



# TOWN OF ELLINGTON

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## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES MONDAY, JUNE 22, 2020, 7:00 PM ZOOM MEETING

**MEMBERS PRESENT:** CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN BILL HOGAN, REGULAR MEMBERS SEAN KELLY, ROBERT SANDBERG, JR., RICCI HIRTH, F. MICHAEL FRANCIS AND MICHAEL SWANSON, AND ALTERNATE KEITH DURAO

**MEMBERS ABSENT:** ALTERNATE JON MOSER

**STAFF PRESENT:** LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

**I. CALL TO ORDER:** Chairman Hoffman called the meeting to order at 7:07 PM.

Lisa Houlihan, Town Planner, explained general procedures for how the meeting will be conducted.

**II. PUBLIC COMMENTS** (On non-agenda items): **None**

**III. PUBLIC HEARING(S):**

1. S202003 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential), Zone and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe.
2. Z202005 – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with a seventeen (17) lot resubdivision of 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR (Rural Agricultural/Residential) Zone.

**TIME:** 7:08 PM

**SEATED:** Hoffman, Hogan, Kelly, Sandberg, Hirth, Francis and Swanson

Chairman Hoffman stated the commission received a letter from the applicant's representative requesting applications S202003 and Z202005 be tabled to the next meeting.

**MOVED ( KELLY) SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO TABLE DISCUSSION AND CONTINUE PUBLIC HEARINGS TO THE NEXT REGULAR MEETING ON JULY 27, 2020, 7PM, VIA ZOOM OR PHYSICAL LOCATION AT 57 MAIN STREET, ELLINGTON, CT, WHICHEVER IS APPLICABLE AND IN ACCORDANCE WITH STATE**

**EXECUTIVE ORDERS AND LOCAL RECOMMENDATIONS RELATING TO COVID-19 FOR S202003** – Hastillo Properties, LLC, owner/ TYMAC Holdings, LLC, applicant, request for a re-subdivision for seventeen (17) lots for 61.56 acres on west side of Tripp Road, APN 023-001-0000, in a RAR Zone (Rural Agricultural/Residential), and request to waive Section 4.06(iii) to allow permanent cul-de-sac of 1,350', Section 4.07 to allow 24' street width, and Appendix C 3.13(a) to allow HDPE pipe, and **Z202005** for a Special Permit pursuant to Section 7.9 – Rear Lot Requirements for two rear lots to construct single family homes associated with the seventeen (17) lot re-subdivision (S202003).

3. Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.

**TIME:** 7:09 PM

**SEATED:** Hoffman, Hogan, Kelly, Sandberg, Hirth, Francis and Durao

Commissioner Swanson recused himself from the application.

David Smith, Town of Vernon Professional Engineer, 55 West Main Street, Vernon, and Mike Purcaro, Town Administrator, 14 Park Place, Vernon were present to represent the application.

Mr. Smith explained the proposed project is located on two separate parcels, which will be merged upon purchasing. The Town of Vernon is proposing to construct four full-size soccer fields, associated parking and access road with bituminous millings, a concession building with restrooms and storage and a second building with restrooms and storage. The land was previously used agriculturally for growing corn. He explained there will be a single point of entry from Windermere Avenue.

Mr. Smith explained the application was continued by the Inland Wetland Agency in June and hopes they render a decision at their next meeting. He noted they would like to incorporate any concerns from Ellington's Wetlands Commission, Design Review Board and Planning & Zoning Commission all together and resubmit revised plans to the town before the next wetland's meeting. He said the soils are good on the site and each soccer field is two acres, there will be some regrading and no materials will be leaving the site.

Mr. Smith explained they have not decided exactly what type of trees will be planted, provisions are shown on the plans as placeholders and will be 20 feet apart. Mr. Smith explained the change in grade from Windermere Avenue to western portions of the site and how the changes in grade help screen the project. He said the parking lot will need to be adjusted to accommodate recommendations from Dana Steele, Ellington Town Engineer.

Chairman Hoffman asked if the sidewalks on Windermere Avenue in Vernon and Ellington would be connected and if a crosswalk will be installed at the entrance to the fields as part of this project. Mr. Smith stated most people will be entering the fields by way of vehicle. Chairman Hoffman requested Mr. Smith look into having a conversation with Ellington about

connecting the sidewalks explaining the complex will attract kids from surrounding areas. Windermere Village is across the street and has close to 100 children living within it.

Chairman Hoffman inquired about lighting within the fields. Mr. Smith noted there is a street light on Windermere Avenue near the entrance between Fields 1 and 2. The plans do not include additional pole lighting and no night games are planned to take place on the site. Mr. Smith said the buildings will have single or double, fully-shielded wall packets for security purposes.

Mr. Smith explained they are looking to install a line of dogwood trees to buffer the fields from abutters, with sugar maple trees in the front. As for the parking areas, they are proposing either red oaks or white oaks as shade trees. The site will have one acre of parking and the rest of the land will be grassed. The plans include installing a septic system and connecting public water from Windermere Avenue.

Mike Purcaro, Town Administrator, 14 Park Place, Vernon, explained a draft joint agreement between Ellington and Vernon is under consideration. They want to have a good partnership with Ellington, Vernon will own the property and Ellington would be able to utilize the fields. He said they are looking forward to maintaining a good neighbor relationship and are willing to work with the abutting neighbors to satisfy their needs pertaining to a buffer along the fields.

Lisa Houlihan, Town Planner, noted the Design Review Board granted a favorable referral to the Commission and did not recommend the type of buffer to be used feeling the Commission should work with the Town of Vernon on what provisions should be installed after hearing from the public.

Vice-Chairman Hogan suggested the Town of Vernon reach out to the abutting neighbors and see what they would like for screening between the properties, such as trees, arborvitaes or fencing. He would like to see an agreement and installation of sidewalks and asked to add there will be no night games to the conditions of approval.

Commissioner Kelly requested if any additional lights are necessary, to make it a condition of approval that Vernon come back to the Commission for approval. He asked for more insight on the section labeled "Memorial Playground Area". Mr. Purcaro stated the Poulin family asked about a possible playground area, no agreements have been made at this time and it will not change the scope of work project. He also mentioned there will not be any night games, and will make sure the lighting from the wall mounted lights on the buildings will not overflow into the neighbors back yards.

Commissioner Sandberg inquired about possible fencing along Phase 1 near the street and suggested fencing be installed similar to what's at Pinney Street Park. Mr. Smith stated split rail fencing will be installed.

Commissioner Hirth said he is in favor of the sidewalks being installed along Windermere Avenue and asked how close to the river they will be clearing. Mr. Smith replied there will be no activity near the river. Commissioner Hirth mentioned the Fire Marshal's comments. Mr. Smith explained they will have a pipe to the hydrant, and the road surface is the same as a gravel road that can handle truck traffic and emergency vehicles.

Alternate Duraó noted the parking area has up to 200 spaces and only one point of access. He expressed concerns about traffic. He asked if a traffic study was conducted. Mr. Smith said they did a traffic study in the beginning of March. He reviewed the details of the Traffic Considerations document that's part of the application. He said he noticed vehicles traveling at high speeds on Windermere Avenue on occasion and suggested local law enforcement be asked to monitor the area. The access will have three lanes, one to enter the park and two to exit it.

Janice Messino, 48 Windermere Avenue, Ellington, asked for clarification on where the parking will be in relation to the fields, and said she has concerns about noise and privacy.

Sarah Poulin, 8 Angel Trace, Ellington, explained she had a basic conversation with the Town of Vernon and is still looking to build the playground in her son's honor and name the playground after Jacob.

Gerry Kerachski, 1 Christopher Court, Ellington, stated he thought the sidewalk connection between the two towns is a good idea and is concerned about the high speeds of vehicles traveling on Windermere Avenue.

Jermaine Sewell, 127 Prospect Street, Vernon, noted he is with the Vernon Soccer Club and the town is in need of more fields for sports. He is looking forward to working with Ellington to provide a strong youth program. He said soccer game times are staggered so cars will enter and leave the site at different times.

Maryanne Levesque, 183 Bolton Road, Vernon, mentioned that the traffic study was conducted around the same time as Covid-19 shut down. She asked who will be patrolling the fields.

Mr. Smith reiterated that he will reach out to the abutting neighbors pertaining to the buffer area along their property and reach out to Ellington Public Works to discuss the suggested sidewalk connection between the towns.

**MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CONTINUE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON JULY 27, 2020, 7PM, VIA ZOOM OR PHYSICAL LOCATION AT 57 MAIN STREET, ELLINGTON, CT, WHICHEVER IS APPLICABLE AND IN ACCORDANCE WITH STATE EXECUTIVE ORDERS AND LOCAL RECOMMENDATIONS RELATING TO COVID-19 FOR Z202008 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants, request for Site Plan Approval for the construction of four full-size soccer fields, parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Avenue near the Vernon town line, at APNs 011-033-0000, 019-005-0004 and 019-005-0005.**

#### **IV. OLD BUSINESS: None**

## V. NEW BUSINESS:

1. Pursuant to memo dated June 10, 2020, from the Board of Selectmen, request for CGS §8-24 review for a donation of land (.72 acres) within the RAR Zone (Rural Agricultural Residential) on Webster Road, APN 108-008-0001.

Ms. Houlihan stated John Ridzon is the owner of the parcel and would like to donate it to the town. She explained the oddly shaped piece of land is .72 acres and the site has topography issues. The land isn't suitable for open space and has drainage on the site. The Public Works Department sees a benefit to controlling the land for access to maintain or fix the drainage.

Vice Chairman Hogan asked if there was any liabilities with the property. Ms. Houlihan explained the Board of Selectmen would have to hire a third party consultant to evaluate environmental issues. The Board works with other staff, including to Town Attorney, when considering acceptance of land to be donated.

**MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO GRANT A POSITIVE REFERRAL** to the Board of Selectmen pursuant to CGS §8-24 review for a donation of land (.72 acres) within the RAR Zone (Rural Agricultural Residential) on Webster Road, APN 108-008-0001.

## VI. ADMINISTRATIVE BUSINESS:

1. Approval of May 18, 2020 Regular Meeting Minutes

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE MAY 18, 2020 REGULAR MEETING MINUTES.**

2. Correspondence:
  - a. Verogy letter (dated June 8, 2020) regarding intent to submit 4.975 mw solar array to the Connecticut Siting Council for 30 acres of a 73 acre parcel at 341 East Road, East Windsor, CT, near Ellington town line.

Ms. Houlihan noted the Planning Department received notification from Verogy pertaining to the proposed project that abuts the Town of Ellington.

- b. SBA Communications letter (dated June 8, 2020) notice of exempt modification to replace 3 antennas on existing cellular tower at 101 Burbank Road, Ellington, CT.

Ms. Houlihan stated SBA Communications will be replacing three antennas on the cellar tower on Burbank Road.

Ms. Houlihan informed the commission that the Town received a grant to replace the sidewalks and will be adding three pedestrian crossings on Main Street. Request for bids are going out soon and they anticipate to start early August and project to be completed by November. She noted that Windermere Village is almost completed. John Colonese, Zoning Enforcement Officer, and Dana Steele, Town Engineer, have been working with Bill Coons, site developer, to complete the project. There are eight units left to complete, four units are built, sold and getting ready for Certificate of Occupancies and last four

units are being built, but no sold. Sections of the road need to be addressed prior to final coat and the topcoat will be installed shortly.

Connecticut is now in Phase 2 for reopening of businesses and there's still a lot of social distancing requirements. The Town Hall remains closed to the public until July 6<sup>th</sup>, the offices that have public interaction will have plexiglass installed at public counters, signs will be posted, and anyone wishing to enter must have a mask on and maintain 6 foot social distancing. The next meeting will still need to be conducted via Zoom, due to having public hearings. The commissioners had a brief discussion on the topic and how to move forward in August.

**VII. ADJOURNMENT:**

**MOVED (FRANCIS) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO  
ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT  
8:31 PM.**

Respectfully submitted,

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Barbra Galovich, Recording Clerk