



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

MONDAY – APRIL 19, 2021

**Regular Meeting
7:00 PM**

TOWN MEETING ROOM – 2ND FLOOR
Killingly Town Hall
172 Main Street
Killingly, CT

RECEIVED
TOWN CLERK KILLINGLY, CT
2021 APR 16 AM 8:56
Maggie Deane, Town Clerk

DUE TO COVID-19 THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

AGENDA

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO www.killinglyct.gov AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

- I. CALL TO ORDER/ROLL CALL
- II. SEATING OF ALTERNATES
- III. AGENDA ADDENDUM
- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

NOTE: Pursuant to Governor's Executive Order 7B, all public comments can be emailed to publiccomment@killinglyct.gov or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment must be received prior to 2:00 PM the day of the meeting. Public comment received will be posted on the Town's website www.killingct.gov.

NOTE: To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 132-925-4358 when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)

NONE

NOTE: To participate in THE PUBLIC HEARINGS – the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code 132-925-4358 when prompted.

Hearings' segment closes.
Meeting Business will continue.

VII. UNFINISHED BUSINESS – (review / discussion / action)

1) **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone.

VIII. NEW BUSINESS – (review/discussion/action)
NONE

Applications submitted prior to 5:00 PM on MONDAY, APRIL 12, 2021 will be on the agenda as New Business, with a “date of receipt” of MONDAY, APRIL 19, 2021 and may be scheduled for action during the next regularly scheduled meeting of MONDAY, MAY 17, 2021.

Applications submitted by 12:00 noon on FRIDAY, APRIL 16, 2021 will be received by the Commission (“date of receipt”) on MONDAY, APRIL 19, 2021. However, these applications may not be scheduled for action on MONDAY, MAY 17, 2021, as they were submitted after the Commission’s deadline. This is in accordance with Commission policy to administer Public Act 03-177, effective October 1, 2003.

IX. ADOPTION OF MINUTES – (review/discussion/action)

1) Regular Meeting Minutes – March 15, 2021

X. OTHER / MISCELLANEOUS – (review / discussion / action)

1) **58-24 Review; Town of Killingly**; Revised plans for a solar installation at the Killingly Central School; 60 Soap Street, Dayville, CT; was originally a roof mount installation changing to a carport(s) installation; GIS MAP 106, LOT 28, Low Density Zone.

XI. CORRESPONDENCE

1) **SBA PROPERTIES, LLC. (T-MOBILE)**– received a Notice of Exempt Modification for the tower located at 246 East Franklin Street, Danielson, CT – re: remove 4 existing antennas and replace with 4 new antennas that will support 5G services and will be installed at the 137-foot level of the tower. (The full set of plans is in the P&D Office if anyone wishes to see it.)

XII. DEPARTMENTAL REPORTS – (review/discussion/action)

- A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)
- B. Inland Wetlands and Watercourses Agent’s Report
- C. Building Office Report

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT

VII. UNFINISHED BUSINESS – (review / discussion / action)

1) **Site Plan Review Application #21-1258** – Kevin J. Crump (Frito-Lay, Inc./Landowner); the project consists of new construction of an asphalt truck trailer storage lot with lighting and storm water improvements; 628 Wildwood Way; GIS MAP 81; Lot 20; ~15 acres; Industrial Zone.

APPLICANT(S): Kevin J. Crump
LANDOWNER(S): Frito-Lay, Inc.
SUBJECT PROPERTY: 628 Wildwood Way
ASSESSOR’S INFO: GIS MAP 81; LOT 20; ~15 acres
ZONING DISTRICT: Industrial Zone
REQUEST: New construction of an asphalt (paved) truck trailer storage lot with lighting and storm water improvements
REGULATIONS: Article IV – Site Plan Review, Section 470 – et sec.

COMMENTS ABOUT THIS APPLICATION

Documents attached hereto:

- 1) Site Plan Review Application – fee paid in full.
 - 2) Site Plan Drawings / Maps – revised in accordance with IWWC requests.
 - 3) List of adjacent landowners (referenced here only).
 - 4) Motion Page from Killingly Inland Wetlands and Watercourses Commission showing approval of April 5, 2021
 - 5) Staff verified with David Capacchione (Town Engineer) that he had reviewed the revised plans and that all his questions and concerns had been addressed.
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OTHER REQUIRED APPROVALS

- 1) Inland Wetlands and Water Courses – see “documents attached hereto” above.
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STAFF COMMENTS AND SUGGESTIONS

- 1) Unless Commission Members have any questions or concerns, Staff believes that all questions or concerns brought forth during the prior meeting have been addressed.
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LEGAL NOTICE
Town of Killingly
Inland Wetlands and Watercourses Commission

On April 5, 2021 the Killingly Inland Wetlands and Watercourses Commission took the following actions:

1. Application 21-1516 of Frito Lay Inc for redevelopment and expansion of the existing gravel lot (Yellin Trailer Parking Lot); with associated, grading, drainage, and utilities within the 200' upland review area; Filling of existing manmade stormwater pond (at 1886 Upper Maple Street) and construction of a new stormwater pond with water quality forebay; Located at 628 Wildwood Way; GIS Map 81; Lot 20; 15.20 acres; Industrial Zone. – **APPROVED WITH CONDITIONS.**
2. Application 21-1520 of Sheena Ruggirello for a 30' x 40' outbuilding (storage) with a concrete patio and 15' x 24' inground pool; within the 200' upland review area; Located at 65 Stone Road; GIS Map 19; Lot 15; 6.2 acres; Five Mile River Overlay District / Rural Development Zone. – **APPROVED WITH CONDITIONS.**

Sandy Eggers, Chair
Rodney Galton, Vice Chair

Dated 4/6/2021.

TO BE PUBLISHED ON TOWN OF KILLINGLY WEBSITE (PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER 7B – RE: COVID-19) – Tuesday, April 6, 2021

RECEIVED
TOWN CLERK, KILLINGLY, CT
2021 APR -6 AM 10:02
Sandy Eggers, Chair



Design 2 Killingly Central School, 60 Soap St, Dayville, CT 06241

Design

Design	Design 2
DC Nameplate	129.6 kW
AC Nameplate	100.0 kW (1.30 DC/AC)
Last Modified	CSW Energy (Today at 12:40 PM)

Components

Component	Name	Count
Inverters	CSI-50KTL-G5 (Canadian Solar)	2 (100.0 kW)
Strings	10 AWG (Copper)	20 (2,527.2 ft)
Module	Canadian Solar, CS3W-405PB-AG (405W)	320 (129.6 kW)

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Carport	Portrait (Vertical)	7°	248.659°	0.1 ft	1x1	112	112	45.4 kW
Field Segment 2	Carport	Portrait (Vertical)	7°	249.88037°	0.1 ft	1x1	208	208	84.2 kW

Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	16-16	Along Racking

Project Location

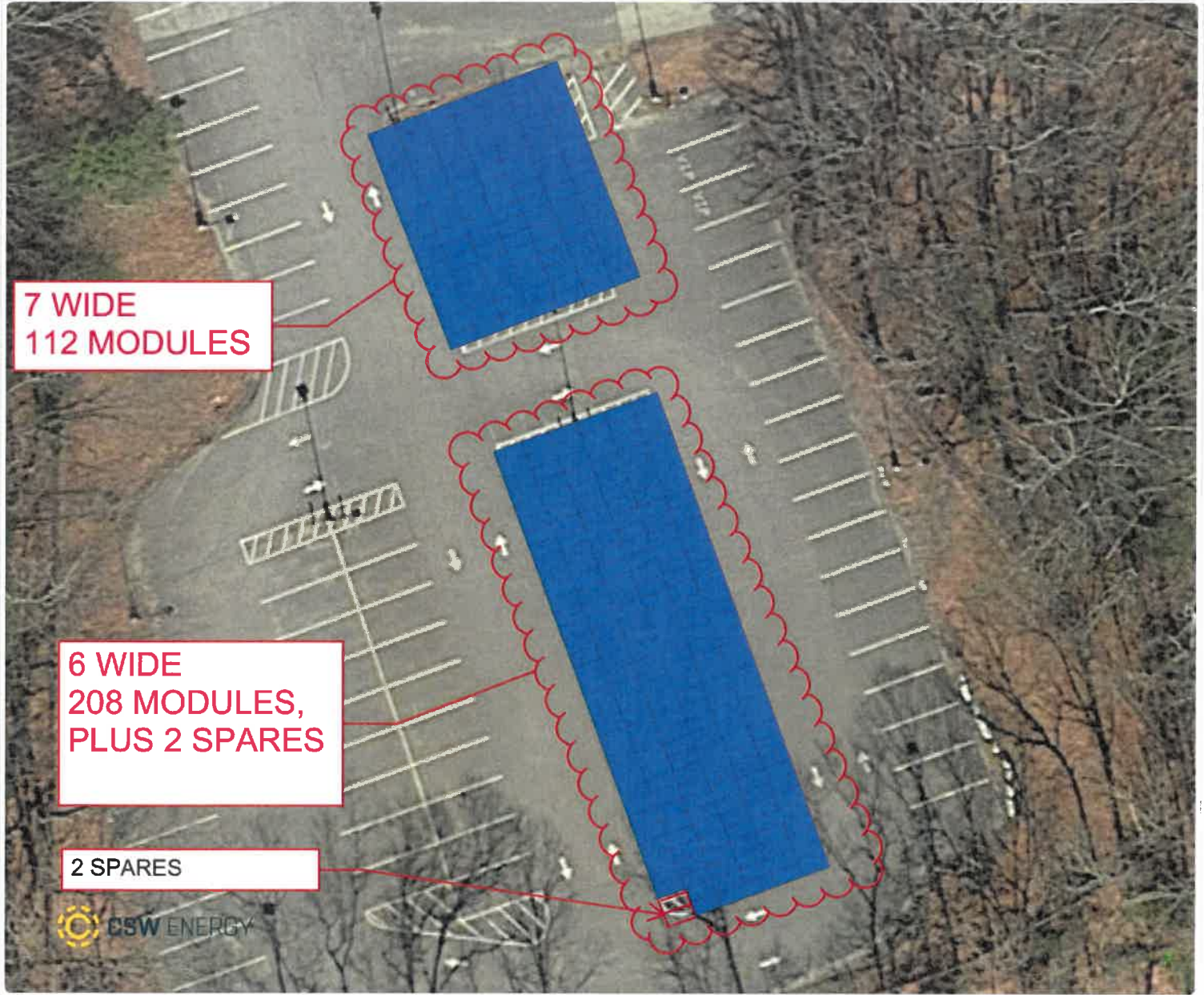


\$8-24 REVIEW
CHANGE FROM ROOF MOUNT
TO A CARPORT INSTALLATION

#8-24 Review



Detailed Layout



\$8-24 REVIEW - KCS
60 SOAP STREET
CHANGE FROM A ROOF
MOUNT TO A CARPORT
INSTALLATION

\$8-24 REVIEW



Filed by:

G. Scott Shepherd, Site Development Specialist II - SBA Communications
134 Flanders Rd., Suite 125, Westborough, MA 01581
508.251.0720 x 3807 - gshepherd@sbsite.com

February 8, 2021

- CORRESPONDENCE -

Melanie A. Bachman
Executive Director
Connecticut Siting Council
Ten Franklin Square
New Britain, CT 06051

RE: Notice of Exempt Modification

246 East Franklin Street, Danielson, CT 06239

Latitude: 41.795822

Longitude: -71.870333

T-Mobile Site #: CT11315C_Anchor

Dear Ms. Bachman:

T-Mobile currently maintains six (6) antennas at the 137-foot level of the existing 155-foot Monopole Tower at 246 East Franklin St., Danielson, CT. The 155-foot tower is owned by SBA Properties, LLC. The property is owned by Amanda Martel, Trustee of the Charles R. Hutchins Irrevocable Trust dated 9/24/2018. T-Mobile now intends to remove four (4) 1900 MHz antennas and replace with two (2) new 1900/2100 MHz antennas and two (2) new 600/700/1900 and install two (2) new 2500 MHz antennas.

The new antennas support 5G services and would be installed at the 137-foot level of the tower.

Please note: Per the Connecticut Siting Council Website: CSC COVID 19 Guidelines.
In order to prevent the spread of Coronavirus and protect the health and safety of our members and staff, as of March 18, 2020, the Connecticut Siting Council shall convert to full remote operations until March 30, 2020. Please be advised that during this time period, all hard copy filing requirements will be waived in lieu of an electronic filing. Please also be advised that the March 26, 2020 regular meeting shall be held via teleconference. The Council's website is not equipped with an on-line filing fee receipt service. Therefore, filing fees and/or direct cost charges associated with matters received electronically during the above-mentioned time period will be directly invoiced at a later date.

Planned Modifications:

TOWER

Remove:

- (4) Generic Twin Style TMAs



Remove and Replace:

- (2) EMS RR90-17-XXDP 1900 MHz antenna (remove) – (2) Air32 KRD901146-1_B66A_B2A 1900/2100 MHz antenna (replace)
- (2) EMS RR90-17-XXDP 1900 MHz antenna (remove) - (2) RFS APXVAARR24_43_NA20 600/700/1900 MHz antenna

Install New:

- (2) Ericsson AIR6449 B41 2500 MHz antenna
- (3) 1-5/8" Fiber
- Walking Platform w/mount modifications
- (2) Ericsson 4449 B71+ B85 RRUs
- (2) Ericsson 4415 B25 RRUs

Existing Equipment to Remain:

- (3) T-Arms
- (3) Ericsson KRY 112 144/2 TMAs

Entitlements:

- (4) 1-1/4" coax

GROUND

Install New:

- Ericsson 6160 Equipment cabinet
- Ericsson B160 Battery Cabinet
- 3" x 5' – 6" concrete pad extension
- Cable Bridge mounted to existing concrete pad
- Equipment within existing RBS6201 Equipment cabinet

Existing Equipment to Remain:

- (1) GPS antenna

Remove and Replace:

- 100A Electrical Panel (remove) – (1) 200A Electrical Panel (replace)

This facility was approved by the Town of Killingly's Planning and Zoning Commission on July 13, 1998 under Special Permit Application #98-704. Approval was given for a telecommunications tower and associated equipment. No post construction stipulations were set. Please see attached.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. §16.50j-72(b)(2). In accordance with R.C.S.A. § 16.50j-73, a copy of this letter is being sent to the Town of Killingly's Town Manager, Mary Calorio, and Director of Planning & Development, Ann-Marie Aubrey, as well as to the property owner. (Separate notice is not being sent to tower owner, as it belongs to SBA.)



The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. §16.50j-72(b)(2).

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modification will not require the extension of the site boundary.
3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard.
5. The proposed modification will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

For the foregoing reasons, T-Mobile respectfully submits that the proposed modifications to the above-referenced telecommunication facility constitute an exempt modifications under R.C.S.A. § 16-50j-72(b)(2).

Sincerely,

G. Scott Shepherd
Site Development Specialist II
SBA COMMUNICATIONS CORPORATION
134 Flanders Rd., Suite 125
Westborough, MA 01581

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5083868.6000 + C
gshepherd@sbsite.com

Attachments

cc: Mary Calorio, Town Manager / with attachments
Town of Killingly, Killingly Town Hall, 172 Main Street, Killingly, CT 06239
✓ Ann-Marie Aubrey, Director of Planning & Development / with attachments
Town of Killingly, Killingly Town Hall, 172 Main Street, Killingly, CT 06239
Amanda Martel, Trustee of the Charles R. Hutchins Irrevocable Trust / with attachments
246 E. Franklin Street, Killingly, CT 06239

RECEIVED

APR 09 2021

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY



EXHIBIT LIST

Exhibit 1	Check Copy	To be invoiced at a later date per Covid guidelines
Exhibit 2	Notification Receipts	x
Exhibit 3	Property Card	x
Exhibit 4	Property Map	x
Exhibit 5	Original Zoning Approval	Town of Killingly P&Z Commission 7/13/98
Exhibit 6	Construction Drawings	Chappell Engineering 1/27/21
Exhibit 7	Structural Analysis	TES 1/15/21
Exhibit 8	Antenna Mount Analysis	Geo Structural 11/17/20
Exhibit 9	EME Report	EBI Consulting 2/5/21