



**TOWN OF KILLINGLY  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**Monday, December 4, 2023**

**Regular Meeting – In Person**

**7:00 PM**

**First Floor – Room 102**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**AGENDA**

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF MINUTES – (Review/Discussion/Action)**
  - A. November 6, 2023, Regular Meeting
  - B. November 18, 2023, Special Meeting (Site Walk)
- IV. **CITIZENS' PARTICIPATION – Public comment can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comments received prior to the meeting will be posted on the Town's website [www.killingly.org](http://www.killingly.org).**
- V. **Unfinished Business: – (Review/Discussion/Action)**
  - A. **Application 23-1577 of Gavin Sheehan** for the construction of a single-family home with driveway (wetland crossing), well and septic within the 200' upland review area; 350 Breakneck Hill Road; Map ID 3327, Alt ID 65-6, RD Zone.
- V. **New Business: (listed in order of receipt) – (Review/Discussion/Action)**

*If the application is complete the Commission shall decide if a public hearing and/or site walk should be held on each application and continue further action until next month's meeting. The Commission may also delegate to its duly authorized agent.*

  - A. **Application 23-1578 of Gary Jaworski** for a one lot resubdivision to construct of single-family home for his own use with associated drive, well and septic within the 200' upland review area; 1602 North Road; Map ID 2675, Alt ID 21-11, RD Zone.
  - B. **Application 23-1579 of Samantha Menghi** (Stephen and Marilyn Jaworski / landowners) for the construction of a detached secondary dwelling unit, with new well and upgraded existing septic within the 200' upland review area; 476 Bailey Hill Road; Map ID 5176, Alt ID 170-12.2, RD Zone.
  - C. **Application 23-1580 of the Town of Killingly** for the construction of a 2600 L.F. paved multi-use trail along the Quinebaug River (Phase V of the Quinebaug River Trail) within the 200' upland review area; 100 Beatrice Ave; Map ID 2818, Alt ID 262-15.1, RD Zone.
  - D. **Application 23-1581 of JPF Rentals LLC** (JPF Rentals, LLC & Christopher Chenette / landowners) for the removal and reconstruction of a two bedroom rental unit, reconfiguration of existing parking and driveway within the 200' upland review area; this is part of a multi-family development (17 rental units in total (2 existing to remain),

*Elysebeth M. Quisenberry*

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TOWN CLERK, KILLINGLY, CT

w/community building, parking, private road, drainage basin, public water and sewer); 18 Ware Road; Map ID 3176, Alt ID 40-27, MD Zone & 21 Pineville Road; Map 1008, Alt ID 40-33, MD Zone.

**VI. Correspondence to the Commission**

**VII. Staff Report**

- A. Authorized Agent Applications
- B. Monthly Zoning/Wetlands Report

**IX. Town Council Liaison**

**X. Adjournment**

**TOWN OF KILLINGLY**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
**REGULAR MEETING MINUTES**  
**172 Main Street**  
**Danielson, CT**  
**November 6, 2023, 7:00 p.m.**

2023 NOV 15 PM 12:00

I. Call to Order: Chairperson Eggers called the meeting to order at 7:10 p.m.

II. Roll Call:

**Members Present:** Chairman Sandy Eggers, Vice Chairman Rodney Galton, Secretary Corina Torrey. **Members Absent:** Paul Archer & Chris MacDonald. **Also Present:** Jonathan Blake, Town Planner/Zoning Enforcement Officer

III. Adoption of Minutes: October 2, 2023:

**MOTION #1** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetlands and Watercourses Commission approve October 2, 2023 Meeting Minutes - as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

IV. Citizens' Participation: none

V. Unfinished Business:

A. **Application #22-1574**, Passay Development LLC for three-lot subdivision/construction of three single-family homes w/driveways, wells, & septic(s) w/in 200' of upland review area; 325 Snake Meadow Rd; Map ID 60, Alt ID 254-6, Rural Development Zone

**PRESENTATION/APPLICANT:** Paul Terwilliger, PC Survey Associates, LLC. was present to represent the applicant. Lot 6-2 will be an individual lot. While Lot 6 and Lot 6-1 will have a shared-common driveway & utility easement. Shared driveway location was chosen to stay away from the brook and wetlands area on Lot 6 but is within upland review. Erosion and sedimentation control fencing will be installed at driveway installation.

**IWWC COMMENTS / CONCERNS:** Commission is not fully comfortable with proposed erosion and sedimentation control fencing area. It was recommended fencing be installed in a continuous line along limits of clearing on edge of proposed shared driveway closest to the brook.

**TOWN STAFF / CONCERNS:** David Capacchione, Town Engineer, previously submitted staff review report. 1) tracking pads on both sides of driveway are to be installed and 2) associated shared driveway easements are to be addressed by applicant as project moves forward. Tracking pad and easement areas are referenced on site plans as submitted this evening.

Site-line clearing area and erosion and sedimentation controls for driveways is to be added to plans. NDDH approval letter has not been submitted into application file.

**MOTION #2** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve **Application #22-1574** - with the following **CONDITIONS**:

1. No stumping west of shared driveway
2. Continuous erosion and sedimentation control/fencing be put in place in a continuous line along shared driveway on closest side to brook
3. Submit NDDH approval letter into application file

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

B. **Application #23-1576**, Margaret & Kevin Johnston for demolition & reconstruction of single-family residence with driveway, existing well & public sewer w/in 200' of upland review; 2 South Shore Road; Map ID 3721, Alt ID 87-37, ALZOD/Rural Development Zone

**TOWN STAFF / CONCERNS:** David Capacchione, Town Engineer, previously submitted staff review report. Because proposed patio may create an impervious surface the applicant is required to provide installation/material specifications. Town Staff would like to review specifications to assure proper drainage and filtration. Note: 251 has been determined to be the water mark/line for Alexanders Lake. The Town has not received t NDDH letter.

**MOTION #3** made by Corina Torrey **SECONDED BY** Rodney Galton that the Inland Wetland and Watercourses Commission approve Application #23-1576,– as presented and with applicant's submittal of patio specification and NDDH approval letter

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

VI. New Business:

- A. Application #23-1577,** Gavin Sheehan for construction of single-family home with driveway (wetland crossing), well & septic w/in 200' of upland review; 350 Breakneck Hill Rd., Map ID 3327; Alt ID 65-6, Rural Development Zone.

**PRESENTATION/APPLICANT:** Applicant not present.

**TOWN STAFF:** Jonathan Blake explained this is an undeveloped lot with wetland crossing associated to proposed gravel driveway. Proposed driveway location results in a 14% slope at points and would therefore require it to be paved.

**IWWC CONCERNS:** Commission would recommend applicant provide a presentation regarding prudent alternatives.

**MOTION #4** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission receive **Application #23-1577**, with no public hearing and a site walk scheduled November 18, 2023, 12:00 noon at 350 Breakneck Hill Rd.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

- A. Correspondence to the Commission: as submitted in agenda packet
- B. Staff Report:
- a. Authorized Agent Application: N/A
  - b. Monthly Zoning / Wetlands Report: Jonathan Blake spoke to the Release of Notice of Violation / Cease & Desist Order, dated November 2, 2023, regarding Kurt Meyer, Kristopher Meyer, and the Town of Killingly IWWC, for 64 & Mashantuck Road. Property owners were cited for violations related to debris storage on property having a negative impact near wetlands. Debris included items such as car parts, construction debris and old tires. Property owners have been working on cleaning up the site. Property has been brought back to original grade and mulch/conservation seed mix is being used to re-plant vegetation. Commission asked Town Staff to perform a site visit on this site if major rain event occurs.

c. Other: N/A

A. Town Council Liaison: None.

B. Adjournment

**MOTION #5** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission adjourn meeting at **7:50 pm**

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

Respectfully submitted  
Sherry Pollard,  
IWWC Recording Secretary



**TOWN OF KILLINGLY  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**Saturday, November 18, 2023**

**Special Meeting – Site Walk  
12:00 PM**

**Meeting at  
350 Breakneck Hill Road  
Killingly, CT 06241**

**Minutes**

Original Meeting Minutes  
2023 NOV 22 AM 9:27  
Town of Killingly

**I. CALL TO ORDER**

Chairperson Eggers called the site walk meeting to order at 12:02 PM, when a quorum was present.

**II. ROLL CALL:**

**Members Present:** Chairperson Sandy Eggers, Vice Chair Rodney Galton, Secretary Corina Torrey, Paul Archer

**Members Absent:** Chris MacDonald.

**Also Present:** Jonathan Blake (Planner/ZEO). Normand Thibeault, Jr. P.E. (Killingly Engineering Associates, Representing Applicant)

**III. SITE WALK:**

- A. Application 23-1577 of Gavin Sheehan** for the construction of a single-family home, driveway (wetland crossing), well and septic within the 200' upland review area; 350 Breakneck Hill Road; Map ID 3327, Alt ID 65-6, Rural Development Zone.

Mr. Thibeault gave a brief explanation of the proposed project and orientated the group to where the driveway, crossing and house would be. Ms. Eggers commented on the terrain (that after the brook portions of the site are steep). Mr. Thibeault agreed that some portions of the site are almost vertical (partially where the brook is narrowest) and that was design condition that had to be considered (when laying out the property). Mr. Blake if further south on the property if there was enough land (to construct the house) without crossing the brook. Mr. Thibeault indicated that the wetlands continue across the whole front of the property.

As a group those present walked up the proposed driveway and reviewed the flagged wetlands. The members asked that the applicants agent explore an alternative wetland crossing between WF 12A & WF 13A, which would involve rerouting the driveway. The existing crossing along the cart path appears to result in a greater wetland impact but may be the most straightforward location (to avoid other impacts or economically). Mr. Thibeault agreed that they would explore the other option.

The group reviewed the proposed location of the house, well and septic. The members present commented on the old growth pine that exists on the property. The group also inspected a vernal pool that exists further east on the property.

**IV. ADJOURNMENT**

Adjourned at 12:30 PM, motion by Mr. Galton, Second by Mr. Archer – Passes 4-0.