



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**AD HOC DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
THURSDAY, NOVEMBER 10, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Robert Dawson III, Gary Chaplin, and Michele Beaulieu-Dzen

ABSENT: Kevin Zahner and Ronald Stomberg

STAFF

PRESENT: Lisa M. Houlihan, Town Planner and Savannah Blantz, Recording Clerk

I. CALL TO ORDER: Chairman Robert Dawson III called the meeting to order at 7:03 PM.

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

III. NEW BUSINESS:

1. Tango Properties, LLC, for site plan modifications for a 30'x34' addition, construction of a drive-through window and lane, construction of an attached 8'x20' freezer, modification to curb-cut on Skinner Road, demolition of existing home, replacement of existing canopy, landscaping, lighting, signage, and other associated improvements and a special permit for food service on property located at 194 Windsorville Road, APN 009-067-0000, and 276 Skinner Road, APN 009-068-0000, in a C (Commercial) Zone. (PZC File Z201631)

Phillip Veilleux, Jim Dutton, and Bill Mandell presented the plans to the commission. Mr. Veilleux informed the commission that an outdoor cooler, exit door and drive-thru window have been added to the plans since the last meeting. Mr. Veilleux assured the commission that a stockade fence and an evergreen screening will be installed to protect the surrounding residential area from any disturbances. Commissioner Beaulieu-Dzen suggested to Mr. Veilleux that the dormers on the building be separated more. Mr. Veilleux stated that he would find out if that change would be possible. Overall, the commission commends this plan.

2. Informal discussion regarding potential plans to demo a portion of existing building and construct an addition and overall site improvements at 84 West Road, APN 028-006-0000, in a C (Commercial) Zone, Meadow Five Realty, owner (Bolles Motors).

Brian Bolles, owner of Bolles Motors, came before the commission to have an informal discussion regarding potential renovation plans of his business at 84 West Road. Mr. Bolles presented plans to the commission to update the building to comply with Chrysler standards. Commissioner Chaplin raised concern about the lack of greenery on the property. Mr. Bolles stated that some trees will be replanted, however, most of the space on the property will be needed for displaying cars. The commission suggested that renovation plans incorporate additional plantings. The commission also expressed concern about the bright lighting on the property and asked that the lights be softened.

The remodel project will remove the majority of the building currently within the front yard setback. Several alternate designs using the existing roofline were presented to Chrysler but they declined due to strict corporate requirements. The properties adjacent to Bolles were discussed.

The commission asked about sign plans. Mr. Bolles explained sign details and referred the commission to his brother's dealership in Stafford on Route 190 as an example of the sign proposal that will be included with the site redevelopment plans.

Currently, the two shade options of the panels that will be on the front of the building are Pelican Gray and Rock Gray. The commission suggested a more subtle shade of gray for the panels. Pre-Construction Project Manager, Dan Ray, was also present. Mr. Ray stated he will mail other sample panel options to the commission.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the September 15, 2016 Regular Meeting Minutes.

MOVED (BEAULIEU-DZEN) SECONDED (CHAPLIN) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 15, 2016 MEETING MINUTES AS WRITTEN.

V. ADJOURNMENT:

MOVED (CHAPLIN) SECONDED (DAWSON) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 8:35 PM.

Respectfully submitted:

Savannah Blantz, Recording Clerk