



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

**Monday, September 11, 2023**

**Regular Meeting – Hybrid**

**7:00 PM**

**Second Floor – Town Meeting Room**

**Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

COMMUNICATIONS DIVISION  
2023 SEP -8 AM 9:31  
TOWN OF KILLINGLY, CT

**AGENDA**

The 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.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF MINUTES – (Review/Discussion/Action)**
  - A. August 7, 2023, Regular Meeting
- 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 comment received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).**
- V. **Unfinished Business: – (Review/Discussion/Action)**
  - A. **Application 23-1569 of Canterbury Holdings, LLC** for the construction of 32 residential units (16 duplexes) within the 200' upland review area; 25 Colonial Drive; Map ID 9937, Alt ID 113-29.6, Low Density 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 23-1571 of Michael Shabenas** for the construction of a single-family home with public water and on-site septic within the 200' upland review area; 254 Wheatley Street; Map ID 7385, Alt ID 159-116.1, Medium Density Zone.
  - B. **Application 23-1572 of Brett & Paige Bissonnette** for the construction of a single-family home, driveway, well and septic within the 200' upland review area; 101 Mason Hill Road; Map ID 10016, Alt ID 52-5.1, Rural Development Zone.
  - C. **Application 23-1573 of Edward & Lynn Martins** for the construction of a single-family home, driveway, well and septic within the 200'; Map ID 7583, Alt ID 222-5.1, Rural Development Zone.
- VI. **Correspondence to the Commission**
- VII. **Staff Report**
  - A. Authorized Agent Applications
  - B. Monthly Zoning/Wetlands Report

**C. Other**

**IX. Town Council Liaison**

**X. Adjournment**

**TOWN OF KILLINGLY**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Killingly Town Hall  
172 Main Street  
Killingly CT

RECEIVED  
TOWN OF KILLINGLY, CT  
2023 AUG 16 AM 11:10

**MINUTES**

*Elizabeth M. Wilson*

**Regular Meeting**  
**Monday, August 7, 2023**

---

I. Call to Order: Chairperson Eggers called the meeting to order at 7:00 p.m.

II. Roll Call:

**Members Present:** Chairman Sandy Eggers, Vice Chairman Rodney Galton, Secretary Corina Torrey, Chris McDonald

**Member Absent:** Paul Archer (with notification)

**Also Present:** Jonathan Blake, Town Planner/Zoning Enforcement Officer

III. Adoption of Minutes:

a. **MOTION 1** made by Corina Torrey **SECONDED BY** Chris McDonald that the Inland Wetlands and Watercourses Commission approve July 10, 2023 & May 1, 2023 Meeting Minutes – as presented

**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

IV. Citizens' Participation: none

V. Unfinished Business:

**A. Application #23-1558 , James & Alma Morey**, for demolition existing seasonal home and construction of new year-round residence; 77 Island Road; Map ID 3791, Alt ID 82-62; ALZOD/ Low Density Zone

**PRESENTATION / APPLICANT:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. This application was approved May 1, 2023. During the onset of construction, it became apparent footings were placed/poured in the wrong area and resulted in closer proximity to the lake than is allowed. Mr. Thibeault was present to review Options 1 and 2 as a fix to the issue.

Option #1: Add small retaining wall resulting in 58 sq. ft. alteration of property at shoreline. Would need to meet set-backs. Would require prudent & feasible alternatives.

Option #2: Modify design of structure/garage to cut-out a portion of building corner in order to comply with set-backs and water elevation level requirements.

**MOTION 2** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetlands and Watercourses Commission approve Application #23-1558; with the following **CONDITIONS:**

**Option 1:** Site Plan dated 8.4.23 with Option #2 Revisions as follows: Redesign square footage of proposed residence (corner of building) to accommodate/comply with the 251 Elevation High Water Mark and to be outside of required zoning set-backs

**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

- VI. New Business:
- VII. Correspondence to the Commission:
- VIII. Staff Report:

**A. Authorized Agent Applications:**

- 1. Application #22-1569, Canterbury Holdings, LLC,** construction of 32 residential units (16 duplexes) within 200' upland review area; 25 Colonial Drive; Map ID 9937, Alt ID 113-29.6; Low Density Zone

**TOWN STAFF:** Jonathan Blake noted this application was previously approved as part of Phase 3. There are considerations related to drainage plan and that proposed basin will drains to a wetland. There will be wetlands disturbance as a result of this application.

**MOTION 3** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission table Application #22-1569 to the next regular meeting to receive additional application information and with no site walk  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

IX. Town Council Liaison: None

X. Adjournment

**MOTION 4** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission adjourn meeting at 7:43 pm  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted  
Sherry Pollard  
IWWC Recording Secretary

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX  
C

August 8, 2023

Jonathan Blake, CZEO  
Planner / Zoning Enforcement Officer  
Town of Killingly  
172 Main Street  
Killingly, CT 06239

RE: 25 Colonial Dr.  
Killingly  
CLA-7283

Dear Mr. Blake:

CLA Engineers has investigated the subject site for inland wetlands and watercourses as regulated under CGS Section 22a and the Town of Killingly Inland Wetlands and Watercourses regulations. These investigations were conducted in September of 2022 by Robert Russo, Certified Soil Scientist, and found that no inland wetland or watercourses are present on the site. The investigations were conducted using a Dutch auger and a tile spade.

Special attention was paid to the previously excavated water quality basin on the north end of the site. Excavation of shovel test pits revealed that the bottom of this basin is in permeable sand and gravel and is not inland wetland. This finding is consistent with the soils shown on the attached NRCS map, which depicts the Hinckley soil series, a soil formed in sand and gravel having a deep water table.

Sincerely,

*Robert C Russo*

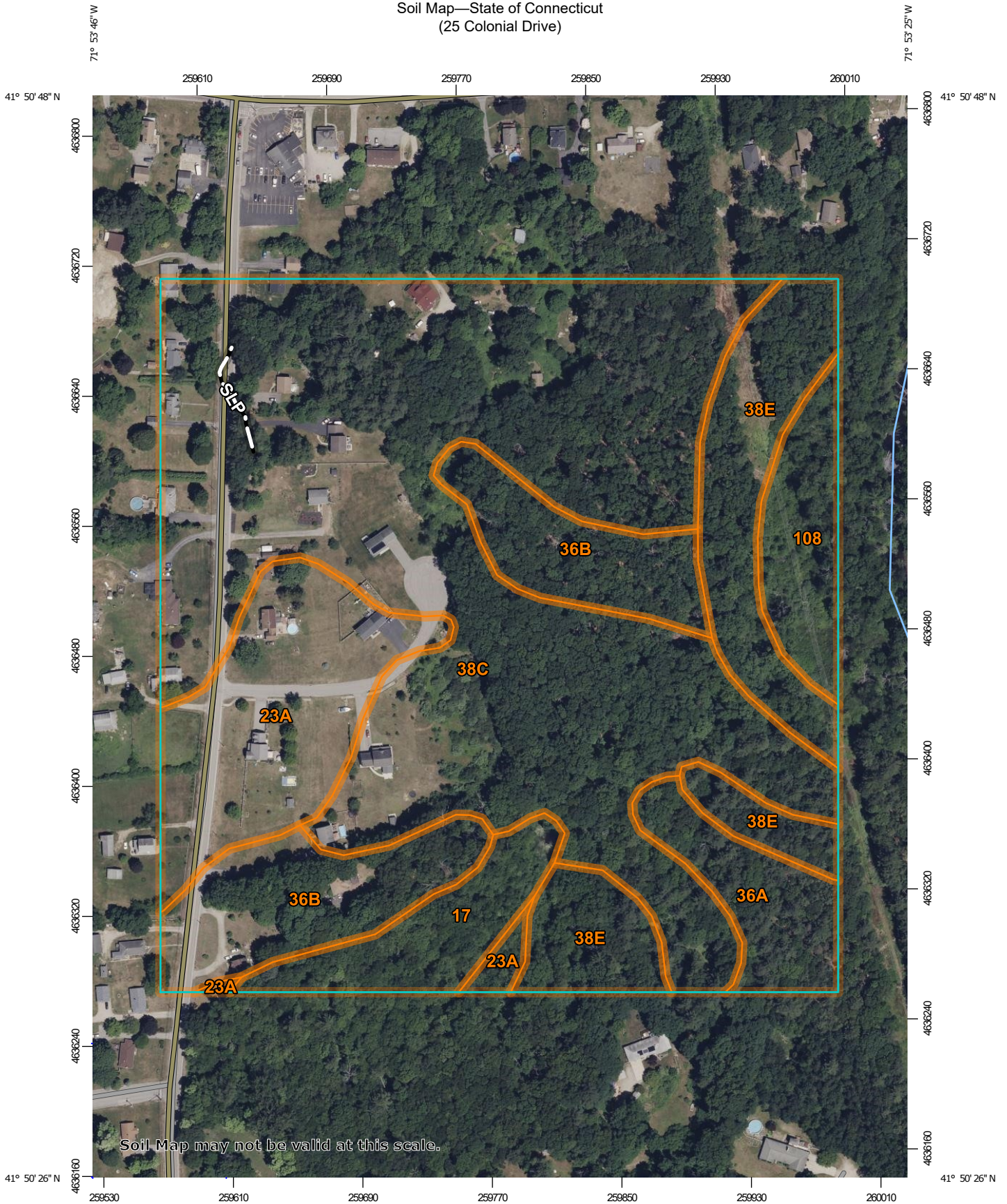
Robert C Russo CSS

# Appendix A

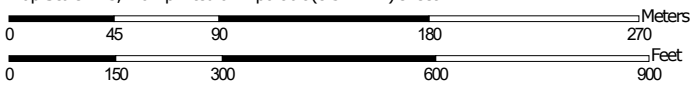
## Soils Data



Soil Map—State of Connecticut  
(25 Colonial Drive)



Map Scale: 1:3,240 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/8/2023  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	2.0	4.4%
23A	Sudbury sandy loam, 0 to 5 percent slopes	4.9	10.9%
36A	Windsor loamy sand, 0 to 3 percent slopes	1.9	4.2%
36B	Windsor loamy sand, 3 to 8 percent slopes	5.2	11.4%
38C	Hinckley loamy sand, 3 to 15 percent slopes	24.2	53.1%
38E	Hinckley loamy sand, 15 to 45 percent slopes	5.4	11.9%
108	Saco silt loam	1.9	4.1%
<b>Totals for Area of Interest</b>		<b>45.6</b>	<b>100.0%</b>