



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 25, 2018, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternates Jon Moser and Keith Durao

MEMBERS ABSENT: None

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

I. CALL TO ORDER: Chairman Arlo Hoffman called the meeting to order at 7:00 P.M. in the Town Hall Annex, 57 Main Street, Ellington, CT. Chairman Hoffman recused himself, Vice Chairman Hogan was seated as Acting Chairman.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): Scott Luginbuhl was present to discuss the possibility of transferring development rights from undeveloped land off of Brookfield Drive to vacant land north of the cul-de-sac at the end of Ellsworth Lane. He explained that in order to develop the land at the end of Ellsworth Lane the road has to connect to Brooks Crossing which almost doubles the amount of road that has to be built. Ms. Lisa Houlihan, Town Planner, explained that density regulations lessen lot yield but are intended to allow smaller lots and less infrastructure costs. In this case, savings are precluded because the roads must be connected. The net density for both properties will be the same and will not result in more lots. Mr. Luginbuhl said that if he is allowed to transfer rights he may be able to increase the number of lots from seven to nine which is the number of lots needed to support the amount of road that must be constructed. The Commission discussed the project and supports the concept of transferring development rights as long as investigation demonstrates that rights are being transferred from land that is buildable.

II. PUBLIC HEARINGS:

1. 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 in a PC (Planned Commercial) and RAR (Rural Agricultural/Residential) Zones.

TIME: 7:10 P.M.

SEATED: Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternate Keith Durao

Mr. Guy Hesketh, Professional Engineer and Mr. Scott Hesketh, Traffic Engineer of FA Hesketh & Associates, 3 Creamery Brook, East Granby, CT; and Mattieu D'Amour and Tony Coppola of Big Y Foods Corporation, 2145 Roosevelt Avenue, Springfield, MA were present to represent the application.

Mr. Guy Hesketh explained the changes outlined in his written response to Dana Steele, Town Engineer, in a memo dated June 18, 2018. He stated rights to access, safety signage and proposed sidewalks to Route 83 from within the site have been added to the plan. He said the landscaping to the north of the retaining wall has been revised to include additional plants for more screening. He showed the Commission two additional architectural options of the buildings.

Commissioner Sandberg thanked the applicant's team for redesigning the plans. He likes the concept that shows the barn doors above the main entrance and asked that the cupulas be constructed to be proportional to the size of buildings. Vice Chairman Hogan suggested that a cow be used versus a horse on the cupulas.

Mr. Scott Hesketh said he looked at alternatives for traffic flow at the intersection. The alternative scenarios have nearly the same service times. He stated that a dedicated left turn lane with a shared straight and right turn lane gives more flexibility.

Vice Chairman Hogan explained that existing sign regulations allow more square footage for attached signs than the proposed signage and suggested the proposed signage be increased. Mr. D'Amour stated that what is shown on the plans fits the preferred design of the overall site and that signage will be reviewed further on a tenant by tenant basis. Ms. Houlihan stated the proposed project requires a unified sign plan and the plans have been revised to eliminate any internally illuminated signs, all signs will be lit from an external source. Ms. Houlihan suggested the Commission grant staff the authority to approve larger attached signs as long as they comply with Section 6.3.5 and the design is consistent with the approved plans versus requiring future tenants to seek separate Special Permit approvals.

Mr. D'Amour stated he spoke with Cornerstone Ellington, LLC, owner of 135 West Road, about adding sidewalks along the frontage of their property. The property owner is amendable to the installation of the sidewalks from the site's main entrance to the south property line and the Big Y Corporation will be responsible for cost of installation. Mr. D'Amour stated that Cornerstone said there may be restrictions to the north of the main entrance precluding installation of walks.

Mr. D'Amour discussed the hours of operation with the Commission. The hours will be the same as the Big Y across the street, except he'd like to have a restaurant as a tenant and would like longer hours of operation. The Commission endorsed hours of operation for a restaurant to be consistent with hours allowed by liquor laws.

Commissioner Strom inquired about the width of the loading areas on site. Mr. Guy Hesketh stated the plan has been changed to 50' widths. Alternate Durao asked about the pedestrians crossing on Route 83. Mr. Scott Hesketh explained the pedestrian crossing provisions and that crossing will be concurrent with the traffic signal.

Ms. Houlihan read Town Engineer, Dana Steele's email dated June 22, 2018, pertaining to the retaining wall which states "the wall and plantings could be removed or relocated at the time of connection, but the wall could also be reconfigured now to avoid or at least minimize the need for any relocation." If the plans can be reworked to remove any future impediment (e.g. retaining wall and plantings) to enable shared access without causing any undue harm to the applicant, the plans should be revised. Further discussion is needed with the applicant. Ms. Houlihan stated the plan depicts two phases of construction. The applicant is not seeking approval of phase 2 (building 3) and associated parking at this time. The phase line appears to place the landscape area to the north of the proposed main entrance extending the width of the property to the northern property line in phase 2, but such is part of phase 1. Ms. Houlihan noted the recommendations from the Design Review Board have been incorporated in the plan revisions, which were received on June 19, 2018.

PLANS REVIEWED:

Cover Sheet Big Y Foods, Inc., West Road, Ellington, Connecticut; Inland Wetlands Agency Application, Planning & Zoning Commission Application, April 6, 2018, Revised June 18, 2018 Area Map, Development Team, Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026.

Master Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 2 of 23 (MA-1); Scale: 1"=40'; Date: 04-20-2018, Rev. 06-18-2018.

Layout Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 3 of 23 (LA-1); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Landscape Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 4 of 23 (LS-1); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Landscape Plan – Details and Notes prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 5 of 23 (LS-2); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Grading and Drainage Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 6 of 23 (GR-1); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Soil Erosion & Sediment Control Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 7 of 23 (EC-1); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Utility Plan prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 8 of 23 (UT-1); Scale: 1"=40'; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 9 of 23 (SD-1); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 10 of 23 (SD-2); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 11 of 23 (SD-3); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 12 of 23 (SD-4); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 13 of 23 (SD-5); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Site Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 14 of 23 (SD-6); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Notes & Details prepared for Big Y, West Road, Ellington, Connecticut. Prepared by: F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026; Sheet 15 of 23 (NT-1); Scale: N.T.S.; Date: 04-06-2018, Rev. 06-18-2018.

Boundary Survey prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 16 of 23 (SV.01); Scale: 1"=60'; Date: October 2017.

Topographic Survey prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 17 of 23 (SV.02); Scale: 1"=40'; Date: October 2017.

Photometric Plan - Proposed Development prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 18 of 23 (PH-1); Scale: 1"=40'; Date: April 20, 2018. Rev. 06.07.18.

Floor Plan – Proposed Retail Building 1 prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Proposed Development Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 19 of 23 (A1-1); Scale: As Shown; Date: April 20, 2018.

Floor Plan Convenience Store – Proposed Retail Building 2 prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Proposed Development Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 20 of 23 (A1-2); Scale: As Shown; Date: April 20, 2018.

Exterior Elevations – Proposed Retail Building 1 prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 21 of 23 (A2-1); Scale: As Shown; Date: April 20, 2018.

Exterior Elevations Convenience Store – Proposed Retail Building 2 prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch

& Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 22 of 23 (A2-2); Scale: As Shown; Date: April 20, 2018.

Exterior Elevations Gasoline Canopy – Proposed Retail Building 2 prepared for Big Y, West Road (Connecticut Route 83), Ellington, Connecticut; Prepared by: Alfred Benesch & Company, 120 Hebron Avenue, Floor 2, Glastonbury, Connecticut 06033; Sheet 23 of 23 (A2-3); Scale: As Shown; Date: April 20, 2018.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CLOSE PUBLIC HEARING FOR 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 in a PC (Planned Commercial) and RAR (Rural Agricultural/Residential) Zones.

MOVED (SANDBERG) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS 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 in a PC (Planned Commercial) and RAR (Rural Agricultural/Residential) Zones.

CONDITIONS:

1. An encroachment permit is required from the state for access to Route 83.
2. Construction activity is subject to conditions of Inland Wetlands Permit IW201807.
3. Fire lane markings are subject to approval by the Fire Marshal's office.
4. Formal access easements shall be granted to the Town its successor or assigns subject to approval by the Town Attorney.
5. Modifications to the plan are needed to address items #1 and #3 of the Town Engineer's letter dated June 22, 2018.
6. The wall and plantings shown on the plan in the areas of future access shall be reconfigured to avoid or at least minimize the need for any relocation, subject to review by the Town Engineer,
7. Approval is not granted for Building 3 and associated parking at this time. Approval is for Buildings 1a, 1b, 2, and canopy including all drainage and site improvements shown in Phase 1.
8. The landscaped area north of the proposed main entrance and extending the width of the property to the northern property line shall be improved as part of Phase 1.
9. The Town Planner, his or her designee, shall have the authority to approve larger attached signs than what is shown on the approved plans providing said signs comply with Section 6.3.5 and design is consistent with the approved plans.
10. Sidewalks shall be installed on the east side of Route 83 from the main entrance of 135 West Road to the southern property line.
11. Plans shall be revised to provide alternative species to Fir and Spruce plantings north of the retaining wall to provide screening of the wall and subject to Town Staff approval.

2. S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re-subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

TIME: 7:58 P.M.

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis

Vice Chairman Hogan asked the Commission to consider the next two applications together.

Mr. James Ussery of JR Russo and Associates, One Shoham Road, East Windsor, CT and Mr. Charles Michaud, 33 Crane Road, Ellington, CT were present to represent the application.

Mr. Ussery stated Mr. Michaud is looking for approval for a single family home on a rear lot that is approximately 20 acres. He said that Mr. Michaud purchased the property a couple of years ago. Mr. Ussery stated there was a subdivision plan filed on the land records in 1979, but it was not approved by the Commission at that time and the applicant is seeking approvals in order to proceed with the project. Mr. Michaud is looking to install the shortest driveway, due to financial reasons. Mr. Ussery commented that North Central District Health Department conducted test pits on the site and the applicant received wetlands approval on June 11, 2018. The driveway will be gravel with the exception of a paved apron and a portion of the drive closest to the home.

Vice Chairman Hogan suggested to Mr. Ussery to add the locus map to the plan to help locate the parcel. Commissioner Sandberg asked if open space requirements would apply to the application. Ms. Houlihan said since the lot was created without proper approvals, the open space provisions have not been met. The current plans only include the construction of one single family home, but if the parcel is presented for division in the future open space requirements will have to be met at that time.

Mr. Ussery briefly explained the neighbor to the east has a farm pond that was created in the 1950's and water does occasionally collect around the pond. The area in question was not flagged since it's not an area on the parcel of discussion. The driveway is proposed to be graded to maintain the existing water flow.

Ms. Houlihan requested the data block be modified to reflect the correct minimum lot area of 80,000 square feet and front yard setback of 60 feet, as well as updating the front setback line shown on the plan.

PLANS REVIEWED:

Resubdivision/Rear Lot Sand Beach Road Ellington, Connecticut Owner/Applicant CM & Sons Home Construction, LLC, 33 Crane Road, Ellington, Connecticut 06029 Prepared by: JR Russo & Associates, LLC, One Shoham Road, East Windsor, Connecticut; Cover Sheet: Sheet 1 of 4; Location Map; Scale: 1"=1000', Latest Revision 4-18-18; Resubdivision Plan : Sheet 2 of 4; Scale 1"=100'; Date 1-16-17, Revised date 4-18-18; Septic System Plan: Sheet 3 of 4; Scale 1"=20'; Date 1-16-17, Revised date 4-18-18; Detail Sheet: Sheet 4 of 4; Scale As Shown; Date 1-16-17, Revised date 2-15-18.

MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE PUBLIC HEARING FOR S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re- subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR S201801 – CM & Sons Home Construction, LLC, owner/applicant, request for a re- subdivision for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

CONDITIONS:

1. An Encroachment Permit is required from the state for access to Route 140.
 2. Construction activity is subject to conditions of Inland Wetlands Permit IW201809.
 3. Plans shall be modified to remove note stating “Parcel is not located in inland wetlands per the Town of Ellington GIS”.
 4. Data block shall be modified to reflect a minimum lot area of 80,000 square feet and building line of 60’.
 5. Plans shall be modified to reflect a front yard setback of 60’.
 6. Plan revisions shall be made prior to recording on the land records.
3. Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

PLANS REVIEWED:

Resubdivision/Rear Lot Sand Beach Road Ellington, Connecticut Owner/Applicant CM & Sons Home Construction, LLC, 33 Crane Road, Ellington, Connecticut 06029 Prepared by: JR Russo & Associates, LLC, One Shoham Road, East Windsor, Connecticut; Cover Sheet: Sheet 1 of 4; Location Map; Scale: 1”=1000’, Latest Revision 4-18-18; Resubdivision Plan : Sheet 2 of 4; Scale 1”=100’; Date 1-16-17, Revised date 4-18-18; Septic System Plan: Sheet 3 of 4; Scale 1”=20’; Date 1-16-17, Revised date 4-18-18; Detail Sheet: Sheet 4 of 4; Scale As Shown; Date 1-16-17, Revised date 2-15-18.

MOVED (KELLY) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE FOR Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITION(S) Z201808 - CM & Sons Home Construction, LLC, owner/applicant, request for a Special Permit for a rear lot for property located on Sandy Beach Road, APN 151-0009-0000 and APN 131-011-0000 in a RAR (Rural Agricultural/Residential) Zone.

CONDITIONS:

1. Subject to modifications of approval associated with File# S201801.

4. Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone.

TIME: 8:20 P.M.

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis

Mr. Jamison Boucher was present to represent the application. Mr. Boucher explained Cold Creek Tavern is requesting to construct a 24'X28' patio area in front of the building. They propose to remove a portion of the sidewalk and existing landscaping around the site. He stated there will not be any outside music or outdoor entertainment. Mr. Boucher explained they host trivia and bingo events and may use a Bluetooth device during the events so the outside patrons can hear the activity that is occurring within the building. Mr. Boucher asked for permission to install a monitor for displaying beer selections along the covered wall and intends on covering the board nightly.

PLANS REVIEWED:

Sketch of proposed patio area, received date of April 27, 2018; Patio rendering of proposed tables w/seats, received date of June 20, 2018.

MOVED (FRANCIS) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS FOR Z201810 – Jamison Boucher, applicant (Cold Creek Tavern)/Meadowview Plaza, LLC, owner, request for modification of Special Permit to allow outdoor dining/patio on property located at 175 West Road, Unit# 6, APN 055-045-0000 in a PC (Planned Commercial) zone.

CONDITIONS:

1. Applicant shall comply with requirements of North Central District Health Department prior to operation of outdoor patio/dining.
2. Applicant shall meet the concerns of the Fire Marshal's office prior to operation of outdoor patio/dining.

IV. OLD BUSINESS:

1. Request for modification to façade treatment associated with site plan approval granted February 27, 2017 for Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements 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 Mr. Brian Bolles of Bolles Motors, 84 West Road, Ellington, CT were present to represent the application.

Mr. Ray stated that Mr. Bolles is requesting to modify the scope of work by reducing the size of the building addition, modifying the lighting scheme, and changing the materials used on portions of the façade. Mr. Ray explained the ACM (Aluminum Composite Material) 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. The ACM will remain on the tower portion of the front façade, which is Chrysler's signature trademark.

Ms. Houlihan said the Design Review Board unanimously endorsed the proposed changes at their regular meeting held on June 21, 2018.

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE REQUEST FOR MODIFICATION TO FAÇADE TREATMENT ASSOCIATED WITH SITE PLAN APPROVAL GRANTED FEBRUARY 27, 2017 FOR Z201703 – Meadow Five Realty, LLC, owner/Bolles Motors, Inc., applicant, site plan modification for the removal of a portion of existing building, construction to expand existing building, update parking, lighting, drainage, landscaping and other site improvements at 84 West Road, APN 028-006-0000 in C (Commercial) Zone.

V. NEW BUSINESS:

1. Z201811 – Robert Pugliese, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 40 Maplewood Drive, APN 160-007-0000, in a RAR (Rural Agricultural/Residential) Zone.

BY CONSENSUS, THE COMMISSION RECEIVED AND SCHEDULED A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON JULY 23, 2018, 7:00 P.M., TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT FOR Z201811 – Robert Pugliese, owner/applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 40 Maplewood Drive, APN 160-007-0000, in a RAR (Rural Agricultural/Residential) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the May 21, 2018 Regular Meeting Minutes and May 31, 2018 Special Meeting Minutes.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 21, 2018 REGULAR MEETING MINUTES AS WRITTEN.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 31, 2018 SPECIAL MEETING MINUTES WITH ONE AMENDMENT TO PAGE 4 OF 6; PARAGRAPH 4; CHANGE THE WORD “INVOLVEMENT” TO “DESTINATION”.

2. Report from commission representative(s) regarding the CRCOG Regional Planning Commission meeting on May 17, 2018 (Next meeting: September 6, 2018).

Alternates Moser and Durao stated there is nothing to report.

3. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.
 - a. Ellington Plan of Conservation & Development Update Committee June 7, 2018 minutes
 - b. Copy of Ellington Community Survey Report
 - c. Ellington Market Analysis
4. Correspondence/Discussion:
 - a. Oakridge Times – June 17, 2018

VII. ADJOURNMENT:

MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING OF JUNE 25, 2018 AT 8:43 P.M.

Respectfully submitted,

Barbra Galovich, Recording Clerk