

# TOWN OF ELLINGTON

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**DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
THURSDAY, NOVEMBER 8, 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 Houlihan, Town Planner and Barbra Galovich, Recording Clerk

**I. CALL TO ORDER:**

Chairman Dawson called the November 8, 2018, Design Review Board special 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. Review of design elements associated with Planning & Zoning File# Z201819 - Roger Moser, owner/Brent Moser, applicant, request for a Special Permit for Contractor Storage and Site Plan Modification for expansion of parking, landscaping enhancements and associated site improvements at 43 Lower Butcher Road, APN 018-020-0000, in an IP (Industrial Park) Zone.

Mr. Brent Moser, 7 Edgewood Road, Ellington, CT was present to represent the application. He stated he made driveway improvements and a utility vehicle parking area. He seeded one existing berm, added another berm with four white pines and four spruce trees on top, and added landscaping along the building. A row of arborvitae have been added to the west side of the parcel for screening of the truck and trailer parking area.

Commissioner Beaulieu-Dzen asked how many additional parking spaces have been added. Mr. Moser stated there are 9 additional spaces to the rear for daytime use and the truck parking area will have 4-10 utility trucks periodically stored on site.

Commissioner Chapin asked about the lighting on the site. Mr. Moser stated that there are none on the back of the building and four lights along the front of the building.

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

2. Review of design elements associated with Planning & Zoning File# Z201820 – Judith Spielman, owner/Four Town Veterinary Hospital, applicant, request for a Special Permit for a veterinarian/small animal hospital facility and Site Plan Modification for the construction of a building addition, parking expansion and associated site improvements at 106 West Road, APN 028-011-0000, in a PC (Planned Commercial) and C (Commercial) Zone.

Mr. Eric Peterson, Gardener & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, CT, Mr. Rob Proulx, Proulx Building & Remodeling, 132B West Main Street, Stafford Springs, CT and Dr. Kaspersak, Four Town Veterinary Hospital, 495 South Road, Somers, CT were present to represent the application.

Mr. Peterson explained the veterinarian facility is currently located in Somers and would like to relocate to 106 West Road. They are looking to add a 40X20 addition to the back of the structure, a 12X12 outside fenced in area, a row of parking near the existing parking area, and a handicap ramp as required according to building codes.

Mr. Proulx stated the applicant would keep the existing siding, roof, and windows and match the addition to the existing features to the best of their ability. Landscaping will be added to the front of the building and around the refaced freestanding sign.

Dr. Kaspersak stated the proposed facility will not be a boarding kennel and on rare occasion will an animal stay overnight. Mr. Proulx said the house was built in the early 1900s and they would like to keep the farmhouse look. They will reconfigure the inside of the house for exam rooms.

Chairman Dawson asked about the materials to be used on the exterior. Mr. Proulx stated they will use white aluminum siding and try to match the roof shingles as close to color as possible. Chairman Dawson asked what color the screening will be for the dumpster. Mr. Peterson said they are looking at a gray color to blend in better with the surrounding area as opposed to white which tends to draw attention. Commissioner Beaulieu-Dzen asked about the rails for the handicap ramp. Mr. Proulx explained the rails will be replaced with white vinyl and be built to code. The ramp will be made of concrete, the parking area will be asphalt, and the steps will be wood.

Chairman Dawson asked about the landscaping on the site and Mr. Peterson stated a row of arborvitaes will be added along the northern property line and plantings installed in the front of the building and around the freestanding sign. The drainage basin is in the back of the parcel. Four wall pack lights will be added to the south side of the building. The driveway will be asphalt and widened for two way traffic flow. Chairman Dawson stated he likes the addition in the back and noted there are commercial businesses around the site.

Ms. Houlihan stated the farmhouse look is in keeping with local character. She explained that the existing apartment on the top floor will remain.

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

**IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the September 20, 2018 Regular Meeting Minutes

**MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO APPROVE THE SEPTEMBER 20, 2018 REGULAR MEETING MINUTES AS WRITTEN.**

2. Approval of the 2019 Meeting Schedule

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

3. Memo dated October 15, 2018 from First Selectman's Office in reference to FY2019-2020 Capital Improvements Budget Requests
4. Correspondence
  - a. Oakridge Times – October 15, 2018

**V. ADJOURNMENT:**

**MOVED (BEAULIEU-DZEN), SECONDED (CHAPIN) AND PASSED UNANIMOUSLY TO ADJOURN THE NOVEMBER 8, 2018 SPECIAL MEETING OF THE DESIGN REVIEW BOARD AT 7:40 PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk