



# TOWN OF KILLINGLY

## PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239  
Tel: 860-779-5311 Fax: 860-779-5381

### MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk  
FROM: Ann-Marie L. Aubrey, Director of Planning and Development *AMA*  
DATE: FEBRUARY 8, 2021  
SUBJECT: ZONE TEXT AMENDMENT APPLICATION – 20-1253; Deerfield 26 Marshall, LLC  
(Applicant); under Industrial Zone, add as a Special Permitted Use; Section 430.1.2.k;  
Heavy Equipment and Heavy Specialized Vehicle Sale, Rental and/or Service Repair  
Establishments.

*2021 FEB - 9 AM 10:16*  
*Elizabeth Wilson*

In accordance with Connecticut General Statutes Section 8-3(d) the Killingly Planning and Zoning Commission notifies you that the Commission has **approved – ZONE TEXT AMENDMENT APPLICATION – 20-1253; Deerfield 26 Marshall, LLC (Applicant); under Industrial Zone, add as a Special Permitted Use. Section 430.1.2.k; Heavy Equipment and Heavy Specialized Vehicle Sale, Rental and/or Service Repair Establishments to the Town of Killingly Zoning Regulations.**

A complete copy of the zone text change, with edits, is attached hereto and incorporated herein for your convenience.

As required, a Decision Legal Notice was published on the Town's Website, and in the Norwich Bulletin on Monday, January 25, 2021. In accordance with CT General Laws, a fifteen (15) day appeal period commenced on that date. **The appeal period will end at the end of the business day on TUESDAY, FEBRUARY 9, 2021, and provided no appeal is taken, the approved text change will become effective on FRIDAY, FEBRUARY 19, 2021 AT 12:01 am.**

**If appealed, and there is a positive finding of the court in favor of the Town of Killingly (i.e. the court upholds the zone text change), the Zone text change will become effective immediately upon the publication of the court's decision.**

Any inquiries or questions regarding the zone text change can be directed to my attention at 860-779-5311. Thank you for your consideration.

cc: Mary T. Calorio, Town Manager (email)	Jill St. Clair, Dir. Economic Dev. (email)
Jonathan Blake, Planner 1 (email)	Marina Capraro, Asst. Planner (email)
Tracy Bragg, Building Official (email)	Randy Burchard, Fire Marshal (email)
Paul Gazzola, Asst. Bldg. Off. (email)	William Skene, Asst. Fire Marshal (email)
Diane Guertin, Adm. Secretary (email)	Tammy LaPlante, Adm. Secretary (email)
David Capacchione, Town Engineer (email)	Gary Martin, Asst. Town Engineer (email)
Mary Bromm, Comm. Dev. Adm. (email)	

**NOTE: PLEASE KEEP THIS MEMORANDUM POSTED UNTIL FRIDAY, FEBRUARY 19, 2021. THANK YOU.**

**Proposed Special Permit Use**

**Add Section 430.1.2.k Industrial Zone (Special Permit Use)**

**Heavy Equipment and Heavy Specialized Vehicle Sale, Rental and/or Service/Repair Establishments provided:**

No outdoor display of vehicles or equipment for sale shall be within 20 feet of any side or rear property line or any street right-of-way and shall be screened, using vegetation and/or fencing, from any adjacent residential property.

Fuel, oils, lubricants, and other potentially contaminating materials must be stored within 110% secondary protection containment areas. Such materials stored outside must also be within 110% secondary protection containment areas and located on suitable impermeable surfaces with a closed drainage system and oil separator(s).

All vehicles stored out-of-doors waiting for service and/or pick-up are preferred to be located at the rear of the building and screened, using vegetation and/or fencing, from any adjacent residential property.

Approval of the proposed location is obtained in full compliance with the Connecticut General Statutes.

No Vehicle or equipment salvage or bone yard shall be maintained on site. A part yard not to exceed 10,000 square feet in area and screened, using vegetation and/or fencing, from any adjacent residential property, may be allowed.

Repairs shall take place within enclosed buildings or structures whenever possible or take place to the rear of the building and shall be screened, using vegetation and/or fencing, from any adjacent residential property. Outdoor repairs shall be conducted on a suitable reinforced concrete impermeable surface and constructed with a closed drainage system with oil separator(s) to prevent storm water runoff and/or ground water contamination.

A spill prevention and response plan and emergency spill response equipment shall be maintained on site at all times.