



**TOWN OF KILLINGLY, CT  
ZONING BOARD OF APPEALS**

RECEIVED  
TOWN CLERK, KILLINGLY, CT

2023 MAR 31 AM 8:56

*Elizabeth M. Wilson*

**Thursday – April 13, 2023**

**Regular Meeting – In Person Meeting  
7:00 PM**

**Town Meeting Room – 2<sup>nd</sup> Floor  
Killingly Town Hall  
172 Main Street  
Killingly, CT**

**AGENDA**

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **CITIZEN 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 comment received prior to 2:00 PM on the day of the meeting will be posted on the Town's website [www.killingly.org](http://www.killingly.org).
- IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**
  1. **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.
  2. **Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.
- V. **UNFINISHED BUSINESS – (Review/Discussion/Action)**
  1. **Application #22-832 of Richard Bonneau**; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.
  2. **Application #22-833 of Nicholas Cianci**; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.
- VI. **NEW BUSINESS**
- VII. **ADOPTION OF MINUTES**
  1. October 13, 2022, Regular Meeting
- VIII. **CORRESPONDENCE TO THE BOARD**
- IX. **COUNCIL LIAISON**
- X. **ADJOURNMENT**

## STAFF REPORT

### GENERAL INFORMATION: VARIANCE #23-832

**REQUEST:** Application #22-832 of Richard Bonneau; to vary the Town of Killingly Zoning Regulations Section 450; Dimensional Requirements – Table A; Min. setback from sideline from 30' to 8', for a 440 sq ft addition. Property located at 869 No Main St; GIS MAP 154, LOT 5; GC.

**PURPOSE:** To vary the Town of Killingly Zoning Regulation Section 450, Table A, Min. setback from sideline from 30' to 8', for a 440 sq ft addition.

**APPLICANT:** Richard Bonneau (R C BONNEAU ENTERPRISES LLC, Principle)

**OWNER:** R C BONNEAU ENTERPRISES LLC

**PARCEL ID:** Map #4724, Alt ID 154-5

**LOCATION:** 869 No Main Street

**ZONING:** General Commercial Zone

**REPORT BY:** Jonathan Blake, Planner / Zoning Enforcement Officer

**SUMMARY:** The applicant would like to construct a 440 sq ft addition to provide storage to the existing building. The existing building is legal non-conforming as it sits within the front setback (50' required, 28' existing) and side setback (30' required, 7' existing). The proposed addition would be 8' from the side property line at its closest point. The majority of the addition would be within the 25' side setback.

The applicant is proposing the addition in this location so parking can be maintained, while allowing for the addition of an employee parking space and loading space. The overall site plan also calls for the addition of a stormwater quality trench.

The following documents have been provided for the Boards review: application, abutters list, abutters map, property card, deed, LLC listing, Site Development Plan and GIS map.

The applicant is claiming a hardship under Section 800.2.1 (a,b,c,d) as described in the application to the board.

**REGULATION:** Article VIII. Zoning Board of Appeals; Section 800.2 of the Zoning Regulations of the Town of Killingly specifically states that a *"variance from the terms of these regulations shall not be granted by the Zoning Board of Appeals unless and until...a written application for a variance is submitted on a form prescribed by the commission demonstrating:*

*800.2.1.a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the district.*

*800.2.1.b. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.*

*800.2.1.c. That the special conditions and circumstances do not result from actions of the applicant. Purchase or lease of the property shall not constitute such an "action" in this instance.*

*800.2.1.d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, structure or buildings in the same district.*

The regulations require that all four criteria be met for the Board to grant a variance request. In addition, Section 800.2.5 demands that the Board grant only the "minimum variance necessary" for a "reasonable use of the property".

**RECOMMENDATION:**

Staff recommends the board listen to the testimony presented during the public hearing and weigh the information submitted against items 800.2.1.a-d listed above. If sufficient evidence is presented, then the variance can be granted for those reasons.

In all variance approvals, the minimum variance necessary to accomplish the goal needs to be granted.

Paid \$435  
Check #6024  
sg 3/17

Application #: 23-832

Date Submitted: 3/17/2023

Date of Receipt by Board Fee: 4/13/2023

Staff Initials: JB

**KILLINGLY ZONING BOARD OF APPEALS APPLICATION**

A \$435.00 fee must accompany each application. THIS FEE IS NONREFUNDABLE. Checks or money orders must be payable to the Town of Killingly.

TO BE COMPLETED BY THE APPLICANT --PLEASE PRINT

Applicant's Name Richard A Bonneau , rallyrat67rs@hotmail.com

Day Phone # 860 207 6276 Evening Phone # \_\_\_\_\_

Address 32 Greene Lane, Thompson CT

Owner of Land Richard + Charlene Bonneau

Address 869 N. Main ST, Danielson CT Phone # 860 207 6276

**LOCATION OF PROPERTY**

Street 869 N. Main ST, Danielson CT 06239

GIS # 4724 154 Lot 5 Zoning District GC Lot Size .38 Frontage 121.63'

TYPE OF APPLICATION (Check appropriate box):

- A variance in the application of the Zoning Regulations is requested.
- There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal)
- Other (Specify)

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Current Property Use: Commercial  
(Residential, commercial, industrial)

Proposed Property Use: Commercial  
(Residential, commercial, industrial)

Has any previous Planning & Zoning Commission or Zoning Board of Appeals Application been requested for this property? If so, provide Application #, Applicant's Name and/or Date:

No

Briefly describe the proposed project and/or activity:

Building a storage area

State the appropriate section(s) of the Zoning Regulations you wish to vary or appeal:  
Board action requested by the applicant:

set back

Is unnecessary hardship claimed? Yes. If yes, state the specific hardship with respect to Zoning Regulations, Section 800.2.1 a. b. c & d. Please note a hardship cannot be financial in nature.

Under sized lot, existing building  
legal non-conforming.

ATTACHMENTS:

The following items must be provided to complete this application:

(Check if provided. N/A if not applicable)

- Site Plan to a scale of 1" = 20' or 1" = 40', including
  - Location and size of existing buildings and uses
  - Location and size of proposed buildings and uses
  - Dimensions of the lot and required and proposed setbacks
  - Driveways and parking areas
  - Wells/Water Lines
  - Septic System/Sewer Lines
  - Accessory structures (swimming pools, tool sheds, etc.)
  - Wetlands and water courses
  - Distinguishing boundary or other landmark features such as stone walls, large trees, etc.

NOTE: AN A-2 SURVEY/SITE PLAN MAY BE REQUIRED

- Names and addresses of adjoining property owners
- Copies of the Tax Assessor's property card for this location (Both sides -available in Assessor's Office)
- Verification (through Attorney's letter, title searcher and/or complete deed history) of nonconforming lots of record (if applicable). (Zoning implementation: Town of Killingly: May 26, 1975, Borough of Danielson: September 1, 1960)
- One 8 1/2" X 11" G.I.S. map of the property and surrounding area. (Available in Planning & Zoning Department)
- Other exhibits or documents supplied by applicant -please specify:  

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The following items must be provided to complete this application:

(Check if provided. N/A if not applicable)

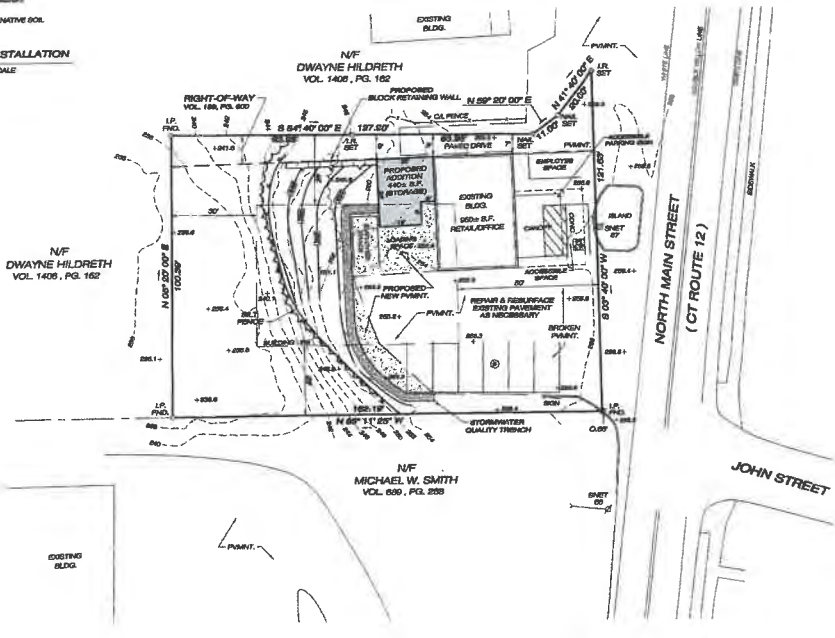
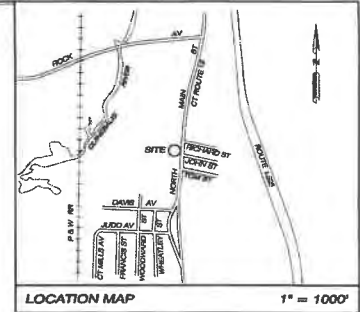
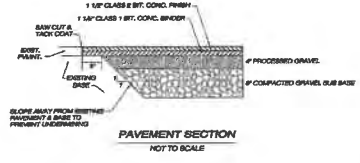
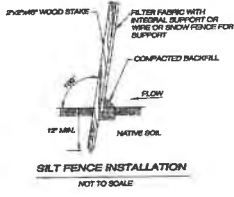
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  - Location and size of proposed buildings and uses
  - Dimensions of the lot and required and proposed setbacks
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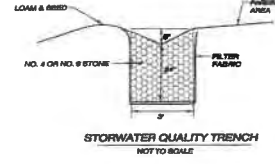
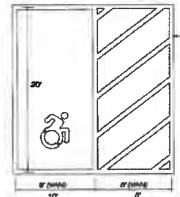
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- Other exhibits or documents supplied by applicant -please specify:

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ACCESSIBLE MARKING SPACE SIGN PER STATE OF CT SPECIFICATIONS



- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36-200a-1 THRU 36-200b-60 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 105. TOPOGRAPHIC FEATURES DEPICTED WERE TAKEN FROM NOAA LEAD DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS 10P. CONTROL INTERVAL = 3 FEET. VERTICAL DATUM = APPROX. NAVD83. THE PURPOSE OF THIS MAP AND SURVEY IS FOR USE IN THE PERMITTING PROCESS FOR THE PROPOSED IMPROVEMENTS DEPICTED.
  - REFERENCE MAP: PLAN OF LAND IN THE TOWN OF KILLINGLY, CONN. TO BE CONVEYED TO GALEWAY PETROLEUM, INC. - SCALE: 1"=387' - SEPT. 3, 1971 - WILLIAM W. PARR, SURVEYOR
  - REFERENCE DEED: VOL. 1351, PG. 40 OF THE KILLINGLY LAND RECORD.
  - SUBJECT PROPERTY IS SHOWN AS MAP 154, LOT 5 OF THE KILLINGLY ZONING ASSESSORS RECORDS.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA 100-YEAR FLOOD ZONE.

**OWNER / APPLICANT: RC BONNEAU ENTERPRISES, LLC**  
889 NORTH MAIN STREET  
DANIELSON, CT 06230

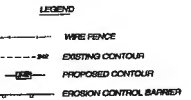
**ZONE: GENERAL COMMERCIAL (GC)**

**USE: OFFICE / RETAIL / STORAGE**

	REQUIRED	PROVIDED
AREA	40,000 S.F. MIN.	15,240 ± S.F. *
FRONTAGE	150'	121.63' *
FRONT SETBACK	60'	28' ± (EXISTING)
SIDE SETBACK	25'	7' ± (PROPOSED)
REAR SETBACK	30'	72.5'
BUILDING HEIGHT	40'	< 40'
COVERAGE	65% MAX.	51%

\* INDICATES EXISTING NON-CONFORMING CONDITION

**PARKING CALCULATION**  
USE: OFFICE / RETAIL  
PARKING: 1 SPACE PER 200 SQ. FT. - AREA = 690 S.F. = 4.75 = 5 SPACES REQUIRED  
ACCESSIBLE PARKING REQUIRED: 1 SPACE PER PARKING LOT WITH 1 TO 25 SPACES  
PARKING PROVIDED: 8 SPACES + 2 EMPLOYEE SPACES + 1 ACCESSIBLE SPACE = 11 SPACES  
NOTE: STORAGE GENERATES NO REQUIRED PARKING (LOADING SPACE PROVIDED)



**SITE PLAN NO. \_\_\_\_\_ APPROVED BY THE KILLINGLY PLANNING & ZONING COMMISSION**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

EXPIRATION DATE PER C.G.S. 8-3 (d) (1): \_\_\_\_\_

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Paul A. Terral*  
PAUL A. TERRAL, JER. L.S. NO. 70160  
DATE: 3/14/2025

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

**GENERAL LOCATION SURVEY**  
**SITE DEVELOPMENT PLAN**  
**OF PROPOSED ADDITION**  
PREPARED FOR  
**RC BONNEAU ENTERPRISES, LLC**

889 NORTH MAIN STREET  
KILLINGLY, CONNECTICUT

DATE: MARCH 2025 SHEET NO: 1 OF 1

SCALE: 1" = 30'

JOB NO: 21080 P.L. NO: N/A DRAWN BY: P.A.T. MAP NO: \_\_\_\_\_



# R.C. BONNEAU ENTERPRISES, LLC **ACTIVE**

869 NORTH MAIN STREET, KILLINGLY, CT, 06239, United States

## BUSINESS DETAILS

### Business Details

#### General Information

**Business Name**

R.C. BONNEAU ENTERPRISES, LLC

**Business status**

ACTIVE

**Citizenship/place of formation**

Domestic/Connecticut

**Business address**

869 NORTH MAIN STREET, KILLINGLY, CT, 06239, United States

**Annual report due**

3/31/2024

**NAICS code**

All Other Consumer Goods Rental (532289)

**Business ALEI**

1301828

**Date formed**

3/7/2019

**Business type**

LLC

**Mailing address**

32 GREENE LANE, THOMPSON, CT, 06277, United States

**Last report filed**

2023

**NAICS sub code**

**Principal Details**

**Principal Name**

RICHARD A. BONNEAU JR.

**Principal Title**

MEMBER

**Principal Business address**

869 NORTH MAIN STREET, KILLINGLY, CT, 06239, United States

**Principal Residence address**

32 GREENE LANE, THOMPSON, CT, 06277, United States

**Principal Name**

CHARLENE M. BONNEAU

**Principal Title**

MEMBER

**Principal Business address**

869 NORTH MAIN STREET, KILLINGLY, CT, 06239, United States

**Principal Residence address**

32 GREENE LANE, THOMPSON, CT, 06277, United States

**Agent details**

Agent name

PAUL M. SMITH

Agent Business address

124 Waukegan rd, Danielson, CT, 06239, United States

Agent Mailing address

124 Waukegan rd, Danielson, CT, 06239, United States

Agent Residence addresss

124 Waukegan rd , Danielson, CT, 06239, United States

## Filing History



([https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000010liZ/QTMZHMOAZt6DfB6lXD2\\_8uWMI7l1fU9bkWWD\\_k9t4](https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000010liZ/QTMZHMOAZt6DfB6lXD2_8uWMI7l1fU9bkWWD_k9t4))

**Business**

**Formation -**

**Certificate of**

**Organization**

**0006451785**

Filing Filing

date: time:

3/7/2019

Volume Type

E

Volume

19

Start page

717

Pages

3

Date generated

3/7/2019

Digital copy



# 869 No Main Street - Zoning Map

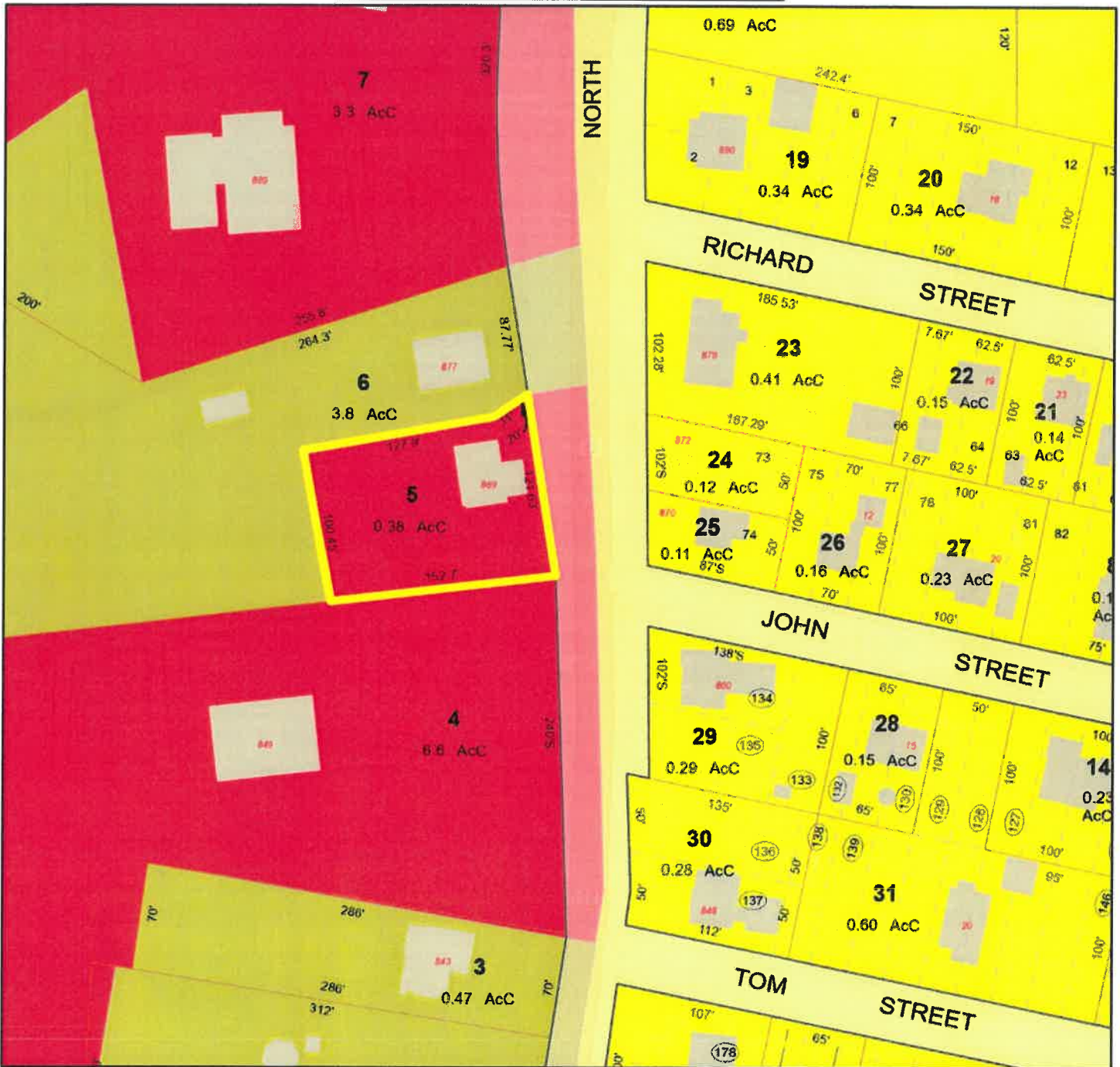
Town of Killingly, CT

1 inch = 100 Feet



www.cai-tech.com

April 5, 2023



PROPERTYLINE	Leaders	Low Density Residential
ROAD	Arrowheads	Medium Density Residential
PVTRD-RW	Buildings	General Commercial
TRACT LINE	Right of Ways	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 100 feet Abutters List Report

Killingly, CT  
April 05, 2023

## Subject Property:

Parcel Number: 154-005-000  
CAMA Number: 154-005-000-000 4724  
Property Address: 869 NO MAIN ST

Mailing Address: R C BONNEAU ENTERPRISES LLC  
32 GREENE LANE  
THOMPSON, CT 06277

## Abutters:

Parcel Number: 154-004-000  
CAMA Number: 154-004-000-000 4941  
Property Address: 849 NO MAIN ST

Mailing Address: SMITH MICHAEL W  
849 NO MAIN ST  
KILLINGLY, CT 06239

Parcel Number: 154-006-000  
CAMA Number: 154-006-000-000 2522  
Property Address: 877 NO MAIN ST

Mailing Address: HILDRETH DWAYNE  
PO BOX 233  
ROGERS, CT 06263

Parcel Number: 154-007-000  
CAMA Number: 154-007-000-000 1416  
Property Address: 889 NO MAIN ST

Mailing Address: ROYAL REALTY TRUST  
PO BOX 400  
W BRIDGEWATER, MA 023790000

Parcel Number: 154-023-000  
CAMA Number: 154-023-000-000 3213  
Property Address: 878 NO MAIN ST

Mailing Address: LEBLANC MARY JANE  
878 NO MAIN ST  
KILLINGLY, CT 062390000

Parcel Number: 154-024-000  
CAMA Number: 154-024-000-000 242  
Property Address: 872 NO MAIN ST

Mailing Address: LAROSE MICHAEL E & CLARA H  
870 NO MAIN ST  
KILLINGLY, CT 06239

Parcel Number: 154-025-000  
CAMA Number: 154-025-000-000 241  
Property Address: 870 NO MAIN ST

Mailing Address: KEENE KERRI  
870 NO MAIN ST  
KILLINGLY, CT 06239

Parcel Number: 154-029-000  
CAMA Number: 154-029-000-000 825  
Property Address: 860 NO MAIN ST

Mailing Address: VOUTOUR MICHAEL A  
860 NO MAIN ST  
KILLINGLY, CT 06239



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# 869 No Main Street - Abutters Map

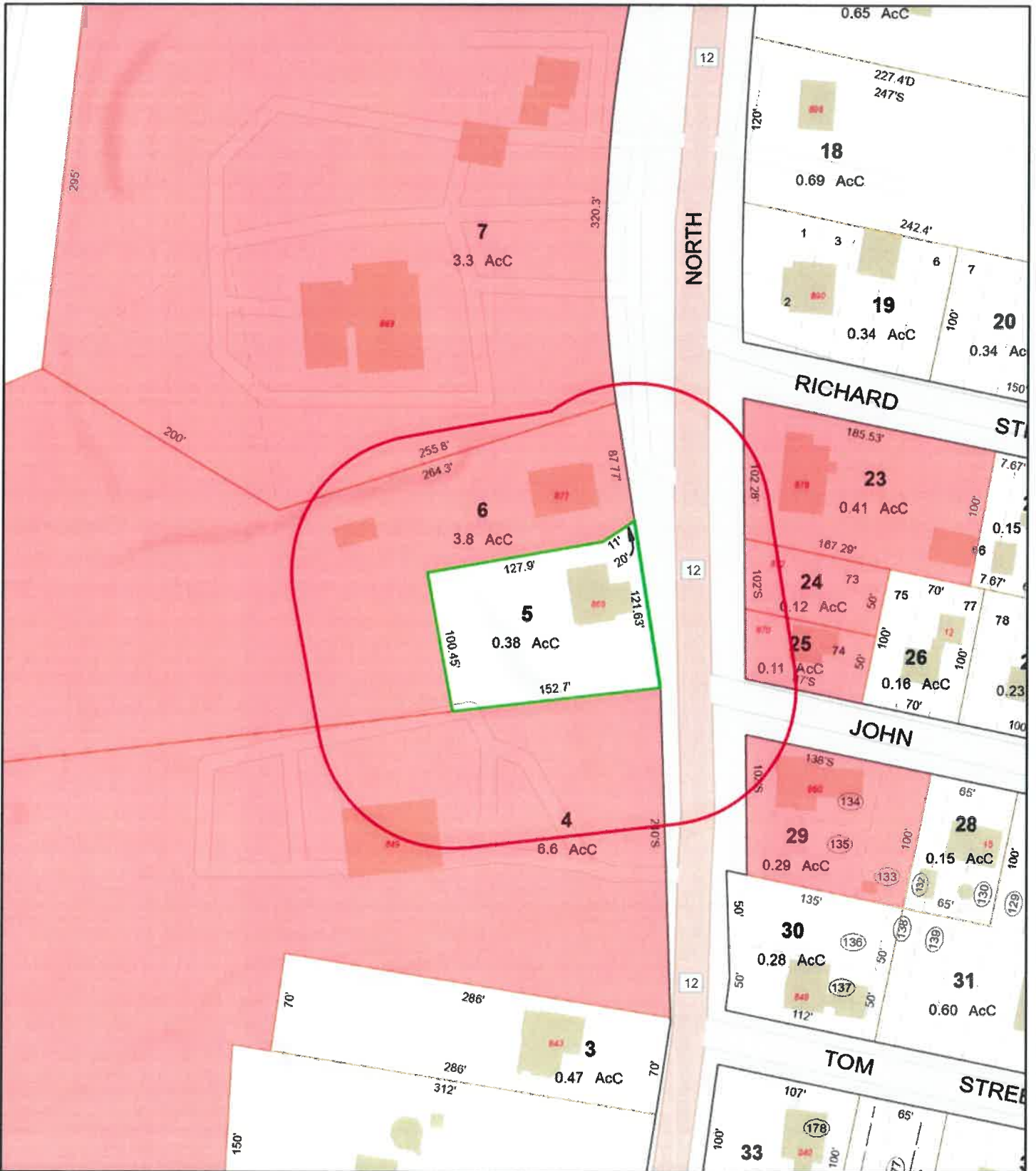
Town of Killingly, CT

1 inch = 100 Feet



www.cai-tech.com

April 5, 2023



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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



Information on the Property Records for the Municipality of Killingly was last updated on 4/5/2023.



### Parcel Information

Location:	869 NO MAIN ST	Property Use:	Automotive	Primary Use:	Serv Sta w/o Bays
Unique ID:	4724	Map Block Lot:	154-5	Acres:	0.3800
490 Acres:	0.00	Zone:	GC	Volume / Page:	1351/0049
Developers Map / Lot:		Census:	9044-4002		

### Value Information

	Appraised Value	Assessed Value
Land	55,200	38,640
Buildings	36,100	25,270
Detached Outbuildings	0	0
<b>Total</b>	<b>91,300</b>	<b>63,910</b>



**Owner's Data**

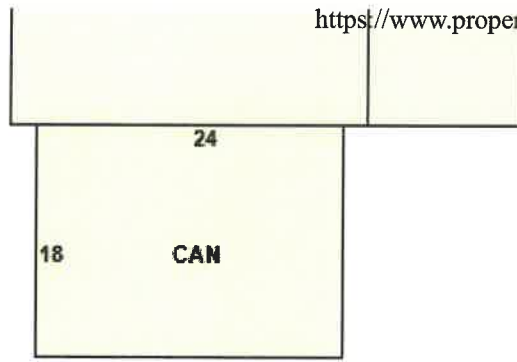
R C BONNEAU ENTERPRISES LLC  
32 GREENE LANE  
THOMPSON, CT 06277

**Building 1**



28	12
1S SVST+	28 1S SVST-





Category:	Automotive	Use:	Service Garage	GLA:	1,904
Stories:	1.00	Construction:	Wood Frame	Year Built:	1900
Heating:	Hot Air No Duct	Fuel:		Cooling Percent:	0
Siding:	Wood Frame	Roof Material:		Beds/Units:	0

### Special Features

### Attached Components

Type:	Year Built:	Area:
Canopy	1900	432

### Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Paving	1998	1.00	1,600.00	1,600

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
R C BONNEAU PROPERTIES INC	1351	0049	05/01/2019	Warranty Deed	\$35,000
20TH REAL ESTATE PROPERTIES INC	1222	0304	10/08/2011	Quit Claim	\$40,000

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
STOP & SAVE SPRINGFIELD LLC	1206	0248	01/05/2011	Warranty Deed	\$40,000
BADAT INC	0918	0482	12/29/2003		\$150,000

## Building Permits

Permit Number	Permit Type	Date Opened	Reason
23-240	Comm Renovations	03/14/2023	FRAME INTERIOR NON-LOAD BEARING WALLS
26799	Comm Renovations	05/15/2019	REPL ROOF, SIDING, WINDOWS
25653	Commercial Demolition	11/01/2017	REMOVE 3 USTS & PRODUCT LINES & BACKFILL TO GRADE
19113	Electrical	11/16/2007	INSTALL SATELLITE SYSTEM
13062	Commercial	04/24/1998	GAS PUMP NPP
13044	Tank	04/14/1998	TANKS NPP
13011	Tank	03/23/1998	3 TANKS NPP
12946	Commercial Demolition	03/19/1998	DEMO C-3/31/98
12991	T:COMMERCIAL ELECTRICAL	03/11/1998	NVC ELEC

Information Published With Permission From The Assessor

**STATUTORY FORM WARRANTY DEED**

**20th REAL ESTATE PROPERTIES, INC.**, a corporation organized and existing under the laws of the State of Texas, for the consideration of **THIRTY-FIVE THOUSAND AND NO/100THS (\$35,000.00) DOLLARS** paid, grant unto **R.C. BONNEAU ENTERPRISES, LLC**, a limited liability company organized and existing under the laws of the State of Connecticut, **WITH WARRANTY COVENANTS:**

A certain tract of land situated on the westerly side of State Highway Route #12 in the Town of Killingly, County of Windham, and State of Connecticut, bounded and described as follows:

"Beginning at a concrete highway bound in the westerly line of said highway, said highway bound marking the southeasterly corner of the within described tract of land and a corner of land now or formerly of Albert L. Coddington and Floyd M. Coddington: thence N 85° 15' W 152.20 feet, adjoining said Coddington land, to an iron bound at a corner of other land of Hollis O. Hooper, Sr. and Agnes M. Hooper; thence N 6° 20' E 100.45 feet to an iron bound; thence S 84° 40' E 127.90 feet to an iron bound; thence N 59° 20' E 11.00 feet to an iron bound; thence N 41° 40' E 20.00 feet to an iron bound in the westerly line of State Highway Route #12, the last four lines adjoining other land of Hollis O. Hooper Sr. and Agnes M. Hooper; thence S 3° 40' W 121.63 feet, along the westerly line of said highway, to the place of beginning.

Said premises is conveyed subject to the following:

1. Real estate taxes due to the Town of Killingly on Grand List of October 1, 2018 and thereafter, said taxes being current.
2. Sewer use charges due to the Town of Killingly, said charges being current.
3. Fire district taxes due to the Dayville Fire District on Grand List of October 1, 2018 and thereafter, said taxes being current.
4. Subject to an Easement shown on a certain Map entitled "Plan of Land in the Town of Killingly, Connecticut to be conveyed to Saveway Petroleum, Inc., Scale 1" = 20', Sept. 3, 1971, William W. Pike, Surveyor".

IN WITNESS WHEREOF, the Grantor has executed this document on the 01 day of May, 2019.

Receipt # 86285 Instr # 2019-00809



Local Tax \$87.50  
State Tax \$437.50

**VOL 1351 PG 49**  
05/06/2019 09:58:43 AM  
2 Pages  
WARRANTY DEED  
TOWN OF KILLINGLY  
Elizabeth M. Wilson, Town Clerk

Witnesses:

20<sup>th</sup> Real Estate Properties, Inc.

Amjad  
(Muhammad Amjad Hassan)

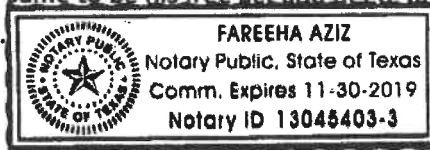
By Ibrahim Badat  
Ibrahim Badat  
Its President

Ovais Limbada  
(OVAIS LIMBADA)

STATE OF TEXAS :  
: ss:  
COUNTY OF HARRIS :

May 1, 2019

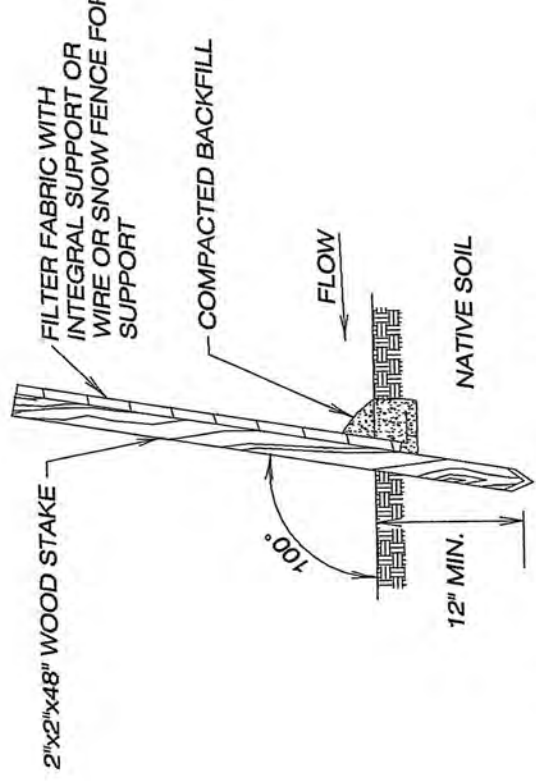
Personally appeared, Ibrahim Badat, signer and sealer of the foregoing instrument who acknowledged himself, acknowledged that he is the President of 20<sup>th</sup> Real Estate Properties, Inc. with full authority to execute this document, and acknowledged the same to be his free act and deed, and as such, the free act and deed of 20<sup>th</sup> Real Estate Properties, Inc.



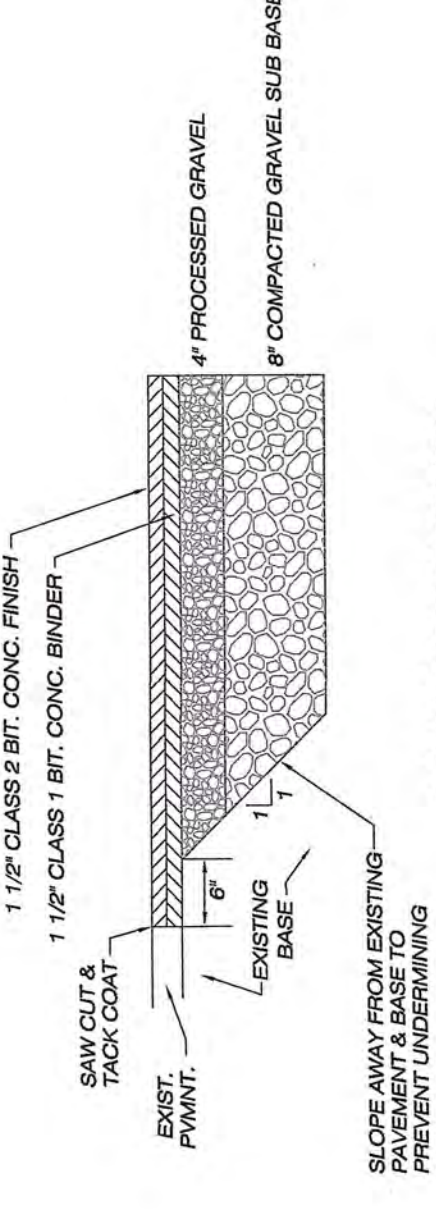
Fareeha Aziz

Notary Public  
My Commission Expires: 11/30/2019

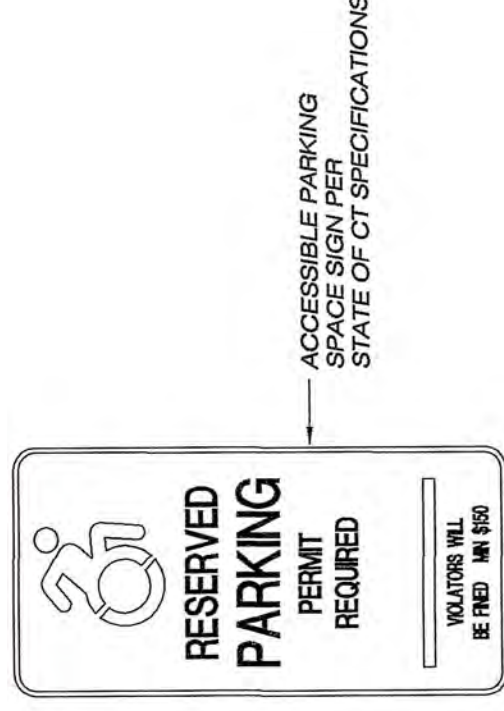




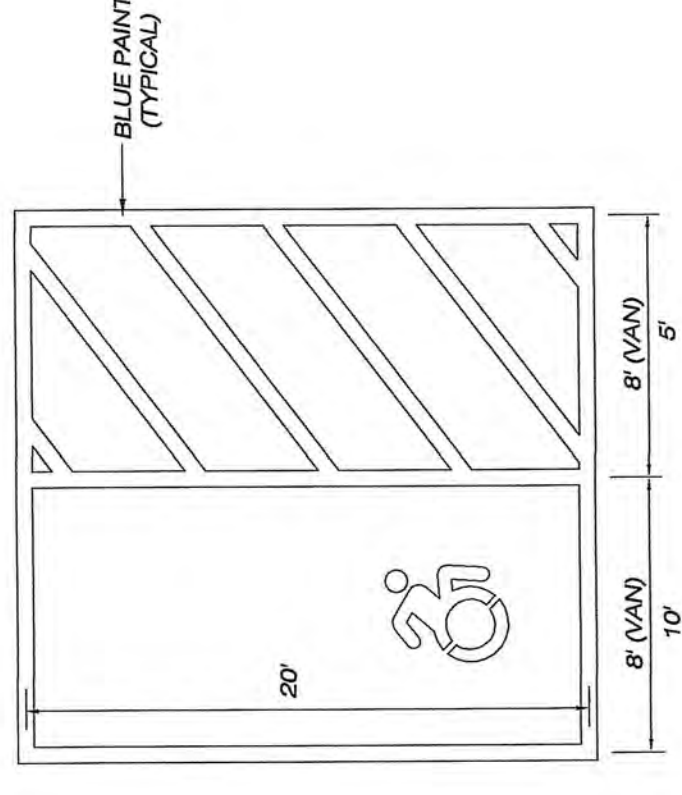
**SILT FENCE INSTALLATION**  
NOT TO SCALE



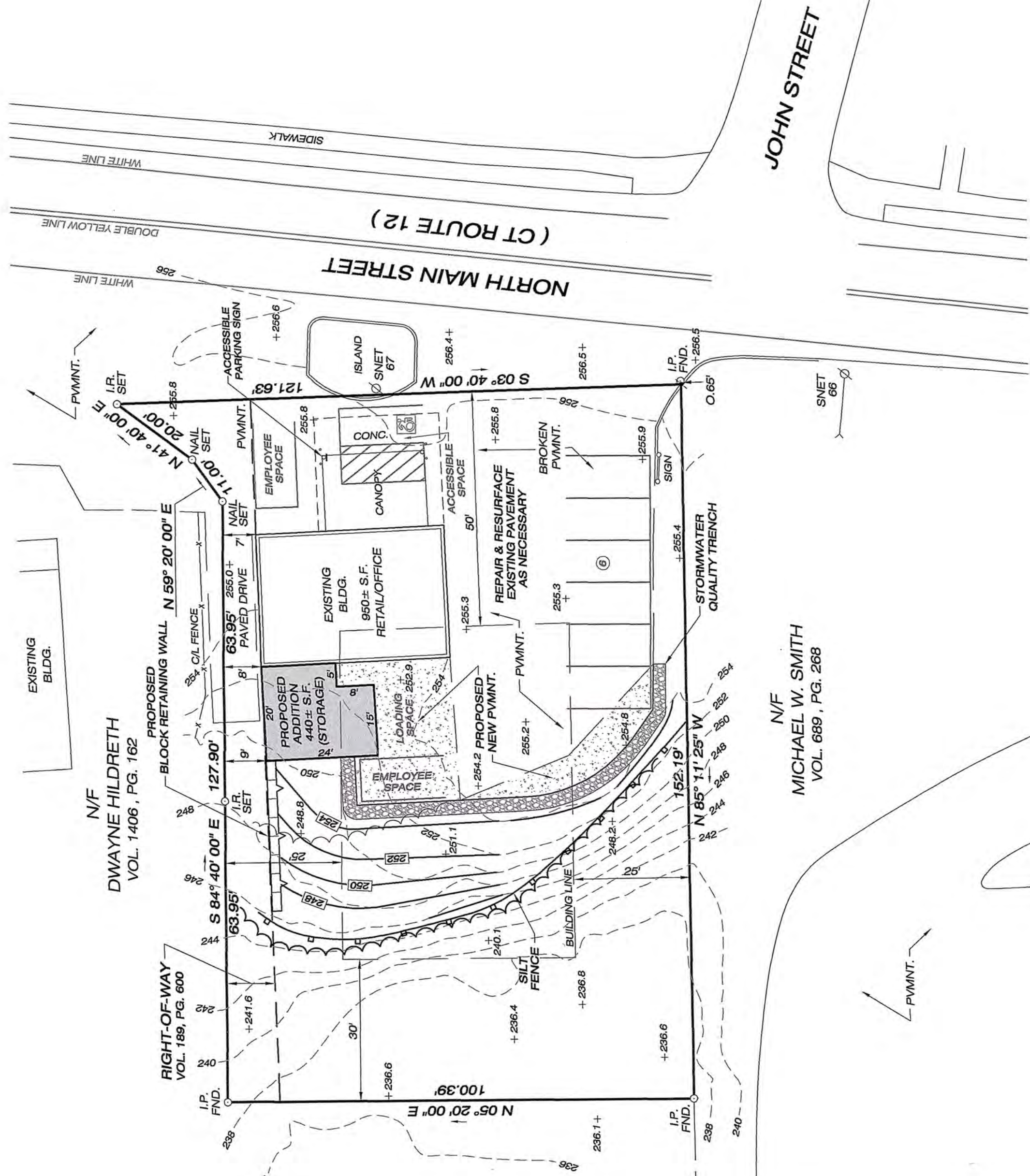
**PAVEMENT SECTION**  
NOT TO SCALE



**ACCESSIBLE PARKING SPACE**  
NOT TO SCALE



**STORMWATER QUALITY TRENCH**  
NOT TO SCALE



**ZONE: GENERAL COMMERCIAL (GC)**

REQUIRED	PROVIDED
AREA	15,240± S.F.*
FRONTAGE	121.63'
FRONT SETBACK	28' * (EXISTING)
SIDE SETBACK	7' * (PROPOSED)
REAR SETBACK	72.5'
BUILDING HEIGHT	<40'
COVERAGE	51%

\* INDICATES EXISTING NON-CONFORMING CONDITION

**PARKING CALCULATION**

USE: OFFICE / RETAIL

PARKING: 1 SPACE PER 200 SQ. FT. - AREA = 960 S.F. = 4.75 = 5 SPACES REQUIRED  
ACCESSIBLE PARKING REQUIRED: 1 SPACE PER PARKING LOT WITH 1 TO 25 SPACES  
PARKING PROVIDED: 6 SPACES + 2 EMPLOYEE SPACES + 1 ACCESSIBLE SPACE = 9 SPACES  
NOTE: STORAGE GENERATES NO REQUIRED PARKING (LOADING SPACE PROVIDED)

**LEGEND**

- WIRE FENCE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- EROSION CONTROL BARRIER

SITE PLAN NO. \_\_\_\_\_ APPROVED BY THE KILLINGLY  
PLANNING & ZONING COMMISSION

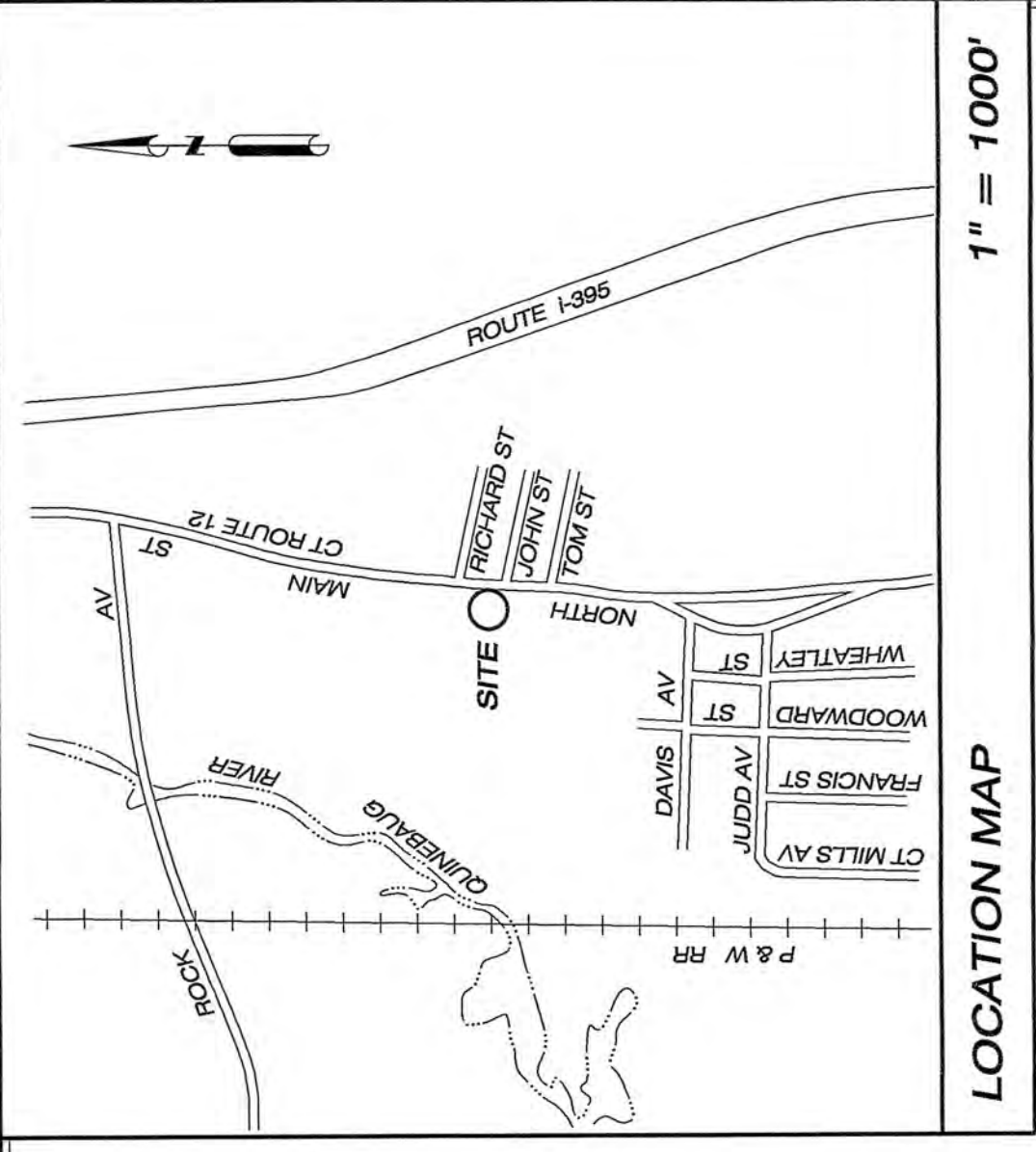
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

EXPIRATION DATE PER C.G.S. 8-3 (g) (1): \_\_\_\_\_

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Paul A. Terwilliger*  
PAUL A. TERWILLIGER, L.S. 106, 70155  
DATE: 3/14/2023

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



**LOCATION MAP**  
1" = 1000'

**NOTES:**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36-2b-1 THROUGH 36-2b-10 OF THE CONSTITUTION OF THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 1/2" AND VERTICAL ACCURACY CLASS 1/4". THE PURPOSE OF THIS MAP AND SURVEY IS FOR USE IN THE PERMITTING PROCESS FOR THE PROPOSED IMPROVEMENTS DEPICTED.
- REFERENCE MAP: 2. REFERENCE MAP: 2. REFERENCE MAP: 2. REFERENCE MAP: 2.
- REFERENCE DEED: VOL. 1951, PG. 49 OF THE KILLINGLY LAND RECORDS. SAVERAY PETROLEUM, INC. - SCALE: 1"=20' - SEPT. 3, 1971 - WILLIAM W. PIKE, SURVEYOR
- SUBJECT PROPERTY IS SHOWN AS MAP 154, LOT 6 OF THE KILLINGLY ASSESSORS RECORDS.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA 100-YEAR FLOOD ZONE.

OWNER / APPLICANT: RC BONNEAU ENTERPRISES, LLC  
869 NORTH MAIN STREET  
DANIELSON, CT 06239

GENERAL LOCATION SURVEY  
SITE DEVELOPMENT PLAN  
OF PROPOSED ADDITION  
PREPARED FOR

**RC BONNEAU ENTERPRISES, LLC**

869 NORTH MAIN STREET  
KILLINGLY, CONNECTICUT  
DATE: MARCH 2023  
SCALE: 1" = 20'  
SHEET NO: 1 OF 1  
REVISED:

LAND RECORD RESEARCH  
SURVEYING • MAPPING • PLOT PLANS  
TOPOGRAPHY • SUBDIVISION

83 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

JOB NO: 21038 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:



## STAFF REPORT

### GENERAL INFORMATION: VARIANCE #23-833

**REQUEST:** Application #22-833 of Nicholas Cianci; to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4 units from 24000 sq ft (total) to 14,800 sq ft, to allow for a fourth residential unit. Property located at 294 Broad St; GIS MAP 181, LOT 170; BRHD.

**PURPOSE:** To vary the Borough of Danielson Zoning Regulation Section 470, Table A, Min. lot area per residential unit.

**APPLICANT:** Nicholas Cianci

**OWNER:** Nicholas Cianci

**PARCEL ID:** Map #4293, Alt ID 181-170

**LOCATION:** 294 Broad Street

**ZONING:** Residential High Density, Borough of Danielson

**REPORT BY:** Jonathan Blake, Planner / Zoning Enforcement Officer

**SUMMARY:** The applicant would like to renovate and make legal the fourth residential unit (3<sup>rd</sup> floor). 294 Broad Street is .34 acres and is currently a multi-unit residential property (three units). The required density for the fourth unit under Section 470 is 24,000 square feet (7,000 (1<sup>st</sup>) + 3,500 (2<sup>nd</sup>) + 3,500 (3<sup>rd</sup>) + 10,000 (4<sup>th</sup>)).

A previous owner of the property at some point renovated and might have rented the existing fourth unit. The property was recently inspected by William Skene, Town of Killingly Deputy Fire Marshal who identified some general items that need to be addressed and is requiring a second means of egress for the fourth unit to become safe. The applicant is the new owner of the property which was listed as having a possible fourth unit (with huge living room, bedroom, kitchen, bath and new mini split...) – See attached listing. To help give the application context, Staff prepared a GIS Map reviewing properties in the area, mainly focusing on the area around the subject property.

That map highlights similar sized and zoned properties and identifies their average square footage per residential unit. By comparison 66 Reynolds Street (.26 acre) averages 1888 square feet per residential unit. 294 Broad Street (.34 acre) the subject property currently averages 4937 square feet per residential unit and is proposing 3703 square feet per unit.

The following documents have been provided for the Boards review: application, abutters list, abutters map, property card, deed, Zillow listing, email from Deputy Fire Marshal and GIS map.

The applicant is claiming a hardship under Section 800.2.1 (a,b,c,d) as described in the application to the board.

**REGULATION:** Article VIII. Zoning Board of Appeals; Section 800.2 of the Zoning Regulations of the Town of Killingly specifically states that a *“variance from the terms of these regulations shall not be granted by the Zoning Board of Appeals unless and until...a written application for a variance is submitted on a form prescribed by the commission demonstrating:*

*800.2.1.a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the district.*

*800.2.1.b. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.*

*800.2.1.c. That the special conditions and circumstances do not result from actions of the applicant. Purchase or lease of the property shall not constitute such an “action” in this instance.*

*800.2.1.d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, structure or buildings in the same district.*

The regulations require that all four criteria be met for the Board to grant a variance request. In addition, Section 800.2.5 demands that the Board grant only the “minimum variance necessary” for a “reasonable use of the property”.

**RECOMMENDATION:**

Staff recommends the board listen to the testimony presented during the public hearing and weigh the information submitted against items 800.2.1.a-d listed above. If sufficient evidence is presented, then the variance can be granted for those reasons.

In all variance approvals, the minimum variance necessary to accomplish the goal needs to be granted.

Application #: 23-833

Date Submitted: 3/24/2023

Date of Receipt by Board Fee: \$435/4/13/2023

Staff Initials: RLB

**KILLINGLY ZONING BOARD OF APPEALS APPLICATION**

A \$435.00 fee must accompany each application. THIS FEE IS NONREFUNDABLE. Checks or money orders must be payable to the Town of Killingly.

TO BE COMPLETED BY THE APPLICANT --PLEASE PRINT

Applicant's Name Nicholas Cianci <sup>-Email-</sup> (Nickciani1991@gmail.com)

Day Phone # 401-426-9794 Evening Phone # Same

Address 294 Broad St

Owner of Land Nicholas Cianci

Address 294 Broad St Phone # 401-426-9794

LOCATION OF PROPERTY

Street 294 Broad St

GIS # 181 Lot 170 Zoning District RHD Lot Size .34 Acres Frontage -

TYPE OF APPLICATION (Check appropriate box):

- A variance in the application of the Zoning Regulations is requested.
- There is an error in an order, requirement or decision made by the Zoning Enforcement Officer (Appeal)
- Other (Specify)

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Current Property Use: Residential 3 unit  
(Residential, commercial, industrial)

Proposed Property Use: Residential 4 unit  
(Residential, commercial, industrial)

Has any previous Planning & Zoning Commission or Zoning Board of Appeals Application been requested for this property? If so, provide Application #, Applicant's Name and/or Date:

N/A

Briefly describe the proposed project and/or activity:

Home has 4 apartments but 4<sup>th</sup> unit is 3<sup>rd</sup> level with only one egress to ground level. Project to include new exterior deck/staircase per request of fire marshall. (See attached email)

State the appropriate section(s) of the Zoning Regulations you wish to vary or appeal:  
Board action requested by the applicant:

Is unnecessary hardship claimed? Yes. If yes, state the specific hardship with respect to Zoning Regulations, Section 800.2.1 a. b. c & d. Please note a hardship cannot be financial in nature.

Table A - Residential High Density min lot area ~~per~~ per unit.

ATTACHMENTS:

The following items must be provided to complete this application:

(Check if provided. N/A if not applicable)

- Site Plan to a scale of 1" = 20' or 1" = 40', including
  - Location and size of existing buildings and uses
  - Location and size of proposed buildings and uses
  - Dimensions of the lot and required and proposed setbacks
  - Driveways and parking areas
  - Wells/Water Lines
  - Septic System/Sewer Lines
  - Accessory structures (swimming pools, tool sheds, etc.)
  - Wetlands and water courses
  - Distinguishing boundary or other landmark features such as stone walls, large trees, etc.

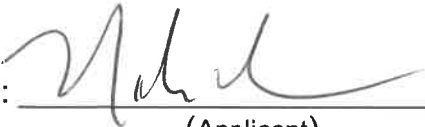
NOTE: AN A-2 SURVEY/SITE PLAN MAY BE REQUIRED

- Names and addresses of adjoining property owners
- Copies of the Tax Assessor's property card for this location (Both sides -available in Assessor's Office)
- Verification (through Attorney's letter, title searcher and/or complete deed history) of nonconforming lots of record (if applicable). (Zoning implementation: Town of Killingly: May 26, 1975, Borough of Danielson: September 1, 1960)
- One 8 1/2" X 11" G.I.S. map of the property and surrounding area. (Available in Planning & Zoning Department)
- Other exhibits or documents supplied by applicant -please specify:

~~Residential Unit~~

Email from Deputy Fire Marshal

The undersigned hereby authorizes the Killingly Zoning Board of Appeals, or its agents, to enter upon the property for the purpose of inspection and enforcement of the Town of Killingly and/or Borough of Danielson Zoning Regulations.

Signed:  Date: 3/24/23  
(Applicant)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner)



# Res. Units

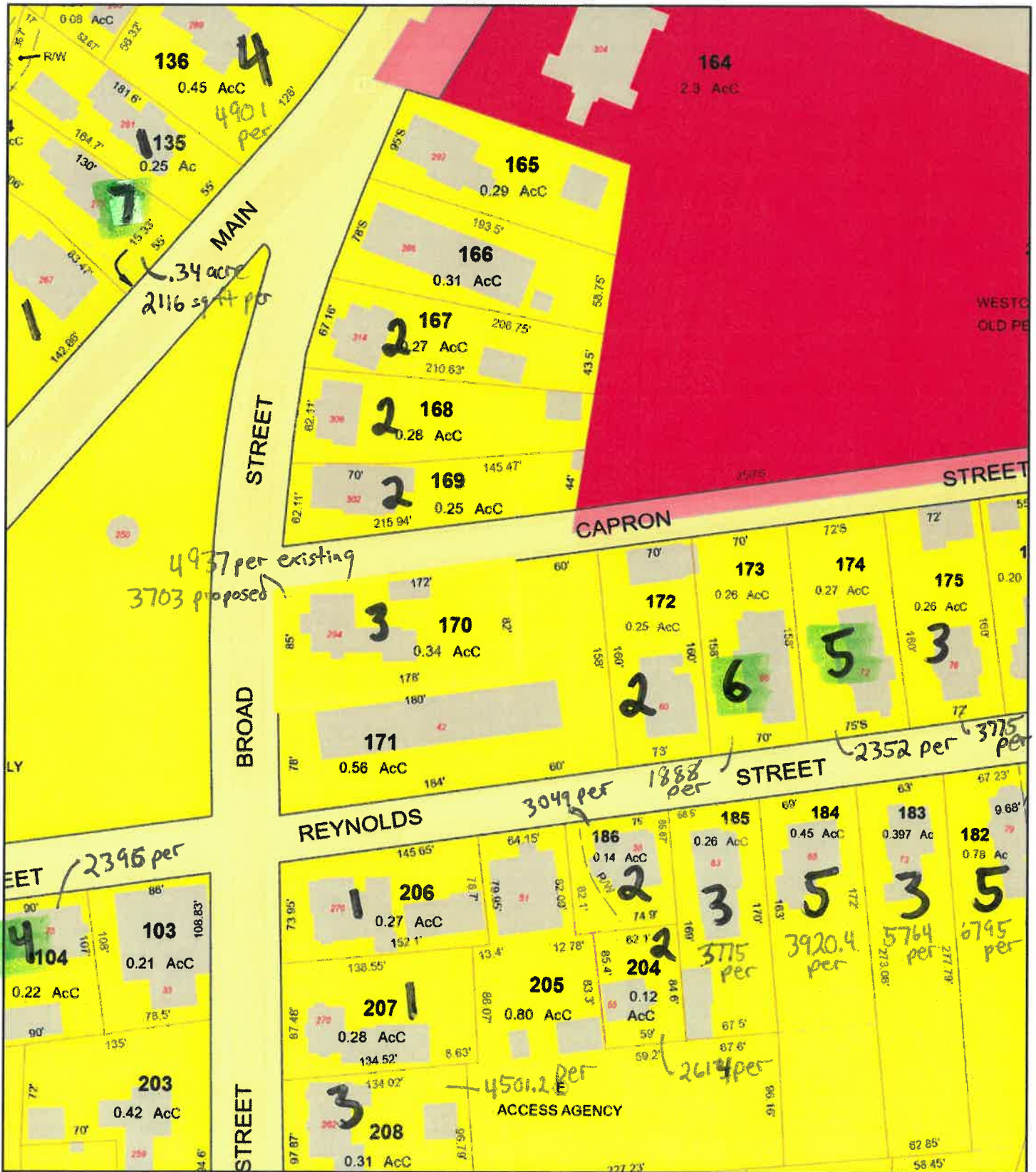
Town of Killingly, CT

1 inch = 100 Feet



www.cai-tech.com

April 5, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





Save Share More

--bd --ba 3,488 sqft

294 Broad St, Killingly, CT 06239

● Sold: \$350,000 Sold on 02/14/23 Zestimate®: \$353,100

Est. refi payment: \$1,795/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

### Overview

Wow! EXPANSIVE 1800sq foot FIRST FLOOR APARTMENT with OPEN FLOOR PLAN. Custom Cabinets with ENORMOUS Center Island, Stainless Appliances, Soapstone Counters, Tile Floor. MINI SPLIT. Large BAY WINDOW in Living Room with HARDWOOD Floors. Slider leads to 12'x24' Deck. Half bath, Formal Dining Room, Family Room with Barn Door, Tongue and Groove Knotty Pine wall. Large Bedroom with DOUBLE Closets. Possibility of 2-3 Bedrooms. 2 Bedroom Apartment is 1 Bath, Eat In Kitchen, Living Room. 3rd Unit is 1 bed 1 Bath, Living Room, Eat In Kitchen. 3rd Floor POSSIBLE 4th Unit with HUGE Living Room, Bedroom, Kitchen, Bath and NEW Mini Split. All appliances will convey! City water/sewer! 2 Car detached Garage/Outbuilding.

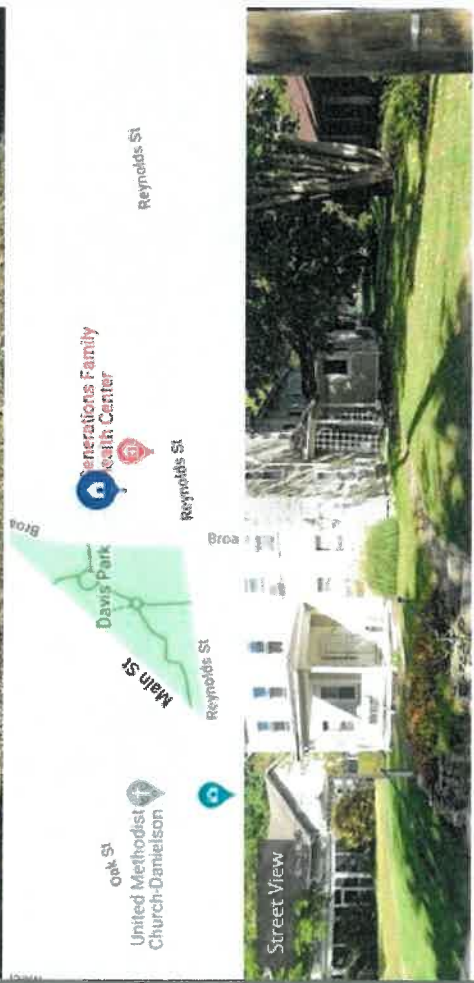
Hide

Listed by:  
Christine Johnson  
RE/MAX ONE

Source: Smart MLS, MLS#: 170547142 SMART

Zillow last checked: 3 hours ago  
Listing updated: February 15, 2023 at 01:24am

Bought with: Nathan C Clark









# 100 feet Abutters List Report

Killingly, CT  
April 05, 2023

## Subject Property:

Parcel Number: 181-170-000  
CAMA Number: 181-170-000-000 4293  
Property Address: 294 BROAD ST

Mailing Address: CIANCI NICHOLAS  
294 BROAD ST  
KILLINGLY, CT 06239

## Abutters:

Parcel Number: 181-164-000  
CAMA Number: 181-164-000-000 1192  
Property Address: 304 MAIN ST

Mailing Address: FLEET NATIONAL BANK CC #152 C/O  
BANK OF AMERICA  
CORPORATE REAL ESTATE  
ASSESSMENTS NC1-00 101 N TRYON ST  
CHARLOTTE, NC 28255

Parcel Number: 181-168-000  
CAMA Number: 181-168-000-000 2031  
Property Address: 308 BROAD ST

Mailing Address: CMK MAPLE REALTY LLC  
344 WINDHAM RD  
HAMPTON, CT 06247

Parcel Number: 181-169-000  
CAMA Number: 181-169-000-000 2098  
Property Address: 302 BROAD ST

Mailing Address: GIRARD RAYMOND J & THOMAS  
PATRICIA  
302 BROAD ST  
KILLINGLY, CT 06239

Parcel Number: 181-171-000  
CAMA Number: 181-171-000-000 48  
Property Address: 42 REYNOLDS ST

Mailing Address: GENERATIONS FAMILY HEALTH CTR  
INC  
40 MANSFIELD AVE  
WILLIMANTIC, CT 06226

Parcel Number: 181-172-000  
CAMA Number: 181-172-000-000 1861  
Property Address: 60 REYNOLDS ST

Mailing Address: CHIWAYA MWEWA  
60 REYNOLD ST  
KILLINGLY, CT 06239

Parcel Number: 181-187-000  
CAMA Number: 181-187-000-000 6953  
Property Address: 250 MAIN ST

Mailing Address: KILLINGLY TOWN OF-073 DAVIS PARK  
172 MAIN ST  
KILLINGLY, CT 06239



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# 294 Broad Street - Abutters

Town of Killingly, CT

1 inch = 100 Feet



April 5, 2023

**CAI Technologies**  
Premier. Precise. Geospatial Solutions.

[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



Information on the Property Records for the Municipality of Killingly was last updated on 4/5/2023.



### Parcel Information

Location:	294 BROAD ST	Property Use:	Residential	Primary Use:	Residential
Unique ID:	4293	Map Block Lot:	181-170	Acres:	0.3400
490 Acres:	0.00	Zone:	RHD	Volume / Page:	1409/ 699
Developers Map / Lot:		Census:	9045-3004		

### Value Information

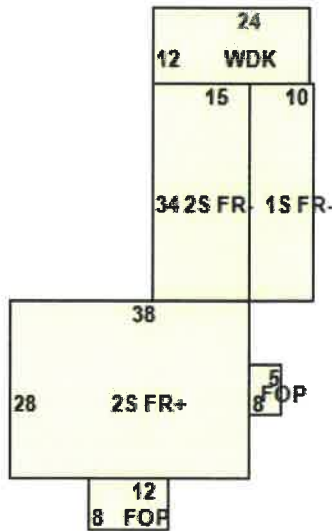
	Appraised Value	Assessed Value
Land	35,080	24,570
Buildings	170,900	119,610
Detached Outbuildings	5,730	4,010
<b>Total</b>	<b>211,710</b>	<b>148,190</b>

# Owner's Information

## Owner's Data

CIANCI NICHOLAS  
294 BROAD ST  
KILLINGLY, CT 06239

## Building 1



Building Use: Three Family

Style: Three Family

Living Area: 3,488

Stories:	2.00	Construction:	Wood Frame	Year Built:	1800
Total Rooms:	20	Bedrooms:	7	Full Baths:	3
Half Baths:	0	Fireplaces:	0	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	100	Basement Area:	1,064
Basement Finished Area:	0	Basement Garages:	0	Roof Material:	Asphalt
Siding:	Wood Frame	Units:			

### Special Features

Extra Fixtures	4
Mini Split	2
Plumbing	2

### Attached Components

Type:	Year Built:	Area:
Fully finished Attic	1800	426
Wood Deck	1800	288
Open Porch	1800	40
Open Porch	1800	96

### Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Dairy Barn	1860	18.00	26.00	468

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
CIANCI NICHOLAS	1409	0699	02/15/2023	Warranty Deed	\$350,000
RICHARDS MEREDITH	1303	0588	06/16/2016	Warranty Deed	\$199,900
GAUCHER TIMOTHY T & GOUCHER ROBIN L	0984	0174	02/16/2005	Quit Claim	\$0
GAUCHER TIMOTHY T	0949	0212	07/12/2004		\$156,000
	0000	0000	02/01/1996		\$59,000

### Building Permits

Permit Number	Permit Type	Date Opened	Reason
27937	Furnace	11/05/2020	REPL OIL WARM AIR FURNACE W/GAS WARM AIR FURNACE
NONE	Interior Renovation	12/21/2005	REVIEW 10/1/06 - NEEDS INTERIOR INSPECTION
16635	Addition	07/22/2004	ADDN FAM RM/KIT
12636	Deck	05/01/1997	AT-WD
12113	Mechanical	03/01/1996	NVC ELEC/PLUM

Information Published With Permission From The Assessor

Local Tax \$875.00  
State Tax \$2625.00

VOL 1409 PG 699

02/15/2023 10:51:21 AM

3 Pages

WARRANTY DEED

TOWN OF KILLINGLY

Elizabeth M. Wilson, Town Clerk

**Return To:****Balkun Title and Closing**33 College Hill Road, Suite 25E  
Warwick, RI 02886**WARRANTY DEED****To All People to Whom These Presents Shall Come, Greetings:**

**KNOW YE, THAT Meredith Richards** of the Town of Danielson, County of Windham and State of Connecticut, (hereinafter referred to as the "Grantor"), for the consideration of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00), received to our full satisfaction of **Nicholas Cianci** of the Town of North Smithfield, County of Providence and State of Rhode Island, (hereinafter referred to as the "Grantee"), does hereby give, grant, bargain, sell and confirm unto the said Grantee and unto his/her heirs and assigns, a certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto situated in the Town of Killingly, County of Windham, and State of Connecticut, known as **294 Broad Street, Danielson, CT 06239** and being more particularly described in Schedule "A" attached hereto and made a part hereof.

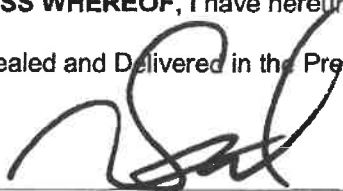
It being the same property conveyed to **Meredith Richards** by virtue of a Warranty Deed recorded June 20, 2016 in Volume 1303 at Page 588 of the Killingly land records.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee and his successors and assigns forever, to their and their own proper use and behoof. And also, I, the said Grantor, do for myself and my executors, and administrators, covenant with the said Grantee and his successors and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in Fee Simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

**AND FURTHERMORE**, I, the said Grantor, do by these presents bind myself and my heirs, executors, and administrators forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said Grantee, and his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

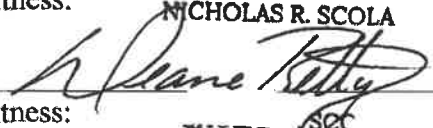
IN WITNESS WHEREOF, I have hereunto set my hands and seals this February 13, 2023.

Signed, Sealed and Delivered in the Presence of:



Witness: **NICHOLAS R. SCOLA**

Meredith Richards



Witness: **DEANE RETTIG**

State of Connecticut  
County of Windham ss. Killingly

On this February 13, 2023, before me personally appeared Meredith Richards, known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he/she/they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.



**NICHOLAS R SCOLA**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES**  
**AUGUST 31 2026**



## SCHEDULE "A"

All that certain piece or parcel of land together with the improvements thereon situated in the Town of Killingly, County of Windham and State of Connecticut, bounded and described as follows:

Situated on the Easterly side of Broad Street in the Borough of Danielson in said Town of Killingly and beginning at the Junction of said Broad Street with a proposed street called Capron Street; thence running Easterly on the Southerly side of said Capron Street; 172 feet to land formerly of Annie R. Day; thence running Southerly on land formerly of said Day 82 feet to land formerly Charles D. King; thence running Westerly on land of said King 178 feet to said Broad Street; thence running Northerly on said Broad Street 85 feet to place of beginning.

The improvements being commonly known as 294 Broad Street, Danielson, CT 06239.

## Cienci, Nicholas W

---

**From:** William Skene <wskene@killinglyct.gov>  
**Sent:** Wednesday, March 22, 2023 3:53 PM  
**To:** Cienci, Nicholas W  
**Cc:** Paul Gazzola  
**Subject:** Inspection 3\_22\_2023  
**Attachments:** 294 Broad St FM Inspection 03\_22\_2023.pdf; Rapid entry Ordinance.pdf

**WARNING:** This email originated outside of Lifespan and our authorized business partners. **USE CAUTION** when clicking on links or attachments.

---

Nick, thank for your cooperation with the inspection of the property at 294 Broad St today. As we discussed on the telephone, there are a few additional items I forgot to discuss with you. One is the Knoxbox. Per the Killingly Town Ordinance your building needs to have a Knoxbox installed to the building. The Website for the box is <https://www.knoxbox.com/>. When you fill out the order form, please specific the fire department as the Danielson Fire Depart. Once the box comes in, please contact me and I will provide you with the name of the Fire Chief and you can arrange to have the keys placed into the box. I have attached the Ordinance for you to review.

Secondly, based upon the Connecticut Fire Safety Code the distance from the front door of the apartment to the front door exceeds 50 feet. Therefore, you will need to have a secondary fire escape built on to the side of the building. Once you get acceptance from the Zoning Commission, You will need to include a set of certified design drawings with your building permit for the stairs.

If you have any further questions, please feel free to contact this office.

*William Skene*

**Deputy Fire Marshal**

**Town of Killingly**

Office 860-779-5317

Fax 860-779-5381



# CASE OVERVIEW

**Case Type:** Annual Inspection | **Case Title:** 294 Broad St FM Annual Inspection 03\_22\_2023  
**ID #** 23-000041 | **Started** March 22, 2023



## Address

294 Broad St, Killingly, CT USA

## Legal

No legal information

## Description

294 Broad St is a 3 family apartment building, During the inspection with the ABO, we inspected the three apartments, the basement, common areas and an apartment space the owner would like to rent in the future. Apartment A was being renovated and needs a reinspection prior to renting.

## PROPERTY DETAILS

---

Property ID

004293

## INFORMATION FIELDS

---

### Date of Inspection

03/22/2023

### Number of Units

3

### Unit or Units being inspected

3, plus the basement, common area and an unoccupied space on the 3rd floor

## VIOLATIONS

---

**Fire: Gen. Safety, Rapid Entry System (Knox Box)** [Town Of Killingly Ct. Ordinances 4-101]

Reported by: William Skene on Mar 22, 2023 at 3:11 PM

Correction	Description	Priority
<b>Fire: Gen. Safety, Rapid Entry System (Knox Box)</b> 03/22/2023 at 3:11 PM <b>REQUIRED</b>	Install key lock box and make copies of the keys for the first responders.	Normal

**Fire: Means of egress, Number of Exits** [Ct. State Fire Safety Code, NFPA 101 7.4.1.1]

Reported by: William Skene on Mar 22, 2023 at 3:11 PM

Correction	Description	Priority
<b>Fire: Means of egress, Number of Exits</b> 03/22/2023 at 3:11 PM <b>REQUIRED</b>	It shall be the duty of the violator to correct the noted violations	Normal

**Comments**

William Skene, Mar 22, 2023 at 3:15 PM

The unoccupied apartment space on the 3rd floor will need a secondary fire escape installed. Under Section 31.2.4.6 the travel distance from the apartment door to the front door is more than 50 feet.

**Fire: Protection Systems, Smoke / CO Detectors required in rental housing** [Town Of Killingly Ct. Ordinances 4-48]

Reported by: William Skene on Mar 22, 2023 at 3:11 PM

Correction	Description	Priority
<b>Fire: Protection Systems, Smoke / CO Detectors required in rental housing</b> 03/22/2023 at 3:11 PM <b>REQUIRED</b>	Install required smoke and CO detectors as needed.	High

**Comments**

William Skene, Mar 22, 2023 at 3:19 PM

Apartment A is currently vacated and is being renovated. The unit is missing smoke detectors in the living room and spare room

William Skene, Mar 22, 2023 at 3:20 PM

Smoke detectors should be installed in the rear stairway to apartment C.

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

CITATIONS	ASSIGNED USER	DATE & DURATION	STATUS
Issue Citation	-	-	Inactive

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
Case Overview	03/22/2023 at 3:26 PM	William Skene	-

**GENERAL COMMENTS**

No data for General Comments.



# TOWN OF KILLINGLY, CT ZONING BOARD OF APPEALS

**Thursday – October 13, 2022**

Regular Meeting – Hybrid Meeting

7:00 PM

Town Meeting Room – 2<sup>nd</sup> Floor  
Killingly Town Hall  
172 Main Street  
Killingly, CT

RECEIVED  
TOWN CLERK, KILLINGLY, CT  
2022 OCT 18 AM 7:47  
Elizabeth M. O'Brien

Public can also view this meeting on Facebook Live.  
Go to [www.killinglyct.gov](http://www.killinglyct.gov) and click on Facebook Live at the bottom of the page.

## MINUTES

- I. **CALL TO ORDER CALL TO ORDER** – Chair, Andrew Farner called the meeting to order at 7:02 p.m.
- II. **ROLL CALL** - Lynn LaBerge (Vice-Chair) and Andrew Farner (Chair) were present in person.  
David Izzo, Sr.; William Menghi (were present via WebEx).  
  
**Staff Present** – Jonathan Blake, Planner I and Zoning Enforcement Officer; Mary Bromm, Community Development Administrator (both in person).  
  
**Others Present** – Raymond Wood II, Town Council Liaison (in person); J.S. Perreault, Recording Secretary (via Webex).
- III. **CITIZEN 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 comment received prior to the meeting will be posted on the Town's website [www.killinglyct.org](http://www.killinglyct.org).  
  
Andrew Farner read the above information aloud.  
  
Jon Blake stated that the only comments received from citizens were two letters, regarding the Application, which were included in packets to the Board Members.  
  
There were no citizens' comments at this time either in person or online.
- IV. **PUBLIC HEARINGS – (Review/Discussion/Action)**  
**If a member of the public would like to comment on the following public hearing during the meeting, please call 1-415-655-0001; Meeting Number (Access Code): 2633 134 7237.**  
**All calls will be answered as received. Note the meeting is also open to the public.**  
  
Andrew Farner read the above call-in information aloud.
  - a. **Application #22-831 of Rick Ouellette** to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located a 63 Academy St; GIS Map 198, LOT 118; Borough Residential High Density.  
  
Rick Ouellette was present.  
  
Jon Blake referred to the Staff Review (included in packets) and explained that he had reviewed the Application.
    - He noted that the property is not only in the local historic district, but also in a national historic district and, given the nature of the Application, there is no issue with what is being requested. Mr. Blake had the National Registry available for viewing. It names the property, points out the architectural elements, the importance and reason for its inclusion. It is one of the main reasons why Academy Street, as a whole, is included.

- All interior, nothing exterior.
- Mr. Blake explained that they did a review similar to what has been done in the past, where we've looked at similar, other properties in that district for lot area to residential units. He referred to the map (included in packets) and he explained that this property is just over ½ acre, while there are other properties with four residential units on .07 of an acre.
- He does not believe that parking will be an issue.
- This is not affording this Applicant any advantage over any of the other residential properties in that district. If anything, it's allowing it to have something similar in common throughout that district. There are some in close proximity that are six or seven units, and some have four units split into two different buildings. He said that this is pretty benign.
- It has been recently restored.
- Letters of support were included in packets and were also posted on the Town website.

Rick Ouellette explained that he has a Section 8 tenant at another location who is disabled and unable to go upstairs anymore in her current location. He would like to complete this apartment for her to move into, which would be one story and would greatly improve her quality of life. He has discussed this with Maryann Piccarelli, Section 8 Program Manager, (letter of support included in packets). Additional letters of support received and included in packets from: Mary Bromm, Community Development Administrator; Chris Bransfield, 69 Academy Street – direct abutter; and Cynthia Hall, 30 Potter Street – direct abutter.

Mr. Blake explained that, looking at the Zoning, we are not far off the density. It is about a 2,000 sq. ft. reduction. It lines up with elements identified in the POCD as well as in our Affordable Housing Plan for the Town.

Mr. Blake explained that he is not sure of the reasoning for the densities in the Borough. He said that the 10,000 sq. ft. seems like a steep increase and that Staff may approach the PZC, if the ZBA agrees, for consideration of potential revision. He explained that a lot of the Borough Regulations have not been reviewed in some time and Staff is looking to do a larger re-write or incorporation of the two volumes into one.

**COMMENTS FROM THE PUBLIC:**

**Mary Bromm**, Community Development Administrator, spoke in support of the Application. She explained that she is well-aware of this property and has done many projects with Mr. Ouellette who provides superior, truly affordable housing in Town. She urged the Board to support this Application, noting that the town desperately needs affordable housing.

**COMMENTS FROM THE BOARD:**

- **Lynn LaBerge** stated that, as a resident of the Borough, she does not have a problem with reducing the square footage in the Borough.  
Mr. Blake commented that regarding density, usually parking is an issue, but there is ample parking on this property.
- **Andrew Farner** asked about the number of units.  
Mr. Ouellette explained that he is only asking to complete the fourth unit which was not done when he renovated the building a few years ago as it was not legal to finish it at that time. He said that this will complete the building. It is vacant at this time, but all of the mechanics are there (wiring/plumbing/drainage). They would probably begin work on it sometime next month.

Motion was made by Lynn LaBerge to close the public hearing for **Application #22-831 of Rick Ouellette** to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located a 63 Academy St; GIS Map 198, LOT 118; Borough Residential High Density.

Second by David Izzo. No discussion.

Roll Call Vote: David Izzo – yes; Lynn LaBerge – yes; William Menghi – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).



**V. UNFINISHED BUSINESS – (Review/Discussion/Action)**

- a. **Application #22-831 of Rick Ouellette** to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located a 63 Academy St; GIS Map 198, LOT 118; Borough Residential High Density.

Motion was made by David Izzo to approve **Application #22-831 of Rick Ouellette** to vary the Borough of Danielson Zoning Regulations Section 470; Dimensional Requirements – Table A; Min. lot area for 4+ units from 10,000 sq ft to 8,000 sq ft, to allow for a fourth residential unit. Property located a 63 Academy St; GIS Map 198, LOT 118; Borough Residential High Density.

Second by William Menghi.

Discussion: Jon Blake stated that all elements have been addressed.

Roll Call Vote: Lynn LaBerge – yes; William Menghi – yes; David Izzo – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

Mr. Blake explained that Mr. Ouellette would receive an approval letter next week (needs to be recorded on the land records) and that a legal notice will be posted at the beginning of next week. There is a fifteen-day appeal period and Mr. Blake explained the process.

**VI. NEW BUSINESS – None.**

**VII. ADOPTION OF MINUTES**

- a. June 9, 2022, Regular Meeting

Motion was made by David Izzo to adopt the Minutes of the Regular Meeting of June 9, 2022.

Second by Lynn LaBerge. No discussion.

Roll Call Vote: William Menghi – yes; David Izzo – yes; Lynn LaBerge – yes; Andrew Farner – yes.

Motion carried unanimously (4-0-0).

**VIII. CORRESPONDENCE TO THE BOARD**

Mr. Blake stated that there is no correspondence, but he commented about the need for various Boards & Commissions Members and Alternate Members.

**IX. COUNCIL LIAISON**

Raymond Wood II reported:

- ARPA Funds Expended: Windham 4-H Camp; Fire Departments (Radios and Lucas Compression Devices).
- Approved drainage easements at 249 Bailey Hill Road and 146 Pineville Road.
- Year-end budget transfers for 2021/2022.

**X. ADJOURNMENT**

Motion was made by Lynn LaBerge to adjourn at 7:23 p.m.

Second by Andrew Farner. No discussion.

Motion carried unanimously by voice vote (4-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary