

# TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
TUESDAY, MAY 15, 2018, 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:** Lisa M. Houlihan, Town Planner and Barbra Galovich, Recording Clerk

**I. CALL TO ORDER:**

Chairman Dawson called the May 15, 2018 meeting to order at 7:00 PM 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 Z201809 – Roger Moser, owner/Big Y Foods, Inc., applicant, request for Special Permit and Site Plan Approval for the construction of commercial buildings, including a gas station (fueling facility), restaurant, drive thru, retail business, paved parking areas, access drives, storm water management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.

Guy Hesketh and Ken LaForge, FA Hesketh & Associates, 3 Creamery Brook, East Granby, CT; Tony Coppola and Christopher Elliott, Big Y Corporation, 2145 Roosevelt Avenue, Springfield, MA; and, Dave Quisenberry, QA&M Architecture, 195 Scott Swamp Road, Farmington, CT, were present to represent the application.

Mr. Ken LaForge described the proposed activity on the parcel. The applicant is looking to construct three commercial buildings and one fueling station. The project is in two phases. The parcel size is 8.7 acres, the first phase will be 14,950 s.f.

and the second phase will be 14,150 s.f. There will be 78 parking spaces for Phase 1 and 64 parking spaces for Phase II, a total of 142 spaces on site. The landscaping in front is proposed to be a mirror image of the front landscaping across the street where the Big Y grocery store is. The interior parking islands will have some perennials, shrubs and shading trees. Evergreens will be placed around the outdoor seating area, and landscaping along the sides for screening of the parcel. There will be two tier plantings on the west side of the property, which will screen the vehicles in the drive-thru.

Mr. Hesketh explained the water quality basin located on the back portion of the property. The basin is 1.5 feet deep and will have plantings within and around it.

Mr. LaForge stated the land will be seeded around the basin and erosion control and sediment mix will be added to the basin. There is at least 34 canopy trees, 9 oriental trees, 104 evergreen, 70 shrubs and 255 variety mix of plantings on the whole parcel.

Commissioner Chaplin asked how the property owner will deter children from wanting to explore the basin area. Mr. Hesketh stated the owner would be willing to put signage up in that area, such as "No Entry" or "Personnel Only", etc.

Chairman Dawson inquired about the Phase II building, noting that there is no elevation for it. Mr. Hesketh said Big Y is looking to purchase the parcel to the south of the property to enable the building to be parallel to the street.

Mr. Dave Quisenberry reviewed the design of each building. The buildings will be of New England character with painted clapboard siding and a stone base design for the bottom portion of the buildings. There are gables and cupolas. Tenant signage will not be internally illuminated but will be lit with gooseneck down lighting. There will be canopies over all doors and windows and made of copper materials. An earth tone color scheme is proposed. The convenience store will be located behind the gas pump station. The pump station pillars will be painted metal panels with stone base material to match the buildings. The Big Y Express attached sign will include led lighting and the circle around the logo is proposed to be interior lite. Ms. Lisa Houlihan stated that the regulations discourage interior lighting of signs and asked the applicant to consider providing a sign with external illumination. Ms. Houlihan explained that because the proposal includes more than one business a unified sign design is required. Mr. Quisenberry explained they are requesting a pylon freestanding sign for all tenants and a fuel pricing sign along West Road.

Commissioner Beaulieu-Dzen asked about the proposed mechanical systems, to which Mr. Quisenberry explained they will be located on the rooftops to the rear of the buildings and not visible beyond the peak of the roof. Screening of rooftops from adjoining property should be added. The canopies will be painted metal panels to match the color of the building's exterior with a copper accent band.

Commissioner Stomberg stated retail space in Ellington is not in high demand and expressed concern about constructing a new building and it not being occupied.

Ms. Houlihan explained access management goals along Route 83 and asked the applicants about granting rights to adjacent properties for future sharing of access drives rather than having more driveway cuts along West Road (Route 83).

Mr. Quisenberry noted that dumpsters will be within an enclosure with low landscaping. The site lighting will be led lights, down light and no higher than 20' in height allowance.

Chairman Dawson asked about sidewalks along Route 83. Ms. Houlihan explained plan recommendations from the Route 83 Corridor Study and the master sidewalk plan from the Vernon town line to Main Street. The master plan places the majority of sidewalks along Route 83 on the east side. She asked if the applicant would consider adding sidewalks along the Cornerstone property where the Big Y store is.

**BY CONSENSUS, THE DESIGN REVIEW BOARD RECOMMENDED APPROVAL WITH RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION - Z201809 – Roger Moser, owner/Big Y Foods, Inc., applicant, request for Special Permit and Site Plan Approval for the construction of commercial buildings, including a gas station (fueling facility), restaurant, drive thru, retail business, paved parking areas, access drives, storm water management facilities, and associated site improvements on property located on West Road on the west side of Route 83, APN 046-001-0000.**

**RECOMMENDATIONS:**

1. Add signage such as “Authorized Access Only” at the entry to the maintenance drive to the water quality basin.
2. Include future rights of access to the north and south adjoining properties to accommodate shared access.
3. Signs should be externally lit.
4. Add fencing on edge of roof tops to screen mechanicals from visibility.
5. Pole lights should be no taller than 20' in height.

**IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 18, 2018 Special Meeting Minutes.

**BY CONSENSUS, THE COMMISSION TABLED THE APPROVAL OF THE JANUARY 18, 2018 SPECIAL MEETING MINUTES TO JUNE 21, 2018 REGULAR MEETING.**

**V. ADJOURNMENT:**

**MOVED (DAWSON), SECONDED (BEAULIEU-DZEN) AND PASSED  
UNANIMOUSLY TO ADJOURN THE MAY 15, 2018 SPECIAL MEETING OF THE  
DESIGN REVIEW BOARD AT 8:08 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk