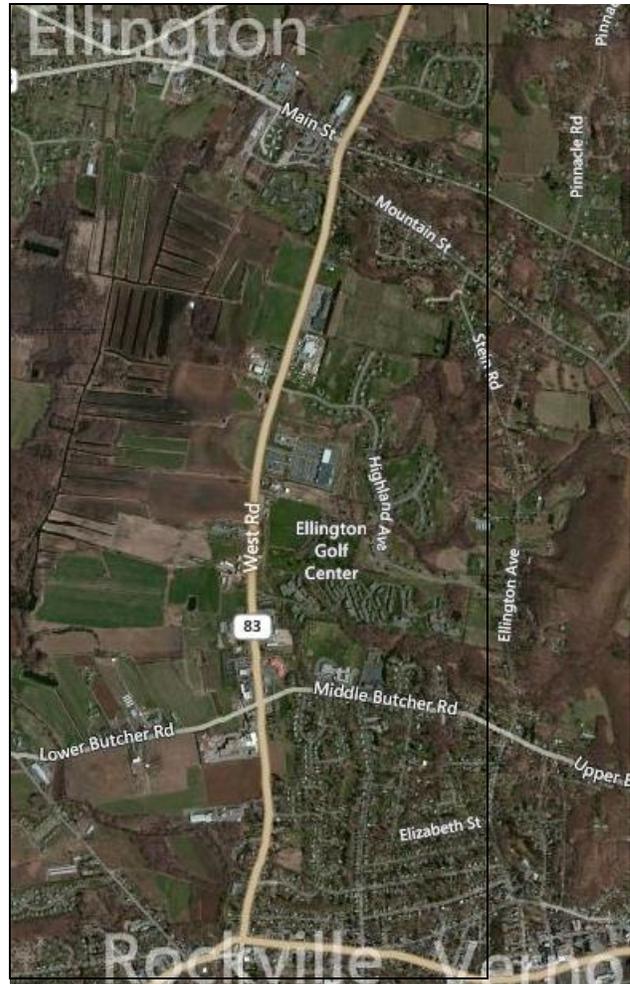




ELLINGTON

Route 83 Corridor Study



Design Review Board Application Considerations

*Note: Section numbers match those in the full text of the Route 83 Corridor Study to maintain consistency.

6

Adopt The Following Special Permit Criteria

To ensure that Ellington has effective Special Permit Criteria in place, the following changes are recommended to Section 8.3.2 of the Zoning Regulations

Standards for Granting Special Permit

In considering a proposed use for which a Special Permit is required and in considering a modification of an existing Special Permit, the Commission shall be guided by the following considerations:

1. **Appropriate Location.** The location of the proposed use or uses will be in harmony with the orderly development of the community and compatible with other uses in the area. The proposed use will not adversely alter the essential characteristics of the area or adversely affect the property values in the area.
2. **Consistent With Town Plan** - The proposed location is in accordance with the purpose, intent and provisions of the adopted Plan of Conservation and Development.
3. **Appropriate Intensity.** The size and/or intensity of the proposed use or uses in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses.
4. **Preservation of Important Features** - The proposed activity provides for the conservation of natural features, scenic resources and the protection of the environment of the area.
5. **Appropriate Structures.** The kind, size and height of the structures on the lot will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.
6. **Adequate Access** - The public roadways providing access to the proposed use are adequate in width, capacity and condition for the anticipated traffic and the entrance/exit driveways are laid out to achieve maximum safety.
7. **Appropriate Site Design** - The design and layout of the site including use areas, locations of buildings and structures, road patterns, landscaping, buffers, lighting, parking, and other features are appropriate and suitable in relation to the site's characteristics and the style of other buildings and development in the immediate area.
8. **Appropriate Building Design** The design of any proposed buildings or other structures, including exterior materials, is appropriate with respect to the character of Ellington and the characteristics of the surrounding area.
9. **Emergency Preparedness** - The proposed use or uses shall not overburden local emergency services and shall provide for appropriate accessibility for fire apparatus, ambulances and police vehicles.
10. **Appropriate Utilities and Improvements** - Adequate utilities, including water supply and sewerage disposal, are available or shall be provided to support the proposed uses.
11. **Public Health, and Welfare** - The proposed use will not have any detrimental effect on public health, safety, convenience and property values.

7	Consider Enhancing Buffer Requirements
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To enhance buffer requirements, the Commission may wish to consider *replacing Section 6.1* with the following:

Section 6.1 – Buffer Requirements

- A. **Side/Rear Yards** - A landscaped buffer shall ordinarily be provided along the side and rear yards where Commercial, Planned Commercial, Mixed Use, Industrial or Industrial Park Zones, or approved Special Exception uses within Residential Zones abut Residential Zones or uses as follows:

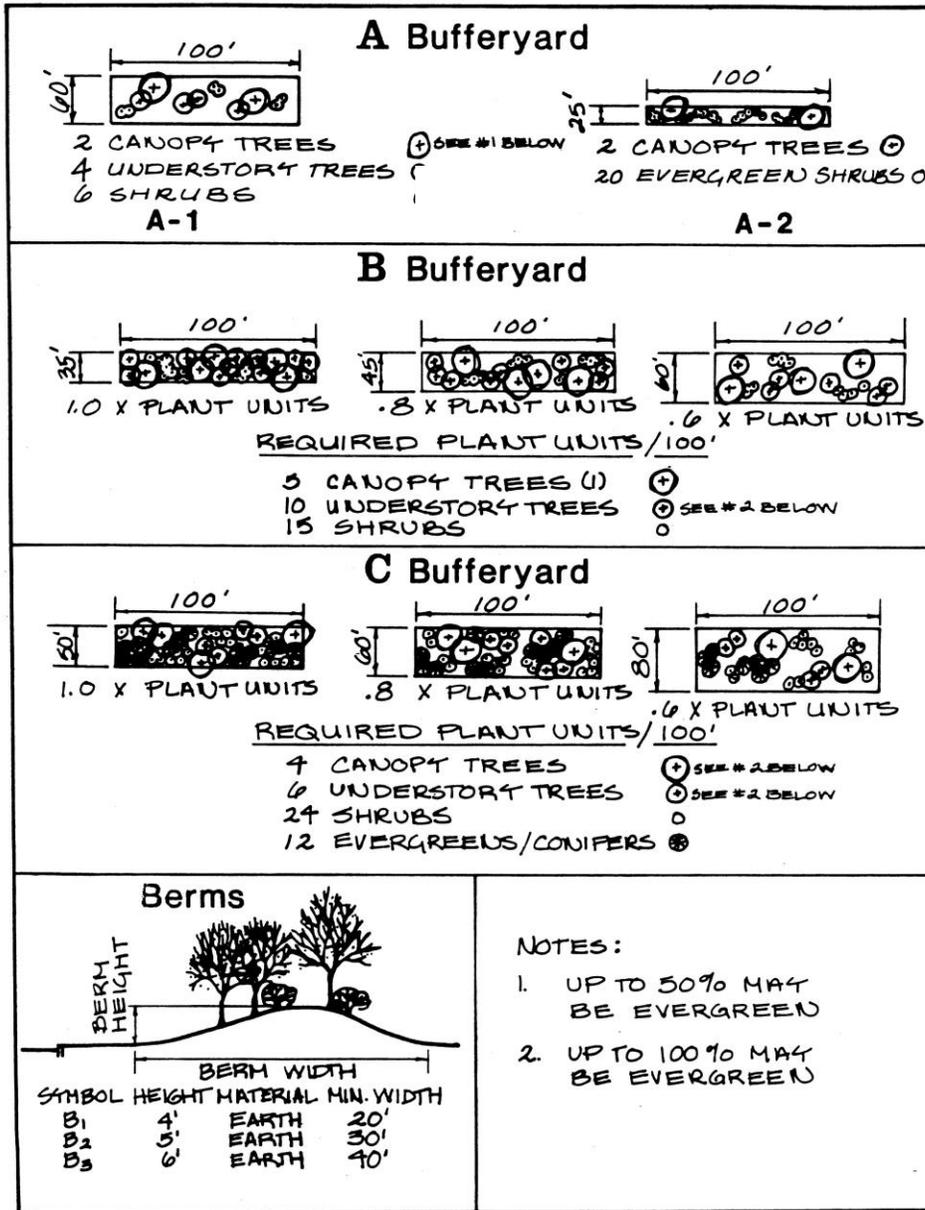
Situation	Requirement
Industrial Zone or Industrial Park Zone to a Residential Zone or use	C Bufferyard
Commercial Zone or Planned Commercial Zone to a Residential Zone or use	B Bufferyard
Approved Special Exception use within a Residential Zone to a Residential use	B Bufferyard

- B. **Front Yards** - To preserve and protect residential property values and privacy of residential lots, a front yard landscaped buffer may be required by the Commission in the following situations:

Situation	Minimum Requirement
Industrial Zone or Industrial Park Zone to a Residential Zone or use	A-1 Bufferyard
Commercial Zone or Planned Commercial Zone to a Residential Zone or use	A-2 Bufferyard
Approved Special Exception use within a Residential Zone to a Residential use	A-2 Bufferyard

- C. **Route 83** – For property in the Planned Commercial district along Route 83, a front yard landscaped buffer, meeting or exceeding the requirements of the A-2 Bufferyard, may be required by the Commission in the 25 feet adjacent to the front property line to enhance the streetscape except that the twenty (20) evergreen shrubs may be replaced with:
- One (1) canopy tree, or
 - Two (2) understory trees.
- D. The planting specifications for the different bufferyard requirements may be reduced or modified at the discretion of the Commission when warranted by special conditions such as retention of existing vegetation, topography, abutting land uses or other factors which obviate the need for such planting.
- E. The Commission may authorize the use of existing vegetation in lieu of part or all of the bufferyard requirements when existing vegetation meets or exceeds requirements.
- F. In particularly sensitive situations, such as where a change in grade may render a planted buffer ineffective, the Commission may require the use of an earthen berm in addition to the bufferyard requirements.

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Canopy trees shall be deciduous shade trees planted at 3 inches in caliper with a mature height of at least 35 feet.

Understory trees shall be deciduous shade or fruit trees planted at 2 inches in caliper with a mature height of at least 12 feet.

Evergreens shall be coniferous species planted at 6 feet in height.

Shrubs shall be either deciduous species planted at 2 1/2 feet in height with a mature height of at least 6 feet or coniferous species planted at 2 1/2 feet in spread.

8

Consider Modifying Parking Requirements

The Commission may wish to consider modifying parts of Section 6.2 - Parking and Loading Space Requirements as follows:

Reduce parking stall requirement to 9' x 18'

6.2.2 Description of Parking Facilities

- A. Feeder drives servicing parking areas shall be no less than 24 feet in width. The Planning Commission may require greater width for the feeder drive where warranted for safety considerations or improved traffic flow.
- B. Adequate ingress and egress to an off-street parking area by means of clearly limited and defined drives shall be provided for all vehicles.
- C. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint, plastic striping or curbed islands which shall provide a permanent delineation between spaces, drives and surrounding structures, uses and land.
- D. Separate pedestrian walkways and/or means of pedestrian ingress and egress to the parking area or facility may be required by the Planning and Zoning Commission in appropriate instances because of the size, layout or location or the parking area or facility.
- E. Perpendicular parking (90 degrees) is encouraged. Parallel parking (0 degrees) and oblique parking (angles other than 0 or 90 degrees) are discouraged. Standards are as follows:

Table 6.2.2 Parking Facility Standards

	---Parking Angle---			
	<u>90°</u>	<u>60°</u>	<u>45°</u>	<u>0°</u>
Curb Length Per Car	9'	10'4"	12'7"	23'
Stall Depth	18'	19'	18'	10'
Lot Width 1 Row & Driveway	42'	37'	31'	21'
Lot Width 2 Rows & Driveway	60'	56'	49'	30'

Requirements for the number of parking spaces are appropriate.

9

Consider Some Minor Changes To The Signage Regulations

The Commission should include the MU-Mixed Use Zone as part of Section 6.3 - Signs as follows:

6.3.5 Attached Signs Permitted in C, PC, MU, I, and IP Zones

6.3.7 Detached Signs Permitted in C, PC, MU, I, and IP Zones

Pedestal Sign



Farm Sign



3



Wall Sign



10

Consider Adding Standards For Pedestrians And Bicyclists

The Commission may wish to consider adding the following as Section 6.5 – Pedestrians and Bicyclists:

6.5 PEDESTRIANS AND BICYCLISTS

6.5.1 PURPOSE AND APPLICABILITY

1. This Section of the Regulations is intended to make provision for pedestrians and bicycles within developments and along major roadways.
2. This Section of the Regulations shall apply to:
 - a. Any development within a Commercial, Planned Commercial, Mixed Use, Industrial or Industrial Park Zone.
 - b. Any multi-family development.
 - c. Any Special Permit use within a Residential Zone.

6.5.3 REQUIREMENTS

1. Pedestrian walkways shall be provided within a development to facilitate pedestrian movement between parking areas and building entrances, between the building(s) and the street, and between buildings in a multi-building development, and in such other locations on the site as needed to separate pedestrian movement from vehicular movement.
2. All required walkways shall be:
 - a. Concrete or other suitable material approved by the Commission,
 - b. A minimum of four (4) feet in width.
3. Any development **along Route 83 south of Meadowbrook Road** shall:
 - a. Include sidewalks at least four (4) feet in width along the street frontage or frontages of the parcel or parcels, unless the Commission determines that sidewalks are either impractical or unnecessary at that location. The Commission may require sidewalks on one side of the road (which side will be determined by the Commission) and allow a deferral of the installation of sidewalks on the other side of the road depending on the location and circumstances.
 - b. Encourage a sidewalk or similar pedestrian path from the building laterally to the property line(s) to provide for pedestrian connections between properties other than at the street unless the Commission determines that sidewalks are either impractical or unnecessary at that location.
 - c. Encourage accommodations for pedestrians and bicyclists as part of the development including bicycle racks, benches or other seating areas, and other accommodations to encourage and promote pedestrian activity and cycling activity, unless the Commission determines that such accommodations are either impractical or unnecessary at that location.

This could be extended along Route 140 and Route 286 if the Commission wishes.

11

Consider Adding Standards For Lighting

The Commission may wish to consider adding the following as Section 6.6 – Lighting:

6.6 OUTDOOR LIGHTING

6.6.1 PURPOSE AND APPLICABILITY

1. These regulations are adopted for the purposes of ensuring the effectiveness of site lighting, enhancing public safety and welfare, raising public awareness of energy conservation, and discouraging the installation of lighting fixtures that emit objectionable illumination.
2. The standards herein shall apply to all exterior lighting, except for single-family dwellings and two-family dwellings.
3. The following types of lighting are exempt from these Regulations:
 - a. Traditional seasonal lighting.
 - b. Temporary lighting associated with a fair, carnival or similar function authorized by the Town of Ellington.
 - c. Temporary light used by emergency service or public safety personnel.

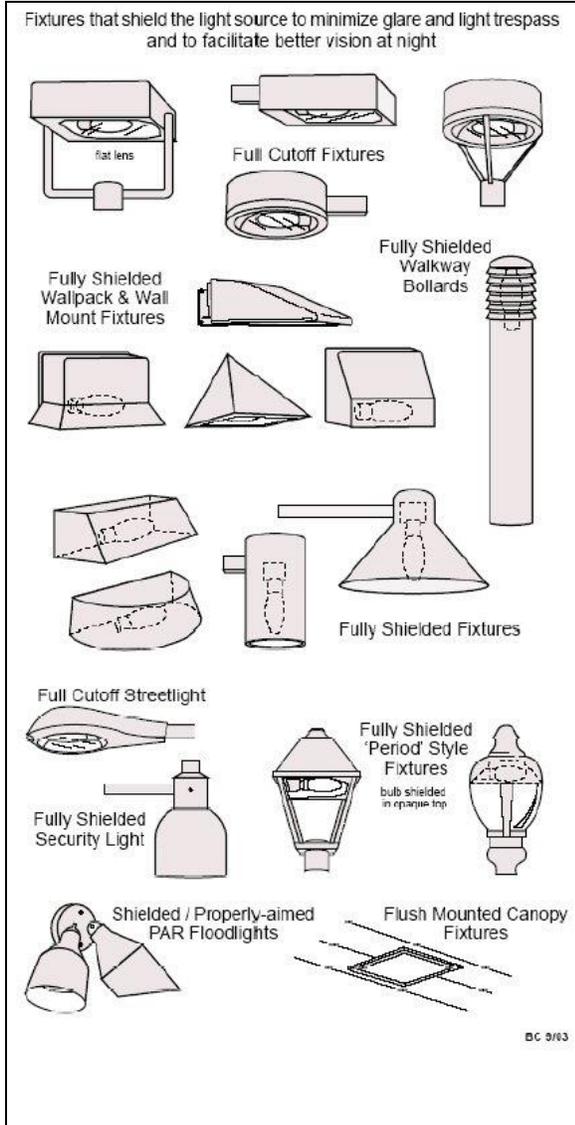
6.6.2 LIGHTING STANDARDS

1. All exterior lights and sign illumination shall be designed, located, installed and directed in such a manner as to:
 - a. prevent direct glare or light trespass;
 - b. employ soft, transitional light levels which are consistent from area to area;
 - c. minimize contrast between light sources, lit areas and dark surroundings; and
 - d. be confined within the target area.
2. For business uses, industrial uses, multi-family developments, and institutional uses:
 - a. lighting fixtures for all vehicular areas and pedestrian areas and for security or other purposes shall be full cut-off type fixtures or Illuminating Engineering Society of North America (IESNA) cut-off fixtures as approved by the Commission, or shall be fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface, and
 - b. no exterior direct light source (such as a bulb) shall be visible at the property line at ground level or above.
3. Unless modified by the Commission, during operating hours of the business and for a transition period of up to one hour before and after business hours:
 - a. Parking area, display, aesthetic, and sign lighting is permitted.
 - b. Security lighting shall be permitted provided it is configured:
 - i. for motion detection, infrared sensor operation or other trigger, and
 - ii. to shut off after a 5 minute duration.

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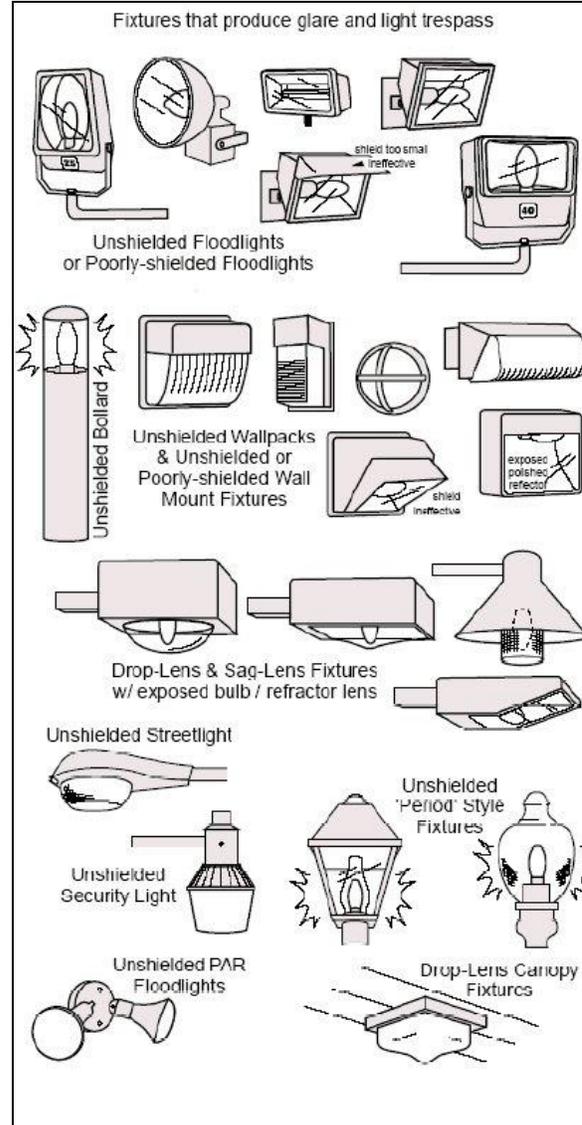
RECOMMENDED

Fixtures Which Would Not Generally Be Expected To Produce Glare or Light Trespass



NOT RECOMMENDED

Fixtures Which Would Generally Be Expected To Produce Glare or Light Trespass



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4. The “maintained horizontal illuminance recommendations” set by the Illuminating Engineering Society of North America (IESNA) shall be observed unless modified by the Commission.

Zone	Zone Description	Pre-Curfew	Post-Curfew
E1	Intrinsically Dark - national parks, residential areas where inhabitants have expressed a strong desire that light trespass be strictly limited	1 lux (0.1 fc)	<ul style="list-style-type: none"> • 0 for systems not intended for public safety or security. • 1 lux (0.1 fc) otherwise
E2	Low Ambient Brightness - outer urban and rural residential areas	3 lux (0.3 fc)	1 lux (0.1 fc)
E3	Medium Ambient Brightness - urban residential areas	8 lux (0.8 fc)	2 lux (0.2 fc)
E4	High Ambient Brightness - urban areas with high levels of night time activity	15 lux (1.5 fc)	6 lux (0.6 fc)
These recommended levels assume the affected luminaires are continuously on during the subject night time period.			

5. The height of luminaires on private property shall be the minimum height necessary to provide adequate illumination but in no case shall exceed a height of 20 feet.
6. Lamp posts in parking areas shall be placed within landscaped areas (i.e., end islands, interior islands, planting strips) and shall be recessed at least three feet from curbs.
7. Walkways shall be adequately lighted; the use of bollard lighting for such purpose is encouraged.
8. The Commission shall determine whether the type and style of proposed lighting fixtures and illumination meets the standards, purpose and intent of these Regulations based on the following information to be submitted by the applicant:
- a. The specific fixtures to be installed,
 - b. A plan showing the location of all outdoor lighting fixtures,
 - c. The levels of illuminance projected to occur on the property, and
 - d. Information indicating that the proposed lighting will not cast an arc of illumination beyond the boundaries of the property.
9. The Commission may, by Special Permit, allow lighting that does not comply with the specific standards set forth in this Section provided the Commission determines that such proposed lighting is consistent with the purpose and intent of these Regulations.

Other lighting provisions in the regulations should probably be directed to this new lighting section.

12

Consider Adding Standards For Stormwater Management

The Commission may wish to consider adding the following as Section 6.7 – Stormwater Management:

6.7 STORMWATER MANAGEMENT

6.7.1 PURPOSE AND INTENT

1. This Section of the Regulations is intended to:
 - a. minimize degradation of water resources within the Town of Ellington from pollution from non-point source runoff,
 - b. mitigate impacts to the hydrologic system from development, including reduced groundwater recharge and pollutants found in stormwater runoff,
 - c. reduce or prevent flooding, stream channel erosion, and/or other negative impacts created by the volume of stormwater runoff resulting from development, and
 - d. promote the application of Low Impact Development (LID) strategies for the analysis and design of stormwater treatment systems.
2. Except for development of a single-family dwelling and any related accessory structures or uses, the provisions of this Section of the Regulations shall apply to any development within the Town of Ellington which requires approval of a Site Plan in accordance with Section XXX of these Regulations or approval of a Special Permit Approval in accordance with Section XXX of these Regulations.

6.7.2 REQUIREMENT

1. Unless modified by the Commission as provided in Section 6.7.3 below, any development within the Town of Ellington shall implement the following provisions of Chapter 7 of the Connecticut Stormwater Quality Manual (CSQM), as amended:
 - a. Pollutant Reduction (CSQM Section 7.4).
 - b. Groundwater Recharge and Runoff Volume Reduction (CSQM Section 7.5).
 - c. Peak Flow Control (CSQM Section 7.6) for the 10-year, 25-year, and 100-year storm events.
2. In the design of a stormwater management system, design professionals may utilize low impact development techniques as contained in the Connecticut Stormwater Quality Manual, as amended.

6.7.3 MODIFICATIONS

The Commission may, by Special Exception in accordance with Section XXX of these Regulations, modify the requirements of this Section provided that adequate information has been submitted by the applicant to evaluate the request and:

1. the Town Engineer has provided a positive recommendation regarding the modification, or
2. the Commission has received a report from a professional engineer hired by the Commission at the applicant's expense providing a positive recommendation regarding the modification.

13

Consider Adding Standards For Access Management

The Commission may wish to consider adding the following as Section 6.8 – Access Management:

6.8 ACCESS MANAGEMENT

6.8.1 PURPOSE AND INTENT

1. This Section of the Regulations is intended to control the number, size, and location of driveways and access points, especially those that front on heavily trafficked roads and state highways, while allowing proper and adequate access to and from premises along such thoroughfares in order to promote overall traffic control, promote public safety and welfare, provide for safer and more efficient traffic operations along major roadways and protect the public safety through the management and reduction of vehicular congestion.
2. The provisions of this Section shall apply to all development along Route 83 in Ellington except the development of an individual single-family house on an existing lot or parcel.

6.8.2 REVIEW CONSIDERATIONS

In reviewing proposed developments, the Commission and/or its designated agent shall review road layout, parking layout and configuration, traffic circulation within the site, the number and location of access points to and from the site, and the nature and type of traffic circulation on adjacent roadways to ensure that public safety and welfare is promoted with the greatest efficiency.

6.8.3 PROVISIONS

1. Where street geometry, traffic volumes or traffic patterns warrant, the Commission may limit the number of driveways that serve a specific site, designate the location of any driveway, require the use or provision of a shared driveway to benefit abutting properties including the provision of associated easements, and/or limit access to a major street and require access from a minor street.
2. As part of application approval, the Commission or its designated agent may require an applicant or owner to establish mutual driveway or other easements to provide a single point of access for two or more abutting properties in a location acceptable to the Commission and the Traffic Authority, file such easements on the land records in favor of the abutting property owners and/or the Town of Ellington as shall be acceptable to the Commission and the Town Attorney, and/or utilize a mutual driveway or other easement that exists on abutting property in lieu of having a separate curb cut onto a road or street.
3. In reviewing existing and future curb cuts, the following guidelines shall be considered:
 - a. Proposed curb cuts should generally be located opposite existing streets and/or major driveways;
 - b. The number of site access points should be limited;
 - c. Internal connections between adjacent properties and the combination of access/egress driveways serving adjacent properties shall be required whenever practicable.

14

Consider Endorsing Design Guidelines

The Commission may wish to consider adding the following as a Section within the Regulations or as an Appendix to the Regulations to guide the design of new buildings and sites except the development of an individual single-family house on an existing lot or parcel.

Note that these guidelines are from other communities and should be reviewed and tailored to Ellington.

DESIGN GUIDELINES FOR ELLINGTON

As used in these guidelines:

The word "shall" means that the relevant standard, criterion or action must be followed unless the applicant demonstrates that it would clearly be unreasonable or undesirable to do so under all of the circumstances;

The word "should" means that the relevant standard, criterion or action will generally be required, but the applicant may offer, and the Design Review Board and the Commission may approve, an alternative standard, criterion or action if the Design Review Board and the Commission find that the alternative would better fulfill the overall goals set forth in these guidelines.

1. PURPOSE

These design guidelines are intended to aid in maintaining and enhancing the character and quality of the buildings and public spaces in Ellington in order to maintain and enhance:

- a. the distinctive character, landscape and historic value of Ellington,
- b. the sensitive balance of visual and spatial relationships that create the character of Ellington,
- d. the overall quality of the built environment, and
- e. the economic and social vitality of areas which depends upon maintaining the attractiveness of the street environment, the economic viability of businesses, and a hospitable atmosphere for residential occupants and visitors.

2. USE OF GUIDELINES

These design guidelines are intended to provide:

- a. that proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, and the terrain and to the use, scale and architecture of existing buildings that have a functional or visual relationship to a proposed building or modification,
- b. that all spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area in and around the proposed building or modification,
- c. that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping,
- d. that proposed improvements complement and are in concert with existing and planned public improvements including but not limited to sidewalk construction, street curbing, street lighting and landscaping,
- e. that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized, and
- f. criteria from which a property owner and the Design Review Board and the Commission may make a reasonable determination of what is permitted.

3. OVERALL DESIGN

3.1. Compatibility Objectives

All development shall be designed to be compatible with the existing and planned character of the area where it is proposed. Guidelines include:

- a. The building and layout of buildings and site improvements should reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact;
- b. Proposed streets should be connected to the existing road network, wherever possible;
- c. Open spaces within the proposed development should reinforce open space patterns, in form and siting;
- d. Locally significant features of the site such as distinctive buildings or sight lines or vistas should be integrated into the site design;
- b. The landscape design should complement the landscape patterns in the vicinity of the site;
- c. The exterior signs, site lighting and accessory structures should support a uniform architectural theme and be compatible with their surroundings; and
- d. The scale, proportions, massing and detailing of any proposed building should be in proportion to the scale, proportion, massing and detailing in the vicinity of the site.

3.2. Local Context

The design of improvements shall be patterned on the physical, cultural and historic context in the vicinity of the site. Guidelines include:

- a. Reinforce historic scale, massing, proportion, spacing, setbacks, and orientation.
- b. Protect and create views of distinctive landscapes and historic sites and structures.
- c. Incorporate historic / cultural landmarks into new development, where applicable.

3.3. Other Context

The exterior of structures and the configuration of sites should also be consistent with the distinctive characteristics in the vicinity of the site and may consider the "Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended.

3.4. Organization

Improvements should be organized as an integrated system of structures, outdoor spaces, landscapes, and details both within the site and in relation to other improvements in the vicinity of the site. Guidelines include:

- a. Organize the site in a unifying and discernible manner.
- b. Maintain visual privacy between public and private spaces.
- c. Preserve or create scenic views.

4. SITE LAYOUT

4.1. General

The overall design of the site should provide for places that promote pedestrian comfort, provide visual pleasure, and support outdoor social activity that reinforce community life. Guidelines include:

- a. Provide for public gathering at convenient, safe and visually engaging locations.
- b. Use sidewalks / walkways as organizing elements.
- c. Illuminate assembly areas and street for visibility and safety.

4.2. Building Alignment

The width, height and spacing of buildings should respect the existing rhythms of the street on which they front. Guidelines include:

- a. Provide a well-defined front facade with the main entrance clearly visible and identifiable from the primary public vantage points or public right-of-way.
- b. Align buildings so that the dominant lines of their facades parallel the line of the street and create a sense of enclosure.
- c. The relationships between buildings and the street (such as front facades and major roof ridges) should either be parallel or perpendicular, not oblique or diagonal.

4.3. Pedestrian Circulation

The overall design of the site should provide a safe, logical approach and entry to all buildings and site use areas for pedestrians. Walkways on private property should connect to and extend the network of public pedestrian movement that is crucial to the proper functioning in the vicinity of the site. Guidelines include:

- a. Minimum sidewalk /walkway width should be four (4) feet.
- b. Grass strips, at a minimum of 2' wide, shall be provided in between roads and sidewalks.
- c. Materials for sidewalks and walkways shall be concrete, brick, or precast concrete pavers.
- b. In parking lots with more than two aisles or two full parking bays, walkways shall be provided where needed so that pedestrians can move from their cars to buildings along a well-marked walkway and shall be clearly marked by a change in grade or material or both.
- c. Walkways should take advantage of, and give access to, views, open space, and environmental features.

4.4. Vehicular Circulation

The overall design of the site should provide a safe, logical approach and entry to all buildings and site use areas for vehicles. Guidelines include:

- a. Minimize curb cuts (both number and width) and encourage the use of shared walkways, shared driveways, rear driveway connections, and alley access to off-street parking areas.
- b. Minimize conflicts between pedestrians (sidewalks) and vehicles (curb cuts).
- c. Locate all delivery areas toward the rear of the site concealed from the public right-of-way.
- d. Where interrupted by curb cuts, the continuity of the sidewalk surface material should be maintained, while the material of the driveway should be interrupted.

4.5. Site Parking

The overall design of the site should integrate parking into the site design providing a positive visual element rather than the dominating one. Guidelines include:

- a. Consider designs that locate parking at the rear and sides of buildings.
- b. Pave and grade parking so that storm water will not cross public sidewalks.
- c. Encourage parking lot light standards and fixtures that are compatible with the area in terms of design, height, color and intensity of illumination.
- d. Screen parking areas from street view (with landscaping, berms, fencing, etc.) to create a buffer that would visually screen parking areas, but not isolate the property or compromise security.
 - i. Screen hedges or walls shall be 2'-3' min. height (for plant material) when installed and maintained at a minimum of three feet in height. Types of plants that are encouraged include hedges of yew, privet, junipers, holly, euonymus, boxwood or other vegetation.
 - ii. Stonewalls are encouraged. Earthen berms or brick may also be acceptable.

4.6. Service / Utility Areas

The overall design of the site should minimize the safety hazards and visual impacts of service equipment and supporting structures. Guidelines include:

- a. Install new utility service systems underground.
- b. Conceal or screen all HVAC equipment from view from the public rights-of-way and areas of public assembly.
- c. Protect adjacent residential neighborhoods from noise, traffic, risk of hazards, etc.

5. BUILDINGS

5.1. Architectural Style

“New England style” -type architecture should be encouraged. Guidelines include:

- a. Promote basic design elements and relationships that will help maintain and enhance a harmonious “New England style”-type architectural character.
- b. Other architectural forms and types (including architecturally unique or exceptional buildings) may also contribute, in the appropriate place and at an appropriate scale, to the character of the area.
- c. In the event of significant departure from this standard for “New England style” -type architecture, the burden of proof of the overall appropriateness of the design rests with the applicant.

5.2. Form and Space

Building forms and surrounding spaces should reflect continuity of density, streetscape rhythm, yard setbacks, and community character. Guidelines include:

- a. Create interesting and proportional outdoor spatial relationships between buildings, open space, and setbacks on adjacent sites.
- b. Establish building references (e.g. eave or cornice heights, wall detailing, ground window heights, etc.) with adjacent building forms for visual continuity.
- c. Create variety using building siting, surface recesses, and projections.
- d. Avoid long and large unarticulated structures that are uninviting and do not contribute to the human-scaled streetscape.
- e. Avoid the over massing of buildings as it spatially relates to public rights-of-way, areas of open space and pedestrian walkways.

5.3. Scale, Massing and Proportion

The design statement should be simple and the individual design elements, materials, and details should be consistent with the contextual setting. Guidelines include:

- a. Balance the visual relationships of building bulk and size with its site.
- b. Break larger building volumes into smaller forms to lessen the total building mass.
- c. Maintain proportions between building height, length and width consistent with prevailing architectural standards.
- d. Create variety through compatibility rather than conformity.
- b. Strive for visual simplicity rather than unnecessary complexity.

5.4. Rooflines, Facades and Entrances

Rooflines should be simple, functional, and reflective of the broader community building stock and the public face of the building should present a clear, well-defined, and balanced façade. Guidelines include:

- a. Form a consistent composition between the roof mass and building façade.
- b. Reference adjacent building rooflines and roof details (e.g. dormers, fascias, roof pitches, etc.) and materials where applicable.
- c. Apply consistent and historically correct architectural detailing throughout.
- d. Build elements (e.g. protective canopies, columns, stairs, roof projections, etc.) to human scale at sidewalk level to encourage pedestrian use.
- b. Avoid false detailing (e.g. mansard roofs, partial HVAC screens, truncated roof structures, etc.) which detracts from the building's integrity.
- c. Create an agreeable pedestrian environment including weather protection, convenience, and safety features.
- d. Arrange window patterns with a balanced spacing and conscious rhythm.
- e. Observe historic precedents wherever possible.

5.5. Materials, Color and Surface Texture

Building materials should be durable and functional and the use of color and texture should be reflective of local style and character. Guidelines include:

- a. Preferred exterior materials look like natural materials (i.e. brick, stone, and wood).
- b. In pitched roofs preferred roof materials are slate, wood shingles, and shakes. Asphalt shingles are acceptable. Colors should be neutral to dark.
- b. Standing seam metal roof materials may be acceptable in some areas. Colors should be neutral to dark.
- c. Limit the number of different materials on the exterior to avoid visual overload
- d. Materials should be used with appropriate detailing and expression.
- e. Avoid large, unarticulated or monolithic areas on the street facades by using details to add relief and shadows.
- f. Create visual variety and establish character using architectural elements (e.g. roof overhangs, trellises, projections, reveals, awnings, etc.) using proportional architectural elements.
- g. Coordinate all exterior elevations of the building (color, materials, architectural form, and detailing) to achieve continuity.
- h. Any new or exterior alterations should have trim detail to be compatible with surrounding architecture.
- i. Trim details, such as rake boards, corner boards and fascia trim, should be of a material and dimension appropriate to the overall treatment of the facade.

5.6. Equipment and Services

Building equipment, storage, and service areas should be integrated into the site plan and architectural composition in ways that minimize adverse impacts. Guidelines include:

- a. Install new utility service systems underground, and encourage burying all existing above ground services when renovating.
- b. Conceal views of all roof-mounted equipment (e.g. HVAC, plumbing, exhaust fans, etc.).
- c. Screen all ground or concrete pad-mounted equipment using evergreen plant materials of different species and size, or architectural detailing complementary to the building.
- d. Locate and screen accessory buildings and functions (e.g. trash containers, storage sheds, and emergency generators) away from parking areas, walks, and adjacent land use.
- b. Conceal garage doors and loading areas from view from surrounding streets.

5.7. Building Height

Building heights should be appropriate. Guidelines include:

- a. Maximum two-story eave heights are encouraged.
- b. The first floor level of a 2-story facade should not exceed a height of four feet (4') above the grade at the street face of a building.
- c. Story heights should remain within the range of those in surrounding buildings.
- d. Two-story mixed-use buildings are encouraged.
- b. Roof eaves on main roofs should be at least ten feet (10') above the grade at the building front entry.

6. SITE ENHANCEMENTS

6.1. Landscaping

Planting material should be used in a logical, orderly manner that defines spatial organization and relates to buildings and structures. Guidelines include:

- a. Consideration shall be given to any overall landscaping plan or theme endorsed by the Planning and Zoning Commission for the vicinity of the site.
- b. Use plant material as design features and integrate mature vegetation into the design utilizing existing trees where possible.
- c. Use indigenous plants and avoid unusual or exotic cultivars.
- d. Create identifiable places utilizing open space and vegetation.
- b. Balance the quantity of landscaping with the scale of the development.
- c. Landscape around buildings, shield unsightly areas, and provide shade.
- d. Create tree canopies for environmental and spatial impact at maturity.
- e. Choose plant materials that have year-round interest.
- f. Preserve street trees and protect their roots during and after construction and from snow removal operations.
- g. Provide landscaped islands within parking areas.
- h. Protect landscape materials and vehicles with curbs.
- i. Landscape areas between the parking and the building.
- j. Provide space for snow placement or removal.
- k. Trees shall be planted in landscaped areas, unless planters, tree wells or tree pits are a preferable alternative.

6.2. Site Lighting

Site lighting should provide the functional and esthetic benefits of exterior lighting while mitigating the potential for nuisance. Guidelines include:

- a. Consideration shall be given to any overall lighting plan or theme endorsed by the Planning and Zoning Commission for the vicinity of the site.
- b. Coordinate lighting fixture and standard details with the architecture or neighborhood character.
- c. To ensure that light sources are not visible off site, light sources shall be directed down toward the ground surface, lighting fixtures shall have opaque hoods over all light elements, and all fixtures shall have sharp cut off shields.
- d. Light pole height shall be kept as low as practical.
- b. Lighting for walkways shall be at a maximum pole height of 15'.
- c. Bollard type lights are encouraged.
- d. Locate lighting fixtures for the anticipated use (e.g. signage, site features).
- e. Avoid relative brightness differences with adjacent dissimilar land uses and provide associated photometric data.
- f. Use of selective night lighting, where deemed appropriate, to highlight architecturally-significant and/or distinctive features of a building or structure.
- g. Lights should not blink, flash, or change in intensity.
- h. Use lighting fixtures with shielding devices or sharp cut-off refractors.
- i. Conceal the lighting source from the public right-of-way.
- j. Use white light lamps (e.g. metal halide) for site development illumination, do not use low or high-pressure sodium sources, and avoid mixing light source colors.
- k. Ensure that lighting support locations do not create a safety hazard.
- l. Use shatterproof coverings for low-level lighting.
- m. Coordinate lighting fixture assembly with architecture it serves.

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- n. Illuminate entrances, exits and internal barriers.

6.3. Fences, Walls, And Landscape Screens

Open fences, low walls, or landscape hedges may be appropriate where the continuity of buildings is interrupted by a vacant lot, a parking lot, or a building set back farther than the build-to line or setback zone. Guidelines include:

- a. Where appropriate, use open fences, low walls, and hedges to define walkways, help give pedestrian scale to the street, and create a transition between public and private spaces.
- b. Discourage the use of fences, walls, or hedges that separate a building from the street or try make up for other design issues.
- c. Fences, walls, and hedges should generally be residential in scale, character and materials, and architecturally compatible with the main structure.
- d. Chain link and stockade fences and tall walls and hedges create unfriendly barriers and may block important public visual and pedestrian access and are therefore discouraged.
- b. Maximum height of fences and walls shall be four feet, except for screening of dumpsters, which shall be six feet in height.

6.4. Site Drainage

Site drainage should protect the health and safety of the public and promote ecologically sensitive approaches. Guidelines include:

- a. Prepare for storm water recharge.
- b. Design for zero increase in the peak rate of runoff.
- c. Encourage renovation of storm water quality.
- d. Use permeable pavement surfaces where optional.

7. SIGNAGE

7.1. General

Signage should identify the business and street number clearly and simply and avoid use of slogans and advertising. Guidelines include:

- a. Integrate any existing and/or proposed signage into the overall design insuring that it complements its surroundings.
- b. Avoid visual competition with other signs in the area and repetitious signage information on the same building frontage.
- c. Minimize the number of building and directional signs to avoid repetition.
- d. Avoid markings on the pavement.

7.2. Sign Context

Signage should reflect the character of the architecture, site, and neighborhood without occurring at the expense of individual expression and creativity. Guidelines include:

- a. Integrate signage programs to become a natural part of the building façade.
- b. Create a sign proportionate to its location and the setback from the primary vantage point.
- c. Design information to fit properly into the sign location without visual clutter.
- d. Prohibit roof-mounted signage, freestanding signs, and driveway directional signs unless needed in unusual situations.
- b. Replacements for oversized existing signs should be resized for the location rather than matching the pre-existing conditions.

7.3. Sign Design

Signage should conform to the character of the site elements in terms of historic era, style, location, and size. Guidelines include:

- a. Coordinate sign background, trim, text, and detail with the architecture.
- b. Use durable, weather-resistant and vandal-proof materials for the sign.
- c. Avoid bright background colors (e.g. bright red, orange, or yellow).
- d. Avoid a white or off-white color in a large field of illuminated background.
- b. Avoid visible raceways and transformers for individual letters.
- c. Trim edges of flat sheet signs to improve the finished appearance.
- d. Use a flat or semi-gloss finish on the surface in lieu of a glossy, plastic finish.

7.4. Sign Landscaping

Signage should be integrated with the ground plane by using complimentary plant materials as part of the overall planting plan. Guidelines include:

- a. Use durable and low maintenance plant materials with year round appeal.
- b. Utilize low walls to define plant beds when appropriate to the architecture.
- c. Irrigate planting beds when possible.

7.5. Sign Lighting

Sign lighting should be used judiciously and specifically to illuminate useful information. Guidelines include:

- a. Use only external sources when lighting.
- b. Illuminate only the sign surface and avoid light spill onto adjacent property.
- c. Screen any external spot or flood lighting from view by the passers-by.
- d. Screen low-level lighting from view with plant materials.
- b. Balance signage illumination with surrounding lighting level intensities.

Town of Ellington

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