

TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 20, 2018, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

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

MEMBERS ABSENT: Kevin Zahner and Ronald Stomberg

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

I. CALL TO ORDER:

Chairman Dawson called the September 20, 2018 Design Review Board meeting to order at 7:08 P.M. 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# Z201816 - John Luginbuhl, owner/S&S Wall Systems LLC, applicant, request for a Special Permit and Site Plan approval to construct an industrial building, access drive, parking, storm water management facilities, and associated improvements on property located at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

Mr. Steven Hamilton and Mr. Stephen Giroux of S & S Wall Systems, LLC, 10 Nutmeg Road, Ellington, CT were present to represent the application.

Mr. Hamilton stated they own a wall panel business and are currently located at 10 Nutmeg Road. They would like to construct an industrial building at 44 Lower Butcher Road and relocate there. He said they have been to the Zoning Board of Appeals for a variance, Inland Wetlands for approval and will be presenting their application to Planning & Zoning Commission on Monday. The proposed building will be steel with a gable roof. Mr. Hamilton explained their company will occupy 100'X80' of the building and the remaining 200'X60' will be rented to other businesses. The structure will not be any higher than 24' and they are currently pricing prefabricated buildings.

Chairman Dawson stated the building will be in the rear of other buildings in the area and will not be seen from Lower Butcher Road, the lot needs to be subdivided. He asked the applicant what color scheme they were looking to have the building. Mr. Hamilton stated they would like to have two-toned siding so the bottom panels will be easy to replace should a panel get damaged. The metal roof will be able to hold the snow load and runoff.

Commissioner Chapin noted that there are no lights on the rear of the building. Chairman Dawson suggested adding one or two lights for security reasons and asked if they would be installing any lights along the access drive. Mr. Hamilton stated there are no plans to install any lighting along the driveway, none of the businesses will be open at night.

Ms. Houlihan pointed out the proposed detention basin to be installed on site. Mr. Hamilton explained the runoff needs to be rerouted on site. The Board discussed the proposed landscaping and trees. Ms. Houlihan stated the parking calculations need to be addressed. Chairman Dawson said he likes the tan rendering of the building, favoring earth tones for the exterior rather than red.

Ms. Beaulieu-Dzen said the dumpster location looks good and suggested contacting the Building Department about handicap parking requirements for this location. Chairman Dawson inquired about the outside storage area. Mr. Hamilton stated they will not need much outside storage, most materials will be within the building. Ms. Houlihan asked about the mechanicals for the building. Mr. Hamilton explained the propane tanks will be located at the back of the building and the electrical will be on the side. The sewer and water will be accessed from Courtney Drive.

Ms. Houlihan asked about a detached sign at the end of the drive on Lower Butcher Road. She noted the narrowness of the driveway and stated they may not be able to meet the 15' setback. She suggested they talk with Mr. Luginbuhl about obtaining an easement.

**BY CONSENSUS, THE BOARD GRANTED A POSITIVE REFERRAL TO THE PLANNING & ZONING COMMISSION.
SUGGESTION: RECOMMENDED LIGHTS ON THE REAR OF THE BUILDING.**

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the June 21, 2018 Regular Meeting Minutes

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 21, 2018 SPECIAL MEETING MINUTES AS WRITTEN.

2. Correspondence
 - a. Oakridge Times – August 17, 2018

V. ADJOURNMENT:

MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO ADJOURN THE SEPTEMBER 20, 2018 REGULAR MEETING OF THE DESIGN REVIEW BOARD AT 8:01 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk