

# TOWN OF ELLINGTON



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**DESIGN REVIEW BOARD  
REGULAR MEETING MINUTES  
THURSDAY, JUNE 21, 2018, 7:00 P.M.  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Lisa M. Houlihan, Town Planner

**I. CALL TO ORDER:**

Chairman Dawson called the June 21, 2018 Design Review Board 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. Request for modification to reduce the scope of work, change to the façade's treatment, and update site lighting associated with Site Plan Approval granted February 27, 2017 for Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, at 84 West Road, APN 028-006-0000 in C (Commercial) Zone.

Mr. Dan Ray of Jewett Construction Company, 68A Route 27, Raymond, NH and Brian Bolles of Bolles Motors, 84 West Road, Ellington, CT were present to represent the application.

Mr. Ray stated upon approvals granted on February 27, 2017 for the site improvements to Bolles Motors, the cost of the improvements needed to be re-evaluated. After speaking with Chrysler Corporation, they could make a few changes to make the project more affordable. Mr. Ray explained the changes. Due to budget restrictions, the ACM product will be changed to an Exterior Insulated Finish System (EIFS) on either side of the tower and along the sides of the building. He said the new materials being used will be less shiny and less reflective. Mr. Ray showed the different color palate. Chairman Dawson asked Mr. Bolles about the Stafford site and the color scheme. Mr. Bolles stated they have only repainted the building once in the past ten years, due to soffit issues on the building. Chairman Dawson noted that the more texture on the building, the more apt the building will attract pollen and dirt. The ACM (Aluminum Composite Material) will remain on the tower portion of the front façade, which is Chrysler's signature trademark.

Mr. Bolles explained the building has been reduced in size. Mr. Ray stated they reduced the size of the building and the lights have been reduced with no overflow onto other properties. Mr. Ray distributed photos of other Chrysler locations. He stated the split face design shown on the Prattville facility will be used in Ellington and the oyster color will be used on the building. They will use insulated metal panels on the back of the building.

Commissioner Michele Beaulieu-Dzen asked what color the overhead doors will be painted. Mr. Ray stated the overhead doors will be painted gray, but will appear a little glossier than the gray walls.

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

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

1. Approval of the January 18, 2018 Special Meeting Minutes and May 15, 2018 Special Meeting Minutes

**MOVED (BEAULIEU-DZEN), SECONDED (ZAHNER) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 18, 2018 SPECIAL MEETING MINUTES AS WRITTEN.**

**MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVE THE MAY15, 2018 SPECIAL MEETING MINUTES AS WRITTEN.**

2. Correspondence
  - a. Plan of Conservation and Development Update Committee Regular Meeting Minutes dated June 7, 2018.

Lisa Houlihan, Town Planner, gave an update on progress with updating the Plan of Conservation and Development. They have held two public outreach meetings and conducted a community survey. A market analysis has been done showing where Ellington residents spend their money and economic development opportunities. They discussed possible development of a "Town Center", which consists of approximately 80 acres of land that is zoned commercial. The next area of discussion will be natural resources within the town.

Ms. Houlihan noted Planning and Zoning Commission likes the overall design of the buildings and landscaping for the Big Y Foods, Inc. application, but requested some minor changes. There's ongoing discussion about installing sidewalks on the east side of the street versus on the west side.

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

**MOVED (STOMBERG), SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO ADJOURN THE JUNE 21, 2018 REGULAR MEETING OF THE DESIGN REVIEW BOARD AT 7:25 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk