



TOWN OF ELLINGTON

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**AD HOC DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 15, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Gary Chaplin, Acting Chairman, Kevin Zahner, Ronald Stomberg, and Michele Beaulieu-Dzen

ABSENT: Chairman Robert Dawson III

STAFF

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

I. CALL TO ORDER: Gary Chaplin, Acting Chairman, called the meeting to order at 7:00 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, Architect and Bill Mandell, owner of property, presented the plans to the commission. Mr. Veilleux informed the commission that the layout of the interior design has been changed. The drive-thru window has been moved closer to the end of the building nearest Windsorville Road. The entry door will be centered on the building facing Skinner Road, and the menu board will now be attached to the building. Mr. Veilleux showed the new schematic of the building which removed the two dormers and centered one pediment over the entry door. They created additional windows and added stone to the bottom façade of the building facing the roads. The outside cooler will be painted with warmer tones such as country gray to match the building. The canopies will be brown with no logos. The signage will be lite by goose head lights instead of backlighting, and the sizes are under the allowable amount of s.f. for signage. The directional signs have been toned down with directional information only, no logos,

including the clearance bar for the drive-thru. Commissioner Chaplin stated the site is more visually attractive and has a more symmetrical front façade. Overall, the commission commends the 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, has been working with Chrysler corporate office on the proposed changes to the building and façade. He stated that he received a front-yard variance from ZBA to become more compliant with the 100' front setback to 87' to include construction of a new front entry arch. They will demolish the part of the building closest to the road, retain the showroom and put on an 81 ft building addition to the side. Mr. Bolles described and showed samples of the color scheme for the entry arch, which are proposed to be dark gray with silver accents.

Commissioner Chaplin asked about the plantings on site and requested to have as much greenery as possible, such as additional trees and low shrubs. Commissioner Beaulieu-Dzen agreed with Commissioner Chaplin about the landscaping. Mr. Bolles stated he would discuss the commission's concerns with the landscape architect. He explained that there is a proposed vehicle display area in front.

Lisa Houlihan asked about the lighting on site and noted the recommendations from the commission from the prior meeting. Mr. Bolles stated that he will share the commission concerns with the vendor that will be completing the lighting plan.

Mr. Bolles explained to the commission that they are proposing to extend the business hours to six full days and possibly having an express lube service over time. Overall, the commission commends the plan and recommends that lighting be toned down to soften the exterior façade treatment and that plantings and greenspace be added to the plan wherever possible.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the November 10, 2016 Regular Meeting Minutes.

MOVED (BEAULIEU-DZEN) SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 10, 2016 MEETING MINUTES AS WRITTEN.

2. The next regular meeting is scheduled for March 16, 2017

V. ADJOURNMENT:

MOVED (ZAHNER) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD MEETING AT 7:35 PM.

Respectfully submitted:

Barbra Galovich, Recording Clerk