potential addition, new signage, and other site improvements in association with a Dunkin Donuts drive-thru on properties located at 194 Windsorville Road, APN 009-067-0000, and 276 Skinner Road, APN 009-068-0000, in a C (Commercial) Zone.

Philip Veilleux of FLB Architecture and Planning and Bill Mandell, owner, were present for the discussion with the board. Mr. Veilleux explained that the owner is proposing to add a Dunkin Donuts to an existing gas station, and presented an

elevation showing the proposed addition to the building. He also presented a conceptual site plan showing the parking and drive-thru location. He noted that they are not proposing to change the aesthetic of the building.

Mr. Mandell noted that the gas canopy will be replaced in the same size and location with another canopy which will likely be white.

The board, staff, and applicant briefly discussed the proposed layout, access, and landscaping, including a large retaining wall. Ms. Houilhan noted that the applicant plans to remove the house on the property he owns next door in order to make room for the proposed access and drive-thru.

NO MOTIONS OR DECISIONS

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the March 17, 2016 Regular Meeting Minutes.

MOVED (STOMBERG), SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO APPROVE THE MARCH 17, 2016 REGULAR MEETING MINUTES AS WRITTEN.

V. ADJOURNMENT:

MOVED (DAWSON) SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY, TO ADJOURN THE SEPTEMBER 15, 2016 REGULAR MEETING OF THE DESIGN REVIEW BOARD AT 7:43 PM.

Respectfully submitted:



Troy Ciesco, Recording Clerk