



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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 27, 2017 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, F. Michael Francis and Alternate Keith Durao

MEMBERS ABSENT: Alternate Jon Moser

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

I. CALL TO ORDER:

Chairman Arlo Hoffman called the meeting to order at 7:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): There were no comments from the public.

III. PUBLIC HEARINGS:

BY CONSENSUS, THE COMMISSION WENT OUT OF AGENDA ORDER BEFORE ADDRESSING ITEM #1 OF PUBLIC HEARINGS.

3. Z201701 – Jason Kloter, owner/applicant, request for a Special Permit pursuant to Section 3.1.3 (3) Garages (detached) for more than 3 cars per family unit and related to the construction of a 60'X100' pole barn and associated site work at 249 Crystal Lake Road, APN 084-001-000 in R (Residential) & RAR (Rural Agricultural/Residential) Zones

TIME: 7:01 pm

SEATED: Hogan, Strom, Sandberg, Hirth, Kelly, Francis and Alternate Keith Durao. Hoffman recused himself from the application.

Mr. Jason Kloter, owner of 249 Crystal Lake Road stepped forward to represent the application. He stated that he is looking to erect a 60'X100' pole barn on his property for personal use and not for any business activity.

Vice Chairman Hogan reiterated that the pole barn is only for private use and no business. Mr. Kloter stated that Commissioner Hogan was correct.

Vice Chairman Hogan asked if anyone from the public would like to speak in favor or against the application. No one from the audience addressed the commission in reference to this application.

PLANS REVIEWED: Improvement Location Survey prepared for Jason & Suzanne Kloter, 249 Crystal Lake Road, Ellington, Connecticut. Prepared by: Landmark Surveys, LLC, 62 Lower Butcher Road, Ellington, Connecticut, Scale: 1"=40'; Date: 1-17-2017.

MOVED (SANDBERG) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE HEARING FOR Z201701 – Jason Kloter, owner/applicant, request for a Special Permit pursuant to Section 3.1.3 (3) Garages (detached) for more than 3 cars per family unit and related to the construction of a 60'X100' pole barn and associated site work at 249 Crystal Lake Road, APN 084-001-000 in R (Residential) & RAR (Rural Agricultural/Residential) Zones.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201701 – Jason Kloter, owner/applicant, request for a Special Permit pursuant to Section 3.1.3 (3) Garages (detached) for more than 3 cars per family unit and related to the construction of a 60'X100' pole barn and associated site work at 249 Crystal Lake Road, APN 084-001-000 in R (Residential) & RAR (Rural Agricultural/Residential) Zones.

CONDITIONS OF APPROVAL:

1. Detached building shall not be used for commercial or dwelling purposes.
2. Prior to issuance of Zoning Permit, approval from North Central District Health Department shall be required.

BY CONSENSUS, THE COMMISSION RETURNED TO ORIGINAL AGENDA ORDER TO HEAR ITEM #1 OF PUBLIC HEARINGS.

1. Z201631 – Tango Properties, LLC, owner/applicant, request 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. This application was continued from November 28, 2016 meeting.

TIME: 7:08 pm

SEATED: Hoffman, Hogan, Strom, Sandberg, Hirth, Kelly and Francis

Attorney Leonard Jacobs stepped forward to represent the application. He introduced the individuals that will be representing the application as follows:

William Mandell, Tango Properties, LLC, owner of the property located in Glastonbury, CT.
Jim Dutto, P.E., L.S., Dutton Associates, LLC located in Glastonbury, CT.
Alan Lamson, Architect of FLB Architecture & Planning, Inc. in East Hartford, CT.
Scott Hesketh, F.A. Hesketh & Associates located in East Granby, CT.
John LoMonte of Real Estate Appraisers & Consultants, Wethersfield, CT

Attorney Jacobs stated that there were staff memos in the file from Jim Thompson, Town Engineer and Lisa Houlihan, Town Planner. Chairman Hoffman requested that all representatives provide the Commission and audience with reports describing only changes to the application.

Attorney Jacobs introduced Mr. William Mandell, the owner of the property. Mr. Mandell explained his history in Ellington and purchasing of the gas station. He stated that the gas tanks were installed 30 years ago and the current building was built 10 years ago. The lease with Alliance Energy for the pumps/underground tanks expired in December of 2016, and due to state mandates they are required to be replaced.

Mr. Jim Dutton approached the Commission and explained all the changes that have been made to the plans since the November 28, 2016 meeting. He explained that the pickup window and the menu board was moved north away from the neighbor's house. There is now 80 feet between the menu board and the pickup window. More landscaping has been added to the south-east side of the property, sidewalks will be extending along Windsorville Road and additional pavement markings for directional purposes have been added to the plans. The house that is on the property will be demolished and trees will be planting along the Vernon town line.

Vice Chairman Hogan stated that he went to the site and requested that additional buffer be installed along the Vernon line.

Mr. Scott Hesketh approached the Commission. Mr. Hesketh explained that he did additional traffic counts at the Vernon and Mansfield Dunkin Donuts and gas facilities that have a drive-thru. He showed the Commission the counting machine that was used for the counts and explained how it works. He showed that 15 vehicles can stack from the menu board to the street. Mr. Hesketh also explained that the State Department of Transportation designed the round-about for 20 years. The capacity analysis shows the roundabout has a 2% increase rate per year. Commissioner Kelly asked Mr. Hesketh if he was comfortable with the traffic flow on site. Mr. Hesketh replied yes to Commissioner Kelly.

Commissioner Francis asked why the Vernon property was not being used for the project. Mr. Jim Dutton of Dutton Associates responded that the residential portion of the property will be open space.

Vice Chairman Hogan stated that the Vernon Dunkin Donuts queuing goes into the street and this is one of his concerns for the Ellington project with increase of traffic flow over time.

Chairman Hoffman stated that the drive-thru is a concern. He did refer to the Ellington Plan of Conservation and Development (POCD) under the Guiding Appropriate Development – quoting “Visual and environmental impacts resulting from development can be positive or negative. Ellington should manage development so that these impacts are primarily positive and thus reinforce Ellington’s character and quality of life”. He also stated that the five corners intersection is also part of the POCD.

Commissioner Sandberg stated that his concern is the roundabout with the traffic flow.

Mr. Alan Lamson, Principle Architect of FLB Architecture & Planning, Inc. approached the Commission. He stated that he revised the elevations and showed the changes made to the floor plan with a sample board of materials. He said that the entrance has been moved to the center of the building, having one centered gable and will be covered. The signage will have gooseneck lighting and recessed lighting.

Chairman Hoffman asked if anyone from the public would like to speak in favor or against this application.

Brenda Sisco, 10 Brockway Road, stated that the possible improvements that could be made to the rotary should be the responsibility of all the businesses around the rotary, not only Tango Properties, LLC. She was in favor of the drive-thru and the increase in revenue that the surrounding businesses will experience. Ms. Sisco thinks a drive-thru is safer than a walk-in Dunkin Donuts because it keeps people in their cars and lessens conflict between pedestrian and vehicular traffic.

Pam Moriarty, 98 Main Street, spoke on behalf of the proposed Dunkin Donut's owners, Brian & Melissa Machado. She stated that the Machado family is very involved and supportive within the community.

Cindy Costanzo, 16 Punkin Drive, spoke about the quality and character of the Town and the need to bring businesses to town. She stated that Ellington has grown and would like to see business growth.

Bob Bailey, 16 Ryan Drive, said that he drives through the rotary every day and was in support of the proposed project. He does not feel that he will be inconvenienced by the traffic flow.

Joan Kratzke, 2 East Porter Road, talked about the Dunkin Donuts crew at peak hours and their ability to swiftly complete orders and feels strongly that the owners will keep customers moving through the queue.

Kelly McGowan, 41 Ridgeview Way, stated that she was in favor of the two means for ingress/egress onto the site and liked the upgrades that were being proposed. Stated that we would be privileged to have the Machados franchising the Dunkin Donuts.

Bob Kraus, 10 Cederwood Drive, Chris Litty of 3 Rockway Road, Toni Martucci of 3 Gem Drive, Heidi Bailey of 16 Ryan Drive, and Bruce Kloter of 26 Sadds Mill Road, all spoke in support of the project.

Lauren Kindell, 21 Birch Street, stated it is easier and safer to have the drive-thru with children and not having to worry about them walking through the parking lot.

Chairman Hoffman did reference one letter in support of the project and one letter of opposition that was received in the Planning Office and is in the file.

Commissioner Sandberg and Mr. Mandell discussed the possibility of widening the road 20' near the site as a condition of approval if it was deemed needed after one year of operation.

Mr. John LoMonte of Real Estate Appraisers & Consultants, Wethersfield, CT spoke about the appraisal that his firm provided to the commission and stated that there was no before or after impact to the value of surrounding properties because of the project. Commissioner Hogan referenced the Impact Study from Morra that was submitted by John Ward, owner of property behind the proposed project. Mr. LoMonte noted that the info from Morra is not a qualifying appraisal and noted that his report is.

Commissioner Kelly expressed concerns pertaining to the traffic flow within the site. Commissioner Sandberg appreciated the architectural changes that have been made. Commissioner Ricci, Francis, and Strom reiterated their concerns pertaining to the proposed drive-thru and traffic within the site.

It was asked why Mr. Ward withdrew his opposition to the project. Mr. Mandell said that he met with Mr. Ward and stated that they came to an agreement that if Mr. Ward was not satisfied after one year that Mr. Mandell will purchase his house.

Ms. Lisa Houlihan, Town Planner referred to her report and explained that the proposal complies with the POCD. She described the roundabout as a gateway to Ellington and noted the visual appeal the proposed improvements to the structure, gas island canopy and signage will have on the area. Ms. Houlihan explained that the property has historically been commercially zoned. She explained that Mr. Jim Thompson, Town Engineer, and she went the Vernon Dunkin Donuts drive-thru at Talcottville Road during the morning peak hours and witnessed traffic flow consistent with the report from Mr. Hesketh.

PLANS REVIEWED: PROPOSED DUNKIN DONUTS FRIVE-THRU, 194 WINDSORVILLE ROAD, ELLINGTON, CONNECTICUT PREPARED FOR TANGO PROPERTIES ELLINGTON, CT PREPARED BY DUTTON ASSOCIATES, LLC, 67 EASTERN BOULEVARD, GLASTONBURY, CT. SITE PLAN APPROVAL & SPECIAL PERMIT SUBMISSION SET: TITLE SHEET AND INDEX PLAN A-14041-IND DATED 10-07-2016, REVISED 12-25-2016; PROPERTY SURVEY PLAN OF LOT LINE ADJUSTMENT A-14041-B, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; TOPOGRAPHIC SURVEY A-14041-T, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; DEMOLITION PLAN A-14041-DEMO, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; LAYOUT AND UTILITY PLAN A-14041-S, SCALE: 1'=20', DATED 5-20-2016; LAYOUT AND UTILITY PLAN A-14041-L, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; GRADING PLAN A-14041-G, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; LIGHTING PLAN A-14041-LTG-1, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; LIGHTING PLAN DETAILS A-14041-LTG-2, NO SCALE, DATED 10-07-2016, REVISED 12-25-2016; LIGHTING PLAN DETAILS A-14041-LTG-3, NO SCALE, DATED 10-07-2016, REVISED 12-25-2016; LANDSCAPE PLAN PREPARED FOR COMMERCIAL SERVIDED REALTY BY STEPHANIE FUSS ASSOCIATES, LLC L-1, SCALE: 1'=20', DATED 10-07-2016, REVISED 12-25-2016; NOTES AND DETAILS A-14042-D1, SCALE: AS SHOWN, DATED 10-07-2016, REVISED 12-25-2016; NOTES AND DETAILS A-14042-D2 SCALE: AS SHOWN, DATED 10-07-2016, REVISED 12-25-2016; APPROVALS, SCALE: AS SHOWN, DATED 10-07-2016, REVISED 12-25-2016; PROPOSED FLOOR PLAN PROPOSED CONVENIENCE STORE ADDITION WILLIAM MANDELL PREPARED BY FLB ARCHITECTURE & PLANNING, INC. Z-101, , SCALE: ¼"=1'0",, DATED 1-15-2017; WEST & NORTH ELEVATIONS PROPOSED CONVENIENCE STORE ADDITION WILLIAM MANDELL PREPARED BY FLB ARCHITECTURE & PLANNING, INC. Z-201, , SCALE: ¼"=1'0",, DATED 1-15-2017; SOUTH & EAST ELEVATIONS PROPOSED CONVENIENCE STORE ADDITION

MOVED (STROM) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE HEARING FOR Z201631 - Tango Properties, LLC, owner/applicant, request 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.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z201631 – Tango Properties, LLC, owner/applicant, request 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.

CONDITIONS OF APPROVAL:

1. 194 Windsorville Road and 276 Skinner Road shall be combined prior to issuance of Zoning Permit.
2. The home at 276 Skinner Road shall be demolished and the driveway, driveway apron and all disturbed areas shall be restored and stabilized with grass and other buffer requirements shown on the site plan prior to operation of the drive-thru.
3. Sidewalks shall be installed along the entire frontage of the property and including Windsorville Road.
4. Pole lights south of the drive-thru shall have a shield that directs light in a northerly direction.
5. The refuse area north of the drive-thru shall be screened with 6' high stockade fencing.
6. Permits shall be obtained for work within the right-of-way and to comply with regulations for Fats, Oils and Grease Pretreatment as required by the Department of Public Works and Water Pollution Control Authority.
7. Attached signs, directional signs, awnings, clearance bars and similar elements shall not be internally illuminated, excluding the pre-existing detached sign along Windsorville Road.
8. No sign or advertisement shall be placed on the façade, windows, canopy, pumps, poles, or other site facilities other than what is shown on the sign package dated 9/29/16, revised through 12/29/16.
9. Routine delivery of fuel shall not be conducted during peak hours of operation of the drive-thru: daily from 7AM – 9AM and 3PM – 5 PM, unless an unavoidable emergency situation occurs.
10. All provisions of the site plan shall be maintained in good repair at all times and in perpetuity.
11. If after one (1) year of operation traffic accessing the site at Skinner Road impedes traffic flow of the rotary the owner shall widen the road to 20'.

2. Z201634 – Sandra Cangemi, owner/applicant, request for a Special Permit for an accessory apartment via Section 7.1 of the Ellington Zoning Regulations and in accordance with variances (granted November 7, 2016) of Sections 7.1A(1) to not require owner-occupancy, 7.1A(2) to allow a floor area greater than 800 square feet and more than 35% of the usable floor area of the primary dwelling unit, and 7.1A(5) to allow two main entrances on the street side at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. This application was continued from December 19, 2016 meeting.

TIME: 9:24 pm

SEATED: Hoffman, Hogan, Strom, Sandberg, Hirth, Kelly and Francis

Attorney Peter Alter, 701 Hebron Avenue, Glastonbury, CT, stepped forward to present the application for Sandra Cangemi, owner of the property. He stated that the alterations were done in 2008 and reiterated the variances that were granted by the Zoning Board of Appeals and filed on the land records.

Attorney Alter read a signed affidavit by Tim Fortune of Fortune Building & Remodeling, LLC, 48 Post Road, Enfield, CT and presented a copy of the original plans that were submitted to obtain the building permit, which shows the second kitchen and second living area.

Commissioner Hogan mentioned Ms. Cangemi's affidavit and conflict of information between the affidavit and the building permit. Mr. Hogan submitted to the file an outline of his concerns and read a portion for the ZBA minutes pertaining to this parcel. At the last PZC meeting, the Commission requested Ms. Houlihan, Town Planner to research and contact the old building official to see if he could recall any information pertaining to the building permit. All building permit information states an addition, not an accessory apartment.

Mr. Tim Fortune stated that he did pull the building permit for the alterations that Ms. Cangemi had requested. He provided a copy of the invoices for the record.

During conversation between the attorney, Mr. Fortune and the Commissioners it was stated that the Building Official can revoke a building permit at any time.

Vice Chairman Hogan stated that the house has the appearance of a two family home and not an accessory apartment. They discussed the cost of the renovations and the need for the home to be owner occupied if considering it to be an accessory apartment. He noted that any home can have two kitchens without it being considered a two family house.

Ms. Cangemi stated that the reason for the two front doors was because she didn't want to burden her daughter while going through the house to get to the other side. She did have tenants for a while and was not aware that she was not allowed to rent out the house. Due to her physical issues, she cannot live alone within the home.

It was suggested to Ms. Camgemi to go back to Zoning Board of Appeals to request a variance for lot minimum and reapply to Planning & Zoning Commission requesting a two family dwelling approval.

Chairman Hoffman asked if anyone from the public would like to speak in favor or against this application. No one from the audience addressed the commission in reference to this application.

MOVED (HOGAN) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE HEARING FOR Z201634 – Sandra Cangemi, owner/applicant, request for a Special Permit for an accessory apartment via Section 7.1 of the Ellington Zoning Regulations and in accordance with variances (granted November 7, 2016) of Sections 7.1A(1) to not require owner-occupancy, 7.1A(2) to allow a floor area greater than 800 square feet and more than 35% of the usable floor area of the primary dwelling unit, and 7.1A(5) to allow two main entrances on the street side at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

MOVED (HOGAN) SECONDED (FRANCIS) TO DENY APPLICATION Z201634 – Sandra Cangemi, owner/applicant, request for a Special Permit for an accessory apartment via Section 7.1 of the Ellington Zoning Regulations and in accordance with variances (granted November 7, 2016) of Sections 7.1A(1) to not require owner-occupancy, 7.1A(2) to allow a floor area greater than 800 square feet and more than 35% of the usable floor area of the primary dwelling unit, and 7.1A(5) to allow two main entrances on the street side at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

VOTE: 6 AYE, 1 NAY (KELLY), 0 ABSTENTIONS.

REASONS FOR DENIAL:

THE APPLICATION FOR ACCESSORY APARTMENT IS DENIED BECAUSE THE ARCHITECTURAL TREATMENT OF THE STRUCTURE DOES NOT PORTRAY THE CHARACTER OF A SINGLE-FAMILY DWELLING UNIT NOR DOES THE PROPOSAL MEET THE DEFINITION OF ACCESSORY APARTMENT AS DEFINED IN SECTION 10.2 OF THE ELLINGTON ZONING REGULATIONS.

THE COMMISSION FINDS THE PROPOSAL TO MEET THE DEFINITION OF A TWO-FAMILY DWELLING AND ADVISES THE APPLICANT TO REVISIT THE ZONING BOARD OF APPEALS.

3. Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, request for a site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements at 84 West Road, APN 028-006-0000 in C (Commercial) Zone.

TIME: 10:02 pm

SEATED: Hoffman, Hogan, Strom, Sandberg, Hirth, Kelly and Francis

Mr. Eric Peterson of Gardner & Peterson Associates, 178 Hartford Turnpike, Tolland, CT stepped forward to represent the application. He explained to the commission that the owner is looking to demolish the front original building and expand the building to the north of the site. The owner did receive a variance from the Zoning Board of Appeals for the setback requirement from 100' to 87' for an entry arch. They are proposing to change the

grade in back for a service area and add parking in the back for overflow of vehicles and resurface asphalt parking areas. The storm water will flow to the back of the property.

Mr. Dan Ray of Jewett Construction Co., Inc., 68A Route 27 in Raymond, NH addressed the Commission. He explained the proposed building layout, re-facing the front with new branding by Chrysler Dealership and the lighting on site. The light poles will be 22' in height. He submitted to the Commission a copy of the lighting specifications and photos of the proposed building. The proposed building addition will include a quick lube service area.

Vice Chairman Hogan stated that it is a great enhancement of the property. He spoke about the lot coverage of site and suggested screening of the storage area, which tires, garbage bin and metal parts are currently stored, and for the applicant to consider more landscaping. Mr. Brian Bolles, owner/applicant of Bolles Motors, Inc., stated that it is a challenge to maintain the landscaping along Route 83 because of damage from road salts and maintenance.

Mr. Peterson submitted pictures of the proposed trees and plantings that would be used on the site. He explained the limitations within the State right of way and looking to add more plantings in front of the building.

Chairman Hoffman asked if this project went in front of the Design Review Board (DRB), Ms. Houlihan stated that the board was looking for more landscaping and soft lighting. DRB noted the modern look of the new building and found it appropriate for a car dealership. Ms. Houlihan discussed signage and the internal illumination. The Commission reviewed the color samples and architectural design of the building with Mr. Ray and stated that they liked the improvements that are being proposed.

Mr. Ray explained that the roof mechanicals will be screened and portion of the building will have a flat roof. Chairman Hoffman liked the look of the proposed building and color schematic.

Mr. Bolles stated that the building may be connected to city water. Ms. Houlihan stated that North Central District Health Department submitted a report and will need water testing to be conducted on site.

Marked-

PLANS REVIEWED: BOLLES MOTORS 84 WEST ROAD, ELLINGTON, CONNECTICUT, SITE PLAN APPROVAL SUBMISSION SET PREPARED BY GARDNER & PETERSON ASSOCIATES, LLC, 178 HARTFORD TURNPIKE, TOLLAND, CONNECTICUT: IMPROVEMENT LOCATION SURVEY EXISTING CONDITIONS PLAN SCALE: 1"=30' DATED 1-27-2017, REVISED DATE 2-07-2017; IMPROVEMENT LOCATION SURVEY MODIFICATION TO SITE PLAN SCALE: 1"=30' DATED 1-27-2017, REVISED DATE 2-07-2017; LIGHTING AND LANDSCAPING PLAN SCALE: 1"=30' DATED 1-27-2017, REVISED DATE 2-16-2017; EROSION & SEDIMENT CONTROL PLAN NOTES & CONSTRUCTION DETAILS SCALE: N.T.S. DATED 1-27-2017, REVISED DATE 2-07-2017. PLANS PREPARED BY JEWETT CONSTRUCTION CO., INC. P.O. BOX 405, RAYMOND, NH 03077 / BRUCE RONAYNE HAMILTON ARCHITECTS. BOLLES MOTORS, ELLINGTON, CT., FIRST FLOOR PLAN, SHEET NO. A-1.0, SCALE: 1/8"=1'0" DATED 1-27-2017; BOLLES MOTORS, ELLINGTON, CT., EXTERIOR ELEVATIONS, SHEET NO. A-4-0, SCALE: 3/16"=1'0" DATED 1-27-2017.

MOVED (KELLY) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE HEARING FOR Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, request for a site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements at 84 West Road, APN 028-006-0000 in C (Commercial) Zone.

MOVED (HOGAN) SECONDED (STORM) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, request for a site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements at 84 West Road, APN 028-006-0000 in C (Commercial) Zone.

CONDITION OF APPROVAL:

1. A 20' landscaped island shall be installed along the entire front yard (Route 83) excluding existing curb cuts.
2. Provide additional landscaping along the south side of the lower gravel parking area for screening.

4. OLD BUSINESS:

1. Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue.

BY CONSENSUS, THE COMMISSION TABLED ACTION TO MARCH 27, 2017, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue.

5. NEW BUSINESS:

1. S201701 – Elizabeth Nebelsky, owner/applicant, request for a one lot re-subdivision of property located on Jobs Hill Road, APN# 0140-003-0000 in an RAR (Rural Agricultural Residential) Zone.

BY CONSENSUS, THE COMMISSION SCHEDULED A PUBLIC HEARING FOR MARCH 27, 2017, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON FOR S201701 – Elizabeth Nebelsky, owner/applicant, request for a one lot re-subdivision of property located on Jobs Hill Road, APN# 0140-003-0000 in an RAR (Rural Agricultural Residential) Zone.

6. ADMINISTRATIVE BUSINESS:

1. Approval of the December 19, 2016 Regular Meeting Minutes.

BY CONSENSUS, THE COMMISSION TABLED ACTION TO MARCH 27, 2017, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.

2. Approval of the February 8, 2017 Special Meeting Minutes.

**BY CONSENSUS, THE COMMISSION TABLED ACTION TO MARCH 27, 2017, 7PM,
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.**

3. Election of Officers for 2017.

**BY CONSENSUS, THE COMMISSION TABLED ACTION TO MARCH 27, 2017, 7PM,
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.**

4. Correspondence/Discussion:

- a. Northern Connecticut Land Trust, Inc. letter dated December 21, 2016.
- b. Connecticut Land Use Law Seminar for Municipal Land Use Agencies, Boards, and Commissions, March 25, 2017, at Wesleyan University.
- c. Letter regarding proposed disposal of approximately 70,000 yards of contaminated soils to 132 & 137 Frog Hollow Road, Ellington, to be excavated from Bloomfield, CT for the future location of CREC Two Rivers High School; and follow-up email advising that the property owner and CREC will not pursue the disposal of contaminated soils in Ellington.
- d. Letter regarding Notice of Violation for 117 Stafford Road from Zoning Enforcement Officer.

5. Commissioner's Report: CRCOG Regional Planning Commission meeting held 1-19-2017.

**BY CONSENSUS, THE COMMISSION TABLED ACTION TO MARCH 27, 2017, 7PM,
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT.**

7. ADJOURNMENT:

**MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO ADJOURN
THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 10:55 PM.**

Respectfully submitted,



Barbra Galovich, CZET
Recording Clerk