



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
WEDNESDAY, MAY 15, 2019, 7:00 PM  
TOWN HALL MEETING ROOM A, 55 MAIN STREET, ELLINGTON, CT**

**MEMBERS PRESENT:** Chairman Robert Dawson, Michele Beaulieu-Dzen, Gary Chapin, and Kevin Zahner

**MEMBERS ABSENT:** Ronald Stomberg

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

**I. CALL TO ORDER:**

Chairman Dawson called the meeting to order at 7:00 PM.

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

**III. NEW BUSINESS:**

- 1. Review of design elements associated with Planning & Zoning File Z201908–Chauncey Real Estate, LLC (Waste Water Services, LLC), owner/applicant, request for a Special Permit for contractor's equipment storage and site plan approval and modifications for building addition, additional parking, and associated site improvements at 11 Courtney Drive, APN 018-015-0000, 21 Courtney Drive, APN 018-015-0002, and 31 Courtney Drive, APN 018-015-0003 in an I (Industrial) Zone.**

Rachel Dearborn of Landmark Surveys and Andrew Coleman of Waste Water Services were present to represent the application. Ms. Dearborn explained the location of the property, the area where trucks park, the basketball court, changes proposed to the existing drainage basin, the material storage bins, and wetlands. She illustrated the two street trees currently located at the entrance of the site near the cul-de-sac, the foundation plantings currently located along the west side of the building, and three street trees near the parking to the north of the existing building. She referenced the existing detached sign and explained that it sits within a landscaped island.

The proposal is for an addition to the east of the existing building. The addition will be finished with grey vinyl siding and architectural shingles to match the current building. She reviewed the existing walk to the main entrance of the building and explained it will be extended west to connect to the proposed new parking lot. The plan shows 30 spaces, but will be revised to reduce the number of spaces to 29 to eliminate the need to provide more landscaping. A

dumpster is currently located along the south side of the building and is not visible from Courtney Drive.

Mr. Coleman agreed to add landscaped islands on each side of the entrance of the proposed new parking lot.

The board agreed the site improvements and use is appropriate for the area.

**BY CONSENSUS DECISION, WITH THE ADDITION OF LANDSCAPED ISLANDS TO BOTH SIDES OF THE ENTRANCE OF THE NEW PARKING LOT THE BOARD GRANTS A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION.**

- 2. Review Of Design Elements Associated With Planning & Zoning File Z201910 – Al-Noor Islamic Center, owner/ Fayazuddin Mohammed, applicant, request for modification of special permit to allow outdoor dining/patio at 4 West Road, APN 012-005-0000, in a C (Commercial) Zone.**

Mr. Fayazuddin Mohammed was present to represent the application. He explained the location of his restaurant and the area proposed for outdoor dining. The board reviewed the application materials. The proposal suggests adding 5 tables with four chairs each. A short section of 6' decorative fencing will be placed at the end of the sidewalk extending from the front of the building parallel to Route 83. A concrete handicap-ramp was recently installed from the parking lot to the sidewalk near the entrance of the restaurant. The proposed outside seating area is immediately adjacent to a large parking lot. The board expressed concern for safety of patrons in the outdoor dining area and noted that traditional curbing will not stop cars from straying from the parking area. They suggested that a protective barrier such as large concrete planters with plantings, bollards, or fencing be added between parking and the outdoor dining. Large planters with plantings provide a protective barrier and an aesthetic benefit. Mr. Mohammed agreed.

**BY CONSENSUS DECISION, WITH THE ADDITION OF A PROTECTIVE BARRIER BETWEEN THE PARKING LOT AND THE PROPOSED OUTSIDE SEATING AREA SUCH AS LARGE PLANTERS WITH PLANTINGS THE BOARD GRANTS A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION.**

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the April 11, 2019 Special Meeting Minutes

**MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND (PASSED UNANIMOUSLY) TO APPROVE THE APRIL 11, 2019 SPECIAL MEETING MINUTES AS WRITTEN.**

#### **V. ADJOURNMENT:**

**MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND (PASSED UNANIMOUSLY) TO ADJOURN THE MEETING AT 7:25 PM.**

Respectfully submitted,

Lisa Houlihan, Acting Recording Clerk