



TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
THURSDAY, JANUARY 18, 2018, 6:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

MEMBERS ABSENT: Kevin Zahner

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

I. CALL TO ORDER:

Chairman Dawson called the January 18, 2018 meeting to order at 6:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. NEW BUSINESS:

1. Z201719 - Ellington Property Management LLC owner/applicant, request for a Site Plan Modification to add a second story to previously approved construction of a 7,600 s.f. building addition on property located at 290 Somers Road, APN 083-001-0000, in a C (Commercial) Zone.

Mr. Bob Anderson and Mr. John Ridzon, owners of Desco Professional Builders, LLC, 290 Somers Road, Ellington, were present to represent the application.

Chairman Dawson stated that the application was originally presented to the Planning and Zoning Commission (PZC) for a 7,600 s.f. single story building addition. After discussion with Lisa Houlihan, Town Planner, Chairman Dawson said that the application would not need to be reviewed by the

Design Review Board due to the distance and elevation from the street. The application was approved by PZC on December 18, 2017. Since the December approval, the owners decided to add a second story to the addition and Chairman Dawson felt it was necessary for the Board to review the application since the second story will be visible from the street.

Mr. Bob Anderson explained the reason for the second story is to have all the employees' offices together and not in different locations within the building. He showed the board pictures of the existing building and described where the 7,600 s.f. addition would be located along with the additional parking and final locations of the dust collector units. They plan on adding arborvitaes plantings at a higher elevation on the property around the dust collectors, which stand around 33.8 feet in height, to help screen them. Chairman Dawson explained that the southern portion of the site is screened by existing trees. Mr. Anderson stated that the addition is at least 300 feet from Route 83 (Somers Road), and explained that the lower portion of the facade will be brick and the roof line has an extended overhang.

Chairman Dawson verified with Ms. Houlihan that there will be no more apartment development behind the site. Commissioner Chapin asked the owners if they plan on hiring any more employees. Mr. Anderson noted they are looking to have more office space for their current employees. They have twenty more parking spaces than what they actually need.

Commissioner Beaulieu-Dzen inquired about the location of the HVAC units and Mr. Ridzon stated that they will be located on the ground. Chairman Dawson explained to the owners that if they intend on putting any mechanicals on the roof, they will need to change the roof materials to hold the weight of any units. Commissioner Stomberg asked about the colors of the building and roof. Mr. Anderson explained that they will be using the same earth tones for the building and the roof material is metal painted green. Chairman Dawson suggested adding a decorative cupola on the roof for aesthetics, but such is not required. He also inquired where the additional parking is located on site, Mr. Anderson noted the parking is behind the building addition. Commissioner Beaulieu-Dzen inquired about the dumpster location and Mr. Anderson showed the board the location.

BY CONSENSUS, THE DESIGN REVIEW BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING AND ZONING COMMISSION - Z201719 - Ellington Property Management LLC owner/applicant, request for a Site Plan Modification to add a second story to previously approved construction of a 7,600 s.f. building addition on property located at 290 Somers Road, APN 083-001-0000, in a C (Commercial) Zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the August 24, 2017 Special Meeting Minutes.

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED 3-0-1 (STOMBERG ABSTAINED) TO APPROVE THE AUGUST 24, 2017 SPECIAL MEETING MINUTES AS WRITTEN.

2. Election of Officers

Chairman Dawson explained that the Board is no longer an AdHoc committee but was approved as a permanent commission during the latest Charter revisions. He explained that it's customary for permanent commissions to elect officers on an annual basis.

MOVED (CHAPIN) SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER ROBERT DAWSON FOR CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2018.

COMMISSIONER ROBERT DAWSON ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

BY CONSENSUS, COMMISSIONER ROBERT DAWSON WAS ELECTED CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2018.

MOVED (DAWSON) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER GARY CHAPIN FOR VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2018.

COMMISSIONER GARY CHAPIN ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

BY CONSENSUS, COMMISSIONER GARY CHAPIN WAS ELECTED VICE CHAIRMAN OF THE DESIGN REVIEW BOARD FOR 2018.

V. ADJOURNMENT:

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO ADJOURN THE JANUARY 18, 2018 SPECIAL MEETING OF THE DESIGN REVIEW BOARD AT 6:22 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk