



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
THURSDAY, APRIL 11, 2019, 7:00 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: Barbra Galovich, Recording Clerk

I. CALL TO ORDER:

Chairman Dawson called the April 11, 2019, Design Review Board special meeting to order at 7:00 P.M. in the Town Hall Annex, 57 Main Street, Ellington, CT.

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

III. NEW BUSINESS:

1. Review of design elements associated with Planning & Zoning File Z201905 – Alan Friedman, owner/Don DiFiore, applicant, request for Special Permit for a specialty food store, restaurant with liquor license, and use of existing drive-thru window for pre-order pick-up and Site Plan Modifications for addition for freezer and cooler, outside dining and associated site improvements at 287 Somers Road, APN 083-022-0000, in a C (Commercial) Zone.

Mr. Don DiFiore, 120 Crystal Lake Road, Ellington, CT and Mr. Dan DiFiore, 356 Long Hill Road, South Windsor, CT were present to represent the application.

Mr. Don DiFiore submitted interior photos of his existing store in Rocky Hill along with proposed signage, interior schematic, site plan and a rendering of the building addition for a walk-in cooler and freezer with mechanical screening on the roof. He stated he is looking to open a specialty food store and restaurant with liquor license, use the existing drive-thru window for pre-order pick-up, outside dining, and building an addition for a walk-in cooler and freezer. He explained the building and the addition will be sided and the two condenser units will either be on top of the walk-in cooler and freezer or on the ground. The condenser units will be screened in order to keep the outside appearance the same.

Mr. Don DiFiore added they are looking to have limited indoor and outdoor seating for people to eat onsite, if they choose. The outdoor seating area will be located northwest

of the existing building and will be enclosed by a picket fence with pea stone gravel within the area. He noted the main entrance will remain in the back of the building. Mr. Dan DiFiore explained there will be no outside music or server out at the patio seating area. He showed the Board the sidewalk that leads to the outside dining area.

Mr. Don DiFiore showed the Board samples of the proposed signage. The existing freestanding signs will use ground lights and he mentioned the attached sign will be interior illuminated. Ms. Galovich stated he should review the Zoning Regulations- sign section, which states interior illumination of signs shall be avoided. She suggested to possibly adding goose neck down lighting for the attached sign.

Commissioner Stomberg he would like to see the fencing and screening of the mechanicals blend with the siding on the building with neutral colors. Commissioner Beaulieu-Dzen said she would like not to see the back of any of the refrigerated displays through the windows and asked about the drive thru area. Mr. Don DiFiore explained the drive thru lane closest to the building would be used for pickups and there will not be any ordering at the window. Commissioner Beaulieu-Dzen said she is satisfied with the dumpster enclosure that is currently on the site. Commissioner Chapin said it was a good use of the building. Chairman Dawson stated the proposed project would be good for the town and appreciates Mr. DiFiore respecting the history of the building.

BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the November 8, 2018 Special Meeting Minutes

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) (STOMBERG – ABSTAINED) AND PASSED TO APPROVE THE NOVEMBER 8, 2018 SPECIAL MEETING MINUTES AS WRITTEN.

2. Review of DRAFT updates to the Ellington Plan of Conservation and Development relating to design standards (DRAFT dated March 8, 2019).

Chairman Dawson stated the POCD Update Committee will be presenting the draft version of the Plan of Conservation and Development to the Planning & Zoning Commission and the public on Monday, April 29, 2019. The workshop will be held at the Ellington High School Cafeteria, 37 Maple Street at 7:00 pm. He encouraged the other members to attend and if they had any comments or concerns prior to the workshop, they could email Lisa Houlihan, Town Planner.

V. ADJOURNMENT:

MOVED (CHAPIN) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 11, 2019 SPECIAL MEETING OF THE DESIGN REVIEW BOARD AT 7:33 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk